



SAN FRANCISCO PLANNING DEPARTMENT

Development Agreement Development Phase Approval

Date: August 1, 2017
Case No.: 2010.0305DVA-02
Project Name: Sunnydale HOPE SF - Parcel Q
Project Phase: Phase 1
Project Sponsor: Jonathan Mark
Related California
44 Montgomery Street, #1300
San Francisco, CA 94104
On behalf of
Sunnydale Development Co. LLC

Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

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CA 94103-2479

Reception:
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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct a five-story, 55-unit 100-percent affordable housing project on the southeast corner of Sunnydale Avenue and Hahn Street. The proposal is the first phase of the Sunnydale HOPE SF Project (aka "Parcel Q").

BACKGROUND

On March 8, 2017, Sunnydale Development Co. LLC, filed a Development Phase ("Phase") application pursuant to both Planning Code Section 249.75 and the Development Agreement ("DA") between the City and County of San Francisco and the Housing Authority of the City and County of San Francisco and Sunnydale Development Co., LLC, approved by Ordinance No. 18-17.

Sunnydale HOPE SF received their Master Entitlements (see Attachment C for a description of Sunnydale HOPE SF Project, the Development Agreement and other master entitlements) in March 2017, which enabled the complete rebuilding of the Sunnydale Housing Authority site over several years.

SUBSEQUENT APPROVALS AND THE PHASE APPLICATION

The Sunnydale DA set forth subsequent review procedures for actual buildout of the development (Development Agreement Exhibit K, "Project Development and Phase Applications"). The review procedures require that the Director of Planning approve a Phase application prior to approving construction for infrastructure or buildings within that phase.

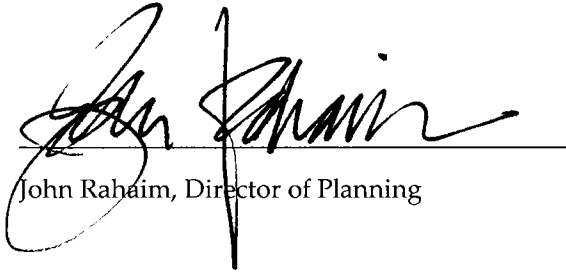
Pursuant to the DA, the Planning Department has reviewed the subject phase application for completeness and for compliance with the Planning Code, the Master Infrastructure Plan ("MIP") and the Design Controls and Guidelines document ("DCG").

The attached Compliance Matrix (Attachment B) provides detailed information on how the subject phase is compliant with the Planning Code and above implementing documents.

Pursuant to the subsequent review procedures, the Planning Department distributed the plans to relevant city agencies on June 14, 2017 to provide them with an opportunity to comment. The distribution memo and list is attached as Exhibit D. No City agencies have provided comment.

DECISION

The Planning Department hereby finds that the proposed development phase is in general conformity with the Master Approvals and approves the Phase application.



John Rahaim, Director of Planning

Attachments

- A. Phase 1 Description and Development Phase Plans**
- B. Compliance Matrix**
- C. Sunnydale HOPE SF Master Plan Description**
- D. Phase Application Distribution List and Memo**

ATTACHMENT A.

Sunnydale Parcel Q – Development Phase Application

PROJECT DESCRIPTION

Project Type: New Construction

Present or Previous Use(s): Vacant Land

Proposed Use(s): Residential – 100% Affordable Housing

Narrative:

This application pertains to Phase 1 of the Sunnydale HOPE SF Project (the “Project”). This application is submitted in accordance with the Project’s Development Agreement, which requires the Developer to submit a Phase Application for approval by the Planning Department and affected City Agencies prior to the submittal of building permits for such phase of the Project. Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Development Agreement. This phase is in conformance with the originally proposed Phasing Plan.

Phase 1 is comprised of the Parcel Q vertical development at the vacant site at 1477 -1497 Sunnydale Avenue, APN Block 6356 Lots 61- 68. The site subject to Phase 1 is shown on the attached site plan diagram and further described by block number and area on page 4 of this application. Phase 1 consists of new construction of 4 stories of Type V over 1 story of Type 1 of 55 affordable family housing units. The project will include a lobby, leasing office, community room, outdoor space, leasing office, and services offices. Amenities include 30 on-grade parking spaces, bike storage, laundry facilities and outdoor activity space. Following is a description of the elements of Phase 1.

