FILE NO. 260710

REVISED LEGISLATIVE DIGEST

(Amended in Committee – July 27, 2026)

[Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades]

Ordinance accepting irrevocable offers of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road; dedicating said public improvements for public use; designating said public improvements for public street and roadway purposes; accepting said public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk widths on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road; accepting an offer of dedication for Phase 2 easements; delegating authority to the Public Works Director to accept the Phase 3 public infrastructure, including authority to take all of the Phase 2 actions in this ordinance for Phase 3; authorizing the Director of Property to execute deeds and easement agreements, as specified; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1

Existing Law

The Hunters View HOPE SF Project ("Project"), under various approvals and actions of the City and the Housing Authority of the City and County of San Francisco ("SFHA"), was structured such that the project developer would construct specified public infrastructure and dedicate said infrastructure to the City. Upon dedication, the City would initiate the local and State law procedures to establish the areas as open public right-of-way, accept the areas for City maintenance and liability purposes, subject to certain limitations, and take related actions. In addition, Board of Supervisors' Ordinance No. 1061 established the official sidewalk widths throughout San Francisco. Ordinance No. 1061 is uncodified, but can be located in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, which is on file with the Clerk of the Board of Supervisors.

Amendments to Current Law

This legislation would accept, or delegate authority to the Public Works Director to accept, certain public infrastructure in Phases 2 and 3 of the Project. The public infrastructure

generally includes street and sidewalk paving, curbs, underground utilities, streetlights, and related facilities.

For Phase 2 of the Project, this legislation would accept offers of dedication for public infrastructure including street improvements that comprise portions of Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, in accordance with Public Works Drawing Q-20-1310; declare said right-of-way open to the public; dedicate the infrastructure to public use and designate it for street and roadway purposes; accept the infrastructure for maintenance and liability purposes, subject to limitations; set grades and sidewalk widths as shown on Drawing Q-20-1310; and amend Board of Supervisors Ordinance No. 1061 on sidewalk widths consistent with this Drawing.

For Phase 3 of the Project, this legislation would delegate to the Public Works Director authority to accept offers of dedication and offers of improvements for real property and public infrastructure including street improvements that comprise portions of Fairfax Avenue and Maiden Lane, in accordance with Drawing Q-20-1309. In accepting the Phase 3 infrastructure, the Public Works Director would be required to make all findings and ensure all conditions required by the Board of Supervisors in the ordinance for the Phase 2 infrastructure are met.

This legislation would also authorize various City departments to take official acts in connection with this Ordinance. These legislative actions would be in accordance with the procedures established in applicable local and State law to accept streets for City maintenance and liability.

This Ordinance would make certain findings related to the legislation, including environmental findings and findings that the legislation is consistent with the Hunters View HOPE SF Project, the General Plan, and the priority policy findings of the Planning Code Section 101.1.

Background Information

This legislation would help facilitate the development of the Hunters View HOPE Project, a public housing transformation collaborative effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents.

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