

Hunters View Revitalization



Development Progress Updates

Bayview Hunters Point CAC Meeting March 2021

Development Team

Developers

- The John Stewart Company
- Devine & Gong, Inc.
- Ridge Point Non-Profit Housing Corporation

City

- San Francisco Housing Authority
- Mayor's Office of Housing & Community Development
- Office of Community Investment & Infrastructure

Architects

- Mithun (Master Planning & Phase I)
- Paulett Taggart Architects (Phases I-II)
- David Baker Architects (Phases II-III)

General Contractor

- Cahill/Nibbi Joint Venture

Legal Counsel

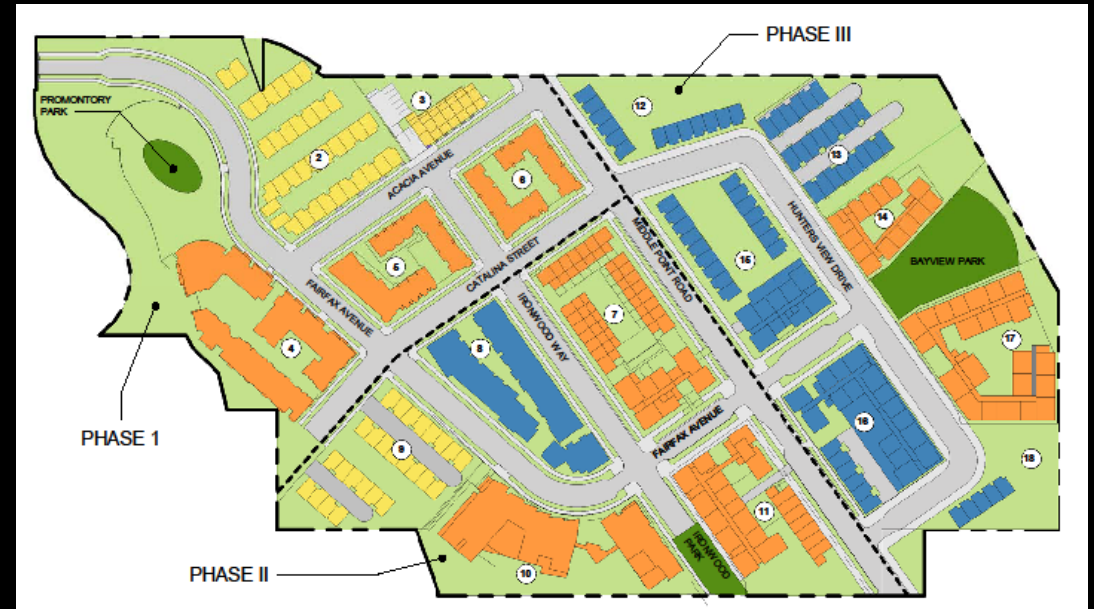
- Lubin Olson Niewiadomski

Original Hunters View



- 267 public housing units
- Street grid unconnected from surrounding city
- Undefined open space
- No resident services

Revitalized Hunters View



- 1:1 replacement of all public housing units
- Additional affordable and market-rate housing (rental + homeownership)
- Reconfigured street grid and new infrastructure
- 3 new **public parks** and resident services space
- **Orange blocks** represent affordable housing; **Blue** and **Yellow** blocks represent future market rate housing

Phase I Affordable



- Completed 2013
- 107 units
 - 80 public housing replacement units (54 RAD, 26 PBV)
 - 26 new tax credit units
 - 1 manager's unit
- 3 new buildings + new roads, sidewalks, and utilities
- Promontory Park
- Bayview YMCA office