4. List of vertical improvements including numbers and type of dwelling units, retail square footage, commercial square footage, community service square footage, and any other scope elements, including:

- 1. Number and sizes of affordable housing units identified by type - replacement public housing vs. new tax credit units**
- 2. Number and details of market rate parcel pads to be prepared**

4.1 List of vertical improvements

Parcel	Assessors' Block Number	Block in the DSG	Height/Bulk District	Proposed Heights	Proposed Use	Proposed Amount of Development	Type of Affordable Housing	Proposed Parking & Parking Ratio
Q	6356 /61-68 (to be merged into 1 lot)	Q	Per SUD, no Bulk limitations except those described in DSG	60' building height (excluding stair and elevator penthouses per height definition in SF Planning code sec 260.3.b.1.B)	100% Affordable Housing	55 units	41 Resident Replacement Units plus 14 Affordable Housing Units	30 stalls (.5 ratio)

5. **List or table of vertical improvements for entire project (if not Phase 1) that provides an ongoing tab of development that is complete, under construction, approved (through design review) and not yet approved**

New construction of 4 stories of Type V over 1 story of Type I building of 55 affordable family housing units. This would be the first vertical development in the Sunnydale HOPE SF Project.

6. **List of Community Improvements and mitigation measures to be constructed in phase:**

1. **Identify any open spaces that shall be dedicated to RPD per the terms outlined in Exhibit N, Public Open Space Improvements and Park Dedication Process:** No Public Open Space Improvements to be constructed in this Phase
2. **Identify any amendments to the regulations for open space outlined in Exhibit G, Regulations Regarding Public Access of Privately Owned Community Improvements:** No Community Improvements in this Phase. No mitigation measures to be constructed in this Phase.

7. **Infrastructure Improvement Details**

This Phase consists of the vertical development of an infill parcel with infrastructure improvements associated with a typical infill development. These improvements are described below.

1. **Plan of all infrastructure improvements color-coded to identify Public Infrastructure Improvements, and private and temporary improvements** Attached is a color-coded plan illustrating the infrastructure improvements for Phase 1, which will be completed at the corner of Sunnydale Ave and Hahn Street.
2. **Plan showing existing streets to be vacated and new streets to be dedicated – N/A –** no existing streets to be vacated and no new streets to be dedicated
3. **Plan showing location of the phase in relation to the rest of the site; after the first phase, plan must show all previous phases** Attached is a map showing the location of Phase 1 (Parcel Q) in relation to the rest of the site.
4. **Plans demonstrating new utilities and streets (to be submitted at a level of detail equal to the Master Infrastructure Plan) including:**
 - i. **Water (all types), combined sewer, dry utilities, Public Stormwater Management Improvements, other – add potential locations of planned connections and any spurs, extensions or additional scope outside of phase needed to make connections:** Attached is the plan showing the planned new wet and dry utilities, including Water, Sewer, gas, street lighting and electrical. These new utilities will connect to the existing City water, sewer, street lighting utility systems and the PG&E gas utility system. The electrical utilities will connect to either PG&E or SFPUC electrical system, pending SFPUC proposal.
 - ii. **Site access and circulation, fire truck access, and site access to surrounding area** Site access and circulation, fire truck access and site access to surrounding area: The vertical development is fronted by Sunnydale Avenue and Hahn Street.

Emergency vehicles will have unobstructed street access to the site. Entrances and exits to the site will be clearly marked and clear access will be maintained.

- iii. **Description and plans showing how services, utilities, and site access will be preserved for existing residents** N/A as the site is currently a vacant lot.
- iv. **A streetscape master plan reflecting criteria from the DSG (tree species, special paving specs, etc.)** See the attached plan showing the streetscape plan for Phase 1 reflecting criteria from the DSG

8. Narrative or schedule of intended order of construction within phase by element

In order to start the work on Phase 1 – we will need to relocate the existing underground gas lines, overhead power lines and install new underground UCD transformer on the site. Once that work is done we can start on construction of the building. Construction is anticipated to start in January 2018 and last 18 months.

9. List of any requested modifications from the Agreement or the Approvals (which will be subject to the approval procedures for Major and Minor Modifications). There are no Modifications from the Agreement or the Approvals of the DSG.

