



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

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 Sunnydale HOPE SF Phase 1A1 and 1A2 Street Acceptance

This package contains the proposed ordinance and legislation materials for the Sunnydale HOPE SF Phase 1A1 and 1A2 Street Acceptance legislation. If approved, this legislation will reconvey the Phase 1A1 and 1A2 streets from Sunnydale Infrastructure LLC, who is leasing these areas from the San Francisco Housing Authority, back to the City.

Background

The Sunnydale 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, Sunnydale Infrastructure LLC, consisting of Mercy Housing and Related California. In March 2017, the City and SFHA approved and executed a Development Agreement and a Master Development Agreement, and the City approved the Sunnydale HOPE SF Special Use District to facilitate the development of the Project.

The Sunnydale HOPE SF development plan consists of up to 1,770 new affordable and moderate-income housing units, including one for one replacement of the original 775 public housing units and at least 194 new affordable housing units, 3.6 acres of open spaces, new street and utility infrastructure, and up to 30,000 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 February 2020 and includes 41 one-for-one public housing replacement units, 13 new affordable units and one on-site manager unit on a former, vacant lot owned by the City at 1491 Sunnydale Avenue. Phase 1A1 and 1A2 of the Project is within the Sunnydale and Velasco public housing footprint, which is owned by the SFHA. This phase includes 77,875 square feet of new public streets and infrastructure including, Malosi Street, Harmonia Street, and Sunrise Way, and a 167-unit affordable housing development (Block 6).

Phase 1A1 and 1A2 Street Acceptance Ordinance

As outlined in the Sunnydale HOPE SF Development Agreement (DA) and Ground Lease between Sunnydale Infrastructure LLC and the San Francisco Housing Authority, Sunnydale Infrastructure LLC has undertaken and constructed the Phase 1A1 and 1A2 Infrastructure Improvements and this work was completed in December 2021. Sunnydale Infrastructure LLC received a conditional Notice of Completion from San Francisco Public Works on December 3, 2021. Sunnydale Infrastructure LLC has now applied with the City for a Street Acceptance Ordinance for the acceptance of the public infrastructure built as

part of Phase 1A1 and 1A2. 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 1A1 and 1A2 public infrastructure, which includes Malosi Street, Harmonia Street, and Sunrise Way. The Street Acceptance Ordinance has been prepared by City staff and reviewed by the SFHA and Sunnydale Infrastructure 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. Modified Offer of Improvements
6. Offer of Dedication
7. Quitclaim Deed
8. Utility Bill of Sale – AT&T
9. Utility Bill of Sale – Comcast
10. Utility Acceptance – PG&E
11. Utility Bill of Sale - Wave
12. A-17-215
13. Q-20-1160, Q-20-1161, Q-20-1162, and Q-20-1163 Drawings
14. Planning Commission Motions 19409, 19784
15. Planning General Plan Consistency Verification
16. Public Works Notice of Completion (NOC)
17. Real Estate Division Letter