Phase II Affordable

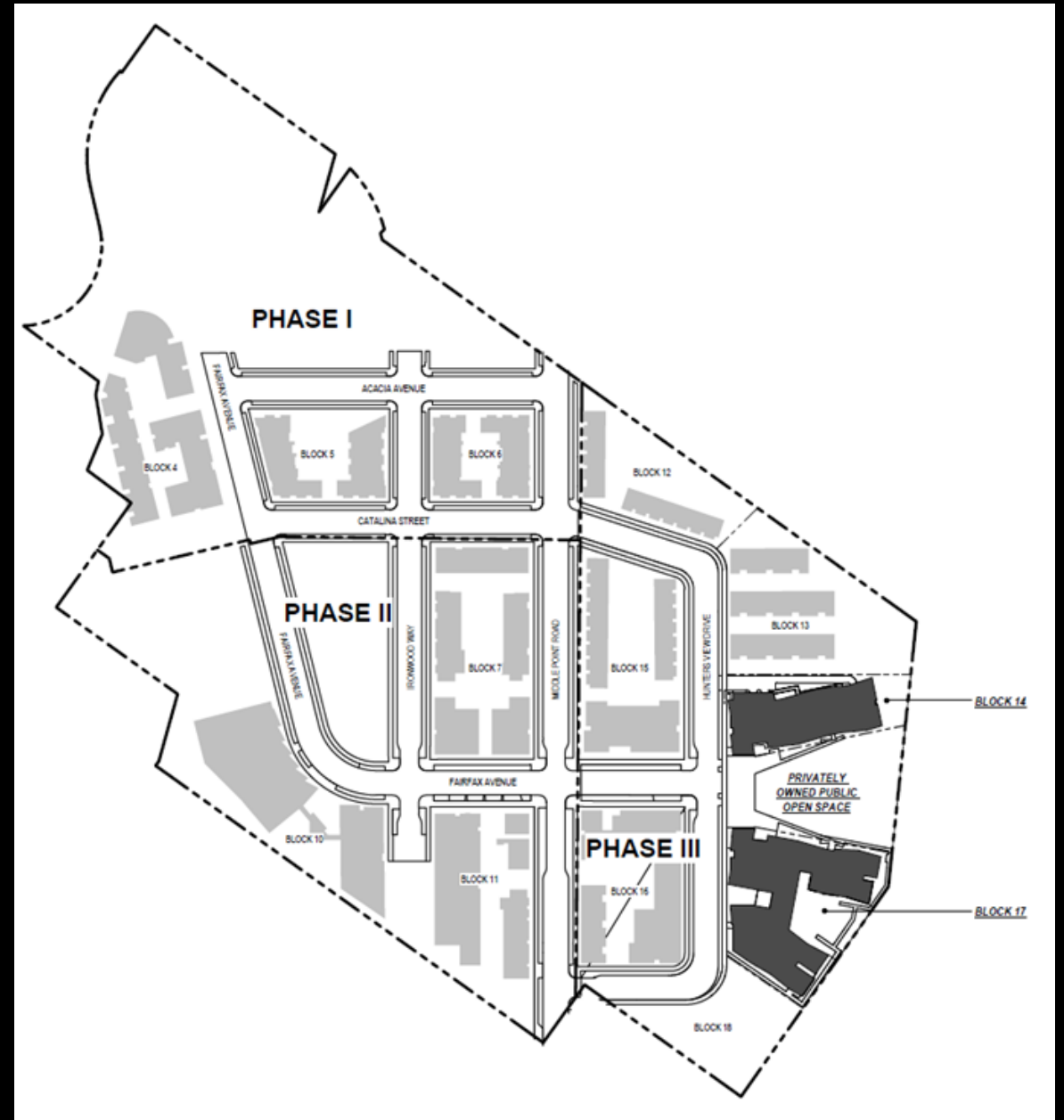


- Completed 2017-2018
- 179 units
 - 130 public housing replacement units (90 RAD, 44 PBV)
 - 43 new tax credit units
 - 2 manager's units
- 3 new buildings + new roads, sidewalks, and utilities
- Ironwood Park
- Childcare, DPH Wellness Center, Phoenix Project office, recording studio, gym



Phase III Affordable

- Construction projected to begin in 2021
- 118 units
 - 53 public housing replacement units (all PBV)
 - 64 new tax credit units
 - 1 manager's unit
- 2 new buildings + new roads, sidewalks, and utilities
- Bayview Park
- Additional community-serving ground-floor space