10. Affidavit and proof of pre-application community meeting; neighborhood notification and meeting materials.

Attached are the items that are required from a community meeting on September 13, 2016 and a neighborhood meeting on September 17, 2016:

Copy of letter mailed to neighbors and residents
List of persons and neighborhood organizations invited to the meeting
Sign in sheet
Summary of the meeting
Affidavit scanned
Materials presented

11. Affidavit confirming that submission is accurate and that additional submissions may be required: See attached affidavit by the Developer, Sunnydale Development Co., LLC. Please note that the Parcel Q vertical development is developed by Sunnydale Parcel Q Housing Partners, L.P., which is an Affiliate of Developer. The Developer intends to Transfer its rights and obligations under the Development Agreement to Sunnydale Parcel Q Housing Partners, L.P., subject to the requirements and procedures in Section 13 of the Development Agreement.

Appendix I to Phase Application for Phase 1 (Parcel Q)

DEVELOPER'S AFFIDAVIT

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

Under penalty of perjury the following declarations are made:

- (a) The undersigned is an authorized signer for the Developer of the Project.
- (b) The information presented is true and correct to the best of my knowledge.
- (c) I understand that other information or applications may be required.

DEVELOPER:

SUNNYDALE DEVELOPMENT CO., LLC, a California limited liability company

By: Mercy Housing California, a California nonprofit public benefit corporation, its Member

By: _____

Name: _____

Title: _____

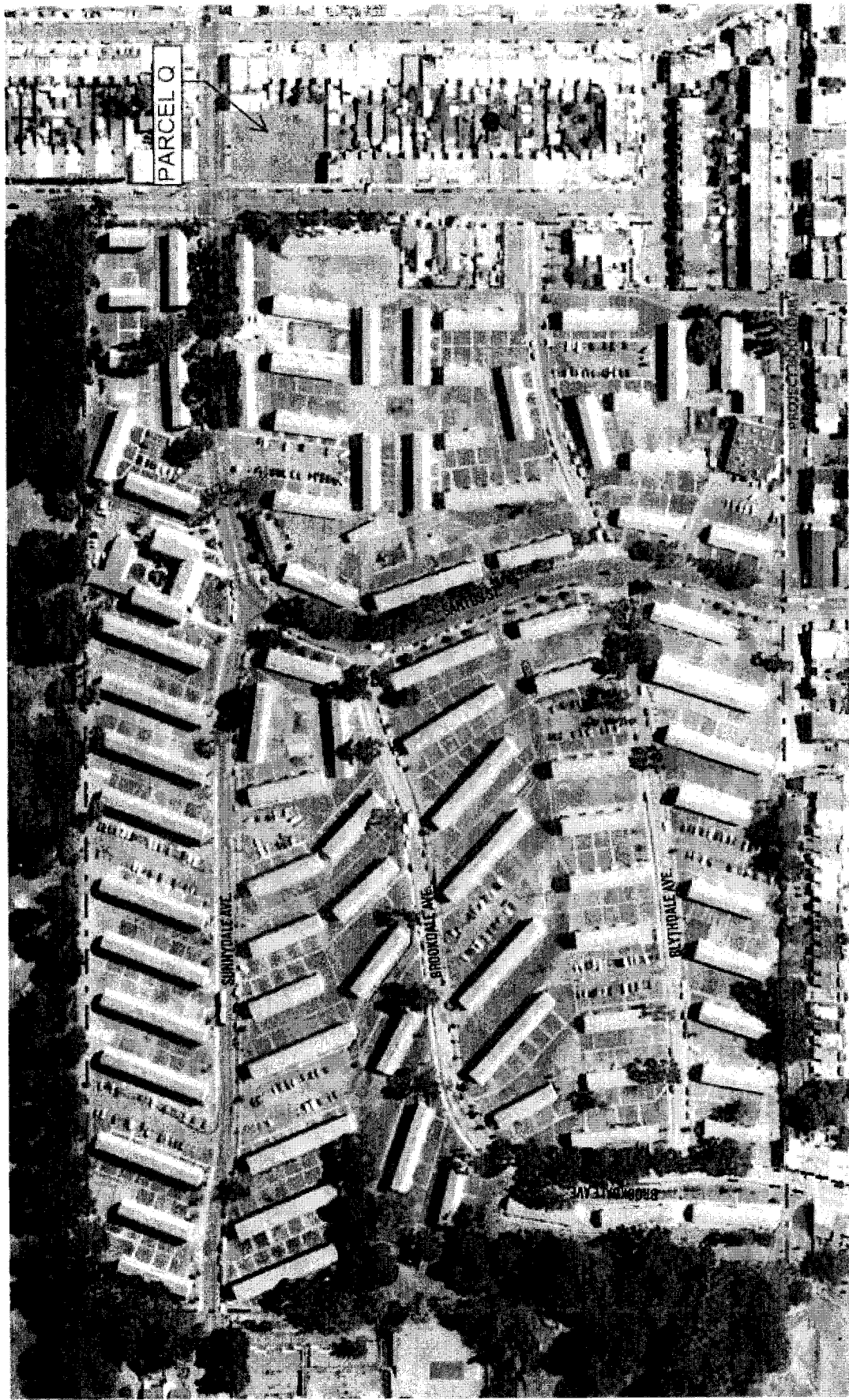
By: The Related Companies of California, LLC, a California limited liability company, its Member

