



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

MEMORANDUM

June 7, 2022

To: President of the Board of Supervisors – Shamann Walton
Fr: John Thomas, Manager, Public Works Infrastructure Task Force
Re: Legislative Package for Potrero HOPE SF Phase 1 Street Acceptance

This package contains the proposed ordinance and legislation materials for the Potrero HOPE SF Phase 1 Street Acceptance legislation. If approved, this legislation will reconvey the Phase 1 streets from Bridge-Potrero Community Associates, LLC, consisting of BRIDGE Housing, who is leasing these areas from the San Francisco Housing Authority, back to the City.

Background

The Potrero HOPE SF development (“Project”) is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed-income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority (SFHA), and the Developer, Bridge-Potrero Community Associates, LLC, consisting of BRIDGE Housing. In March 2017, the City and SFHA approved and executed a Development Agreement and a Master Development Agreement, and the City approved the Potrero HOPE SF Special Use District to facilitate the development of the Project.

The Potrero HOPE SF development plan consists of up to 1,700 new affordable and moderate-income housing units, including one for one replacement of the original 619 public housing units and at least 155 new affordable housing units, 3.5 acres of open spaces, 4.9 acres of new street and utility infrastructure, and up to 60,000 square feet of neighborhood-serving spaces. The build out of the master plan will occur in phases, so that the existing public housing residents can remain housed on site, and then relocate into their new affordable housing as each phase of construction is completed.

The first phase of the Project was completed in May 2021 and includes 53 one-for-one public housing replacement units, 18 new affordable units and one on-site manager unit on a former, vacant lot owned by the City at 1101 Connecticut Street, in addition to adjacent street improvements.

Phase 1A1 and 1A2 Street Acceptance Ordinance

As outlined in the Potrero HOPE SF Development Agreement (DA) and Ground Lease between Bridge-Potrero Community Associates, LLC and the San Francisco Housing Authority, Bridge-Potrero Community Associates, LLC has undertaken and constructed the Phase 1 Infrastructure Improvements and this work was completed in May 2021. Bridge-Potrero Community Associates, LLC received a Notice of Completion from San Francisco Public Works on May 27, 2021. Bridge-Potrero Community Associates, LLC has now applied with the City for a Street Acceptance Ordinance for the acceptance of the public infrastructure

built as part of Phase 1. If adopted, the Ordinance would declare as City property, accept for City maintenance and liability purposes, and dedicate for public street and roadway purposes the Phase 1 public infrastructure, which includes portions of 25th Street and Connecticut Street. The Street Acceptance Ordinance has been prepared by City staff and reviewed by the SFHA and Bridge-Potrero Community Associates, LLC and will be presented for approval to San Francisco's Board of Supervisors.

This legislative package includes:

1. Street Acceptance Ordinance
2. Legislative Digest
3. **Public Works Order No. XXXX**
4. Offer of Improvements
5. Utility Bills of Sale
6. Q-20-1181 Drawing
7. Q-20-1182 Drawing
8. Planning Commission Motions
9. Planning General Plan Consistency Verification
10. Public Works Notice of Completion (NOC)