Phase III Affordable



Block 14 southwest corner at Hunters View Drive – looking northeast



Block 17 southwest corner at Hunters View Drive – looking northeast

Phase III Affordable



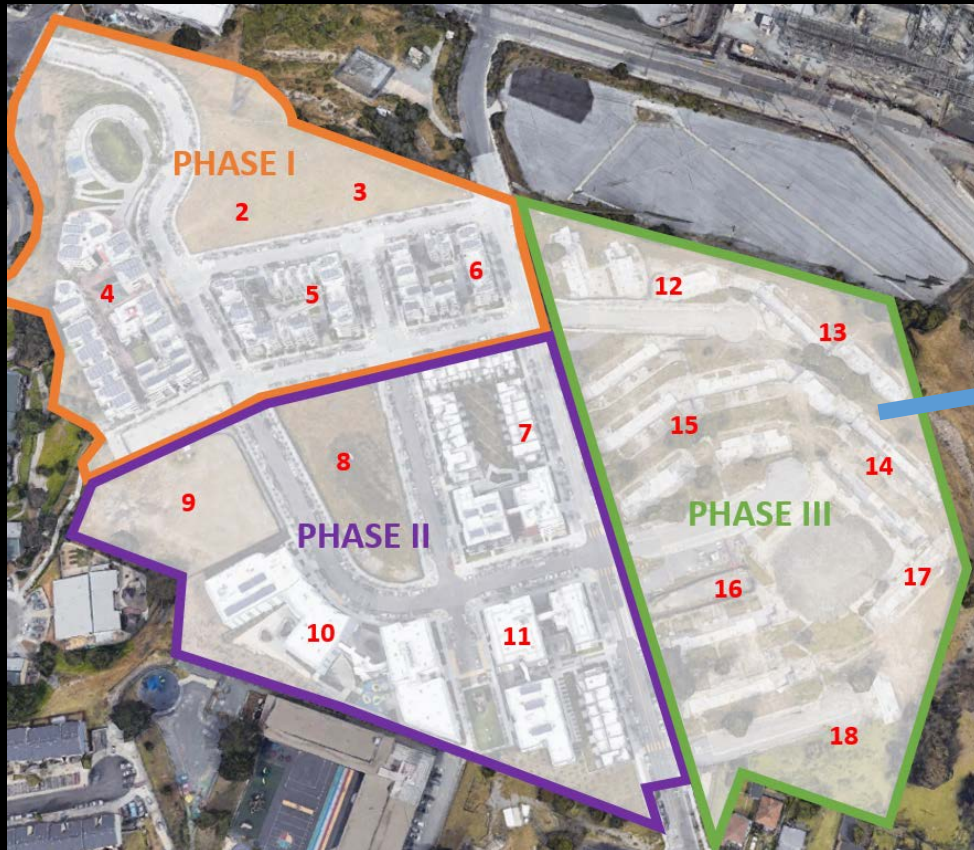
Block 14 northwest corner at Hunters View Drive – looking southeast



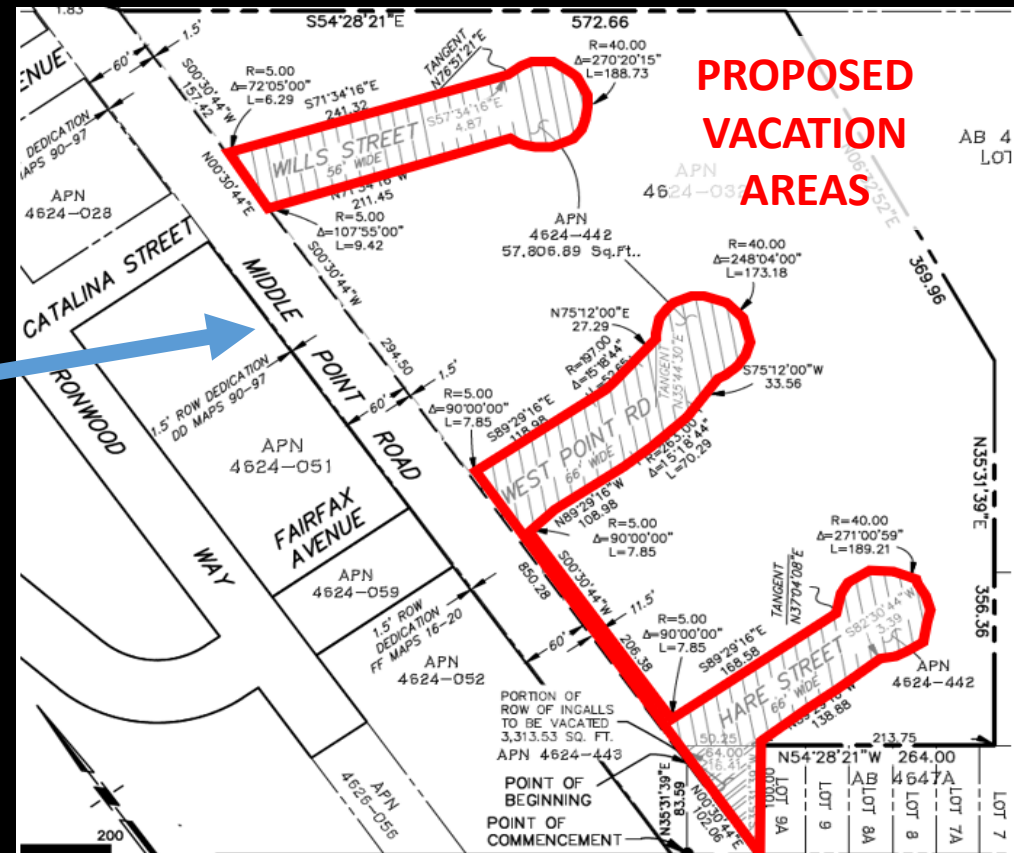
Block 14 at stoops at park – looking east