By: _____

Name: _____

Title: _____

Date: _____



EXISTING SITE

RELATED - PARCEL Q

mercy HOUSING
RELATED
VAN METER WILLIAMS POLLACK

SUNNYDALE HOPE SF PHASING DIAGRAMS

SAN FRANCISCO, CA | JANUARY 2013 | MERCY HOUSING CALIFORNIA, THE RELATED COMPANIES OF CALIFORNIA

NOT FOR
CONSTRUCTION

1491 Sunnydale
Avenue

THE RELATED COMPANIES /
ARCHITECTS
1491 Sunnydale Avenue
San Francisco, CA 94116
JON NO. 00259
DRAWN: PM
CHECKED: PM
JOB CAPTAIN: RB

DATE	DESCRIPTION
12/27/16	SITE PERMIT
01/13/17	25% CITY
08/13/17	100% DD
08/21/17	15% CD

DRAWING TITLE
SITE PLAN

SCALE: As Indicated
A1.01

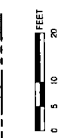
- GENERAL NOTES- SITE PLAN**
- A. FOR ENGINEERING, RESISTANCE, TRANSMISSION, LANDSCAPING, IRRIGATION, SITE FURNISHINGS AND LANDSCAPE LIGHTING, S.D.
 - B. FOR ON-SITE AND OFF-SITE EXHAUSTION, SITE UTILITIES, VEHICLE PARKING AND STREETS, PARKING SPACES, DRIVEWAYS, DRIVEWAYS AND STREET IMPROVEMENTS, S.D.
 - C. FOR SITE LIGHTING, S.E.D. AND S.D.
 - D. COORDINATE ALL DRAINAGE WITH EXISTING UTILITIES.
 - E. PAINT ALL EXPOSED UTILITIES, SUCH AS BACKFLOW PREVENTERS, METERS, TRANSFORMERS, ETC. TO EXTENT PERMISSIBLE BY LOCAL UTILITIES. COLOR TO BE SELECTED BY APPLICANT.

SHEET NOTES- SITE PLAN

- 1. PROPERTY LINE
- 2. CONCRETE DRIVEWAY, S.D.
- 3. GAS METERS, REFER TO CIVIL/UTILITY, CIVIL AND PLUMBING DRAWINGS
- 4. UNDERGROUND ELECTRIC TRANSFORMER VAULT, S.E.D.
- 5. PAVED DRIVE 20' WIDE FROM BUILDING FACE
- 6. VISITOR BICYCLE PARKING, S.D.
- 7. RESIDENT BICYCLE STORAGE, 56 SPACES PROVIDED
- 8. BACKFLOW PREVENTER, S.D.
- 9. BACKFLOW PREVENTER, S.D.
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SUNNYDALE AVENUE

HAHN STREET



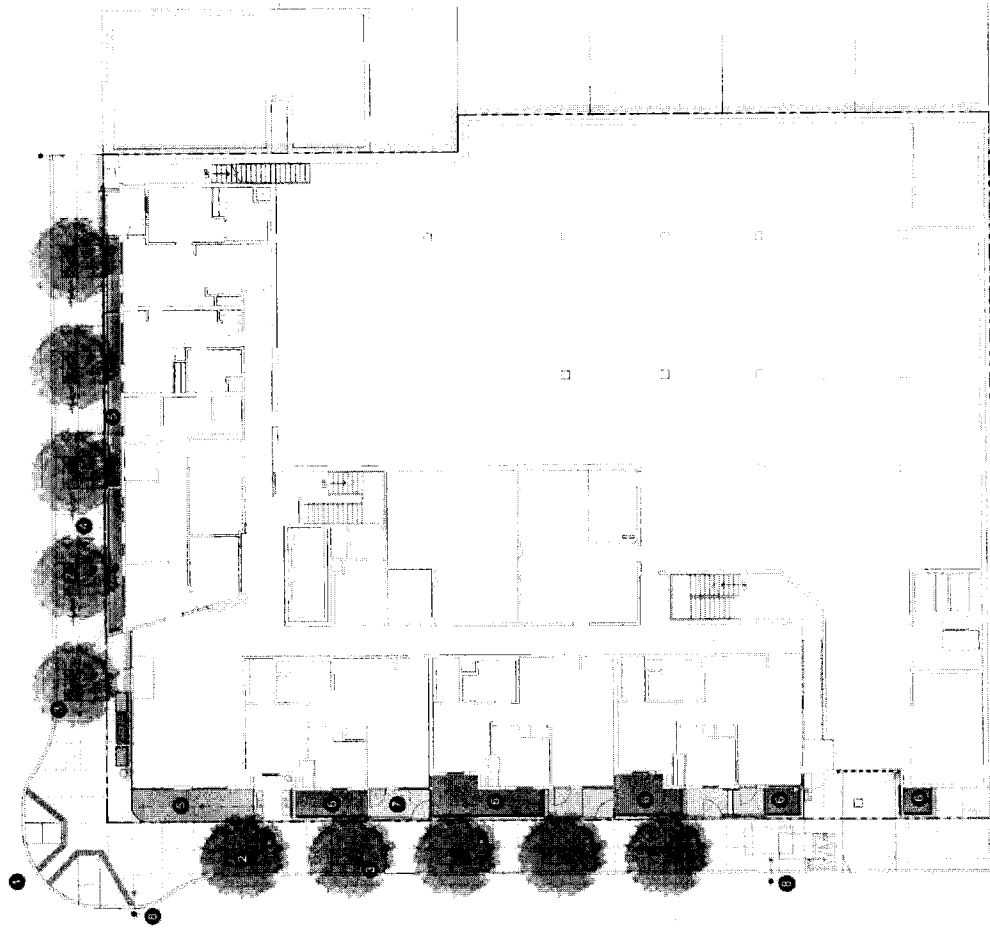
SUNNYDALE AVENUE

HAHN STREET

- LEGEND**
- 1. PROPOSED BUILD OUT AND CURB RAMP
 - 2. STREET TREE
 - 3. COURTESY STRIP
 - 4. CITY SIDEWALK
 - 5. SIDEWALK
 - 6. FLOW THROUGH PLANTER
 - 7. PRIVATE UNIT ENTRY
 - 8. PROPOSED STREET LIGHT

TREE LEGEND

TAG	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
ACE RUB	ACER RUBRUM 'AUTUMN SPIRE'	RED MAPLE	24" BOX	MEDIUM
PLA YAR	PLATANUS ACER-LOBATA 'WOOD'	LONDON PLANE TREE	24" BOX	MEDIUM



Sheet no.
L1.00

Scale: 1/8" = 1'-0"
Date: Feb. 23, 2017

Sunnydale Parcel Q Housing Mercy Housing California

Proposed Site Plan

MILLER COMPANY
landscape architects
1585 FOLSOM ST.
SAN FRANCISCO, CA 94103



HKITARCHITECTS
118 HUNTER STREET, SUITE 200 • CHICAGO, IL 60601
TEL: 312.467.7820 • FAX: 312.467.7820 • WWW.HKITARCH.COM

Y.A. studio
217 Folsom Street, Suite 201, San Francisco, CA 94102
PHONE: 415.395.1526 • FAX: 415.395.1542
WWW.YA-STUDIO.COM

THE RELATED COMPANY:
ENERGY INDUSTRIES, CA
10000 D. HARRIS, SAN FRANCISCO, CA

A	DATE	DESCRIPTION
1	10/1/10	SITE PERMITS
2	10/1/10	SUBMITTALS
3	10/1/10	CONTRACT
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HOW LONG WET UTILITY PLAN

ATTACHMENT B

HOPE SF PHASE APPLICATION REVIEW - Completeness and Compliance Matrix

Application Information

Development Agreement	Sunnydale HOPE SF
Phase No.	1
Case No.	2010.0305DVA-02
Site Address(es)	1491 sunnydale Avenue
Cross Streets	Sunnydale Avenue and Hahn Street
Block/Lot	6345/061-068
Applicant / Contact	Paul McElwee / HKIT Architects on behalf of Sunnydale Development Co., LLC
Description of Phase	The project includes the construction of a new five-story 55-unit 100-percent affordable housing project, and associated streetscape and infrastructure improvements thereto. The phase does not include the construction of new streets or major grading.