Phase III Street Vacation

DEVELOPMENT PHASES



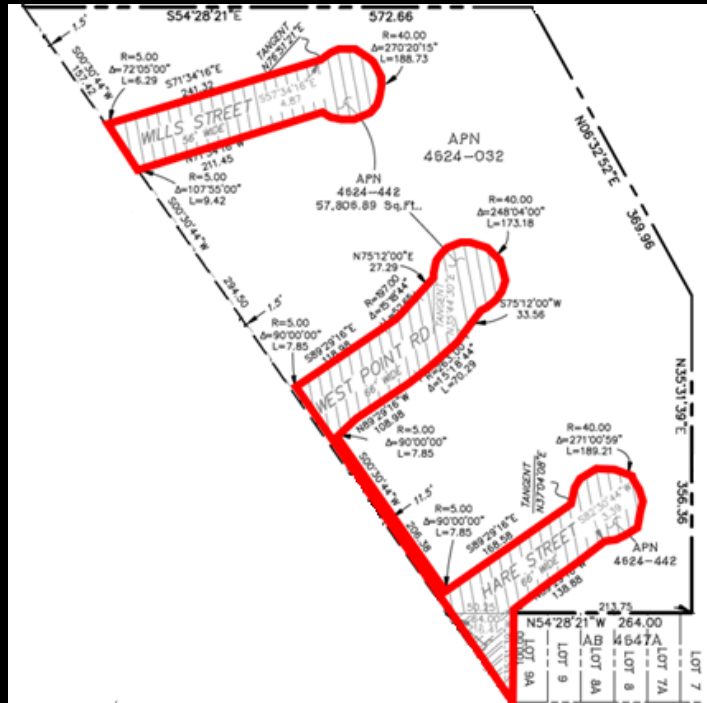
PHASE 3 STREET VACATION AREAS



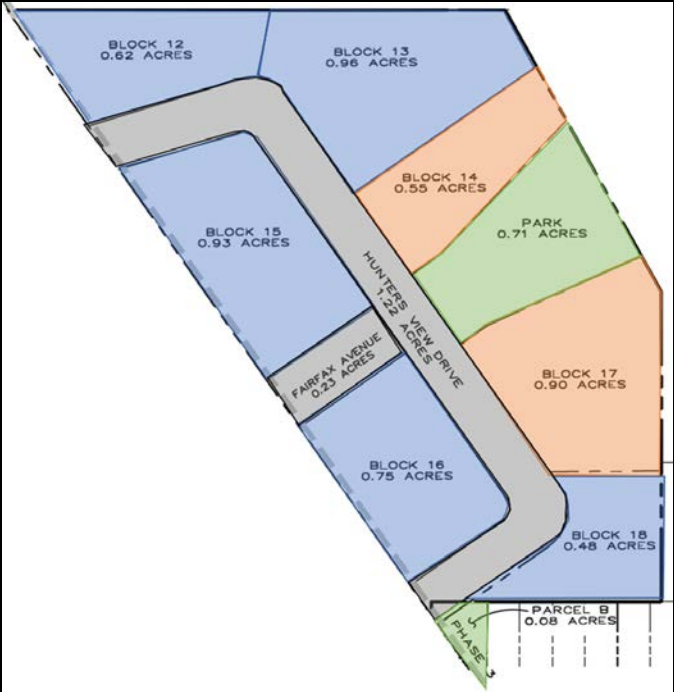
Phase III Street Vacation

Street Vacation	Square Footage
APN 4624-442 (Hare Street, West Point Road, Wills Street, portion of Middle Point Road)	57,806.9
Ingalls ROW	3,313.5
Total	61,120.4
Dedication	Square Footage
Hunters View Drive	53,235.7
Fairfax Avenue	9,801.0
Total	63,036.7
Net City Gain	1,916.3

PHASE 3 STREET VACATION AREAS



PHASE 3 SITE MAP



General Project Updates

These items are in process with the Department of Public Works/Bureau of Street Use and Mapping:

1) Phase 3 Street Vacation Map and Quitclaim Deed

- Between City and Authority
- Relinquishes City's claim to Phase III streets to the Authority, allowing Developer to enter into a ground lease for these lots and rebuild the infrastructure

2) Phase 3 Tentative Map and Final Map

- Between the Developer, Authority, County Surveyor, and SF Board of Supervisors
- Illustrates the future development parcels for the new Phase III housing, rights of way (streets and sidewalks), and the new park

Tentative Schedule

- Spring 2021 – Start Phase III Infrastructure Construction
- Fall 2021 – Start Phase III Affordable Housing Construction

Hunters View and COVID-19

- Weekly Friday Food Bank at Hunters View
- Laptops given out to SFUSD children at Hunters View
- Periodic free COVID testing on site for Hunters View Residents
- Community Learning HUB in Block 10 Community Room
- Hot meals at the beginning of COVID for several months
- Household cleaning supplies and PPE available
- Barrier Removal assistance
- Zoom groups offered by the Bayview YMCA and Wellness Center