Completeness and Compliance Check

Submittal Requirements		Completeness	Consistency with Master Implementation Documents (DSG, MIP, MSPP, Others)
1) Letter of Authorization		provided	n/a
2) Letter of Consent by MOHCD		provided	n/a
3) Documentation of Community meeting		provided	n/a
4) List of any requested modification of the agreement, Phasing Plan, DSG or other approval document		n/a	n/a
5) Site Plan of the Phase (both existing and proposed condition must be indicated -- can be provided on single plan or two separate plans)	Site Plan (or Plans) must show the following: topography / grades a. property lines b. building footprints (approximate if not yet known) including: i. indications of front pedestrian entries (where known) ii. indications of vehicular and loading entries and number of spaces for each entry (where known) c. streets - including curblines (plans are to indicate what portions of streets or street features are to be vacated and dedicated); d. above ground street infrastructure including: i. approximate location of street trees ii. approximate location of street lights iii. approximate location of other street furniture (bike racks, benches, etc.) iv. on-street parking v. on-street passenger and freight loading spaces (where known) vi. location of curb cuts (where known) e. below ground infrastructure - both permanent and temporary (color coded and drawn to same level of detail as in MIP) i. water ii. combined sewer iii. dry utilities	provided	Phase I includes streetscape improvements on existing street (Hahn Street and Sunnydale Avenue) along the subject lot's frontages. No new streets, or major grading activity is proposed as part of this phase. Mapping only includes a lot line adjustment to merge the existing subject lots into a single lot.
5) Access and Fire access diagrams		not applicable - no new streets proposed part of Phase I	
5) Site Plan of the Entire Master Plan Area with Subject Phase Outlined - must include previous phases		provided	n/a
6) Site Survey for the Phase		provided	n/a
7) Copy of Subdivision Map application		provided	Map application for lot line adjustment is consistent with phase.
8) Narrative describing the phase	to include intended order of construction within the phase, by element;	provided	n/a
9) Matrix of Uses	(See Attached) Matrix of Uses must include the following for the given phase, phases complete, phases under review, phases under construction, and the remainder of the Project: no. buildings / building pads; dwelling units (indicating affordability levels and types of affordability, and bedroom counts) parking and bike parking retail community, institutional and other uses any other uses DA Reference: Phase Application content no. 4	provided	consistent with phasing plan
10) List of Community Improvements for the Phase		provided	consistent with DA
11) List of mitigation measures to be complete for the phase;		provided	consistent with DA, FEIR
12) Description / diagrams showing how services, utilities, and site access will be preserved for the existing residents (info purposes only)		provided	consistent with MIP

**HOPE SF SUNNYDALE
Development Agreement Summary
November 17, 2016**

HOPE SF SUNNYDALE:

Since its inception in 2008, HOPE SF has been a City sponsored anti-poverty initiative seeking to transform the lives and environment of the residents living in San Francisco's most distressed public housing sites through a major redevelopment effort to create a vibrant and thriving mixed-income community. This Development Agreement ("DA") is an essential entitlement tool to grant the Developer vested rights to undertake the revitalization of the Sunnydale-Velasco ("Sunnydale") HOPE SF public housing site.

The proposed Development Agreement between the City and County of San Francisco (the "City"), the development partnership of Mercy Housing and Related California (together "Developer"), and landowner the Housing Authority of the City and County of San Francisco ("SFHA"), will allow for the development of the 50-acre Sunnydale-Velasco site. The site is located in the Visitacion Valley neighborhood and is bounded by McLaren Park to the north, Crocker Amazon Park to the west, Velasco Street to the south, Hahn Street to the east. The site is currently home to about 775 public housing households and is owned and operated by the SFHA. The site is in a state of disrepair and has limited access to services, poor connectivity with the adjacent neighborhood, and no formal open spaces. It is the goal of the City and the Developer to realize the City's HOPE SF vision, which seeks to transform Sunnydale from its current condition into a vibrant mixed-income community that is well-served by City infrastructure and well-connected to City resources and opportunities.

DEVELOPMENT AGREEMENT:

The City and SFHA selected the Developer through a public request for proposals process in 2007 to lead revitalization of the site, and to own and manage the new affordable housing. The project's joint Environmental Impact Report/Environmental Impact Statement was certified by the Planning Commission on July 9, 2015. The City and the Developer are entering into this DA and associated Special Use District in order to secure long-term commitment to the important goals of HOPE SF. The DA memorializes increased development density and secures a significant set of in-kind public benefits beginning with the demolition and reconstruction of 775 public housing units, and including the construction of additional affordable housing, new market rate housing, roadway, utility, and transportation improvements, and new neighborhood open space and social services.

The City and the Developer's commitment to this plan is memorialized in the Sunnydale DA, which must be recommended for approval by the Planning Commission and endorsed by the Recreation and Parks Commission, Department of Public Works Director, Public Utilities Commission, and San Francisco Municipal Transit Agency Board, before seeking final approval from the Board of Supervisors. Separately, the Developer and the City will enter into a Master Development Agreement ("MDA") with the property owner, the SFHA, which will explicate rights and requirements related to land transfers and state and federal guidelines for public housing replacement.

SPECIAL USE DISTRICT AND DESIGN CONTROLS:

The DA is part of a larger regulatory approvals package that also includes a Planning Code text amendment creating a Special Use District ("SUD") for the project site, a companion Design Standards and Guidelines Document ("DSG"), a Planning Code map amendment, and a General Plan amendment. These design controls have been developed through lengthy discussions with Planning Department staff and community members to ensure that the urban, architectural, and landscape design of the buildings, public realm, and community improvements will be of high quality and appropriate scale, include sufficient open space, and promote public health, safety, and general welfare.

VESTED DEVELOPMENT PROGRAM:

The DA gives the Developer the vested right to develop the site during the DA's twenty-five year term. Vested elements consist of: locations and numbers of buildings; land uses and height and bulk limits; permitted uses; provisions for vehicular access and parking; and provision for new open spaces and public improvements. The housing development plan is divided into affordable parcels, which contain public housing replacement units and new affordable tax-credit units that will be constructed, owned and managed by the Developer, and market rate parcels, which are intended to be sold to independent private developers for the development of market rate units. As part of this vesting, development impact fees do not apply to the affordable parcels (which is consistent with existing Planning Code regulations), while market rate parcels will pay certain development impact fees in recognition of the large neighborhood investments being made.

Specifically, the Developer will have a vested right to develop **up to 1,770 new residential units**, which includes a required **minimum of 969 affordable and public housing units**, and an **anticipated 600 market rate units**; **60,000 gross square feet of new community-serving uses including retail**; **3.6 acres of publicly accessible open space**; approximately **1,437 off-street parking spaces** (0.85 spaces per dwelling unit) in underground and at-grade parking garages, **525 on-street parking spaces**, and 1 bicycle

space for each of the 1,770 housing units created plus **38 public bicycle parking spaces**. These rights will remain vested during the term of the DA.

PUBLIC BENEFITS:

The revitalization of this isolated, obsolete public housing site into a thriving vibrant mixed income community represents significant public benefit. In return for providing the Developer with the zoning changes and vested development program described above to achieve the revitalization vision, the City will receive a comprehensive package of in-kind public benefits.

A. AFFORDABLE HOUSING PROGRAM

The Developer is required to construct affordable housing units equal to at least 125% of the existing units on site, or a minimum of 969 affordable units. This includes a 1-for-1 replacement of the occupied 775 public housing units and the addition of new low-income units. A mixture of both types of affordable units will be contained within each new affordable housing building.

- i. Public Housing Replacement Units: Replacement public housing units will be supported with Project-Based Section 8 rent subsidies or Rental Demonstration Program (RAD) rent subsidies and offered to existing Sunnydale public housing residents in good standing. The provisions for design, delivery, tenanting, and operations and maintenance of the replacement units must be in accordance with applicable U.S. Department of Housing and Urban Development ("HUD") and SFHA regulations, HUD Section 18 application and award, and must comply with the terms of the MDA (including an approved relocation plan and conformance with the City's Right to Return Ordinance), and any other funding requirements.
- ii. Low-Income Units: New tax-credit units will increase the City's affordable housing stock and be available to qualifying low-income households earning up to 60% of AMI. Households will be selected per the policies and procedures of the Mayor's Office of Housing and Community Development.

B. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Developer will be responsible for designing, developing, and installing all public infrastructure improvements including roadways, sidewalks, stormwater management improvements and bicycle paths in the public right-of-way, public utilities such as combined sewer, water, and power lines, and transportation improvements. The City agrees to accept the project's completed public infrastructure improvements, so long as those improvements have been designed and built to all applicable City standards and the project's design controls.

C. OPEN SPACE

The Developer will be responsible for designing, developing, and installing the 3.6 acres of open spaces on four development blocks. The Project includes a main neighborhood green and community orchard and garden located along Santos Street and Sunnydale Avenue, adjacent to the neighborhood's community and retail hub. There are additional pocket parks across the site. The project also plans for a new open space adjacent to and connecting to the existing Herz Playground and Coffman Pool operated by the San Francisco Recreation and Parks Department ("RPD"). The Developer or its successors will be responsible for the maintenance and operation of these privately owned public open spaces.

D. COMMUNITY AND CHILDCARE FACILITIES

The Developer will provide new childcare and community facilities in excess of today's existing site services. These facilities include two dedicated childcare centers, an indoor recreation center, and community space for a number of social service organizations. The project's SUD and design controls allow for new neighborhood-serving retail space concentrated at Sunnydale Avenue between Hahn and Santos Streets.

E. WORKFORCE DEVELOPMENT PROGRAM

The Developer will enter into a Memorandum of Understanding with the City's Office of Economic and Workforce Development ("OEWD") and the SFHA that outlines a specific workforce development program for the project. In keeping with SFHA regulations and HOPE SF Initiative goals, the workforce program places particular emphasis on hiring qualifying public housing residents seeking employment (at least 25% of total workforce hours). Working through OEWD's Citybuild program, these residents will have the opportunity to attend job readiness training and training academies for specific trades. In addition, the Developer will participate in the City's Small Business Enterprise program, which sets a percentage goal to hire qualified small businesses for construction and professional services, and in SFHA Resolution 2444, which outlines a goal of 20% aggregate involvement of Minority Business Enterprises/Women Business Enterprises in construction contracts and procurement activities. The Developer will pay prevailing wages in connection with all construction activities.

F. MARKET RATE PARCELS

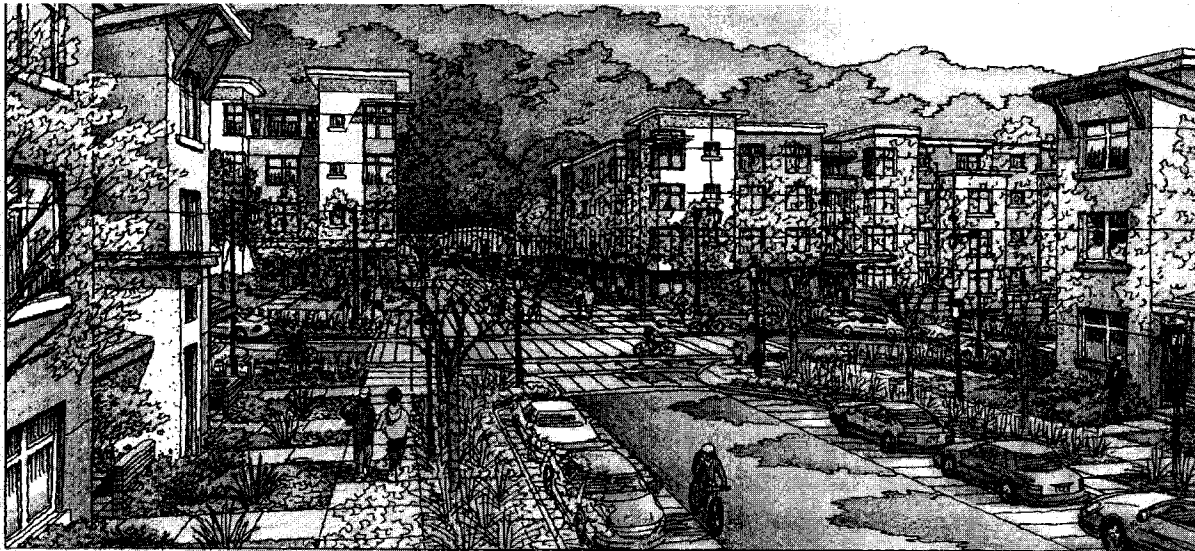
The Developer will prepare each designated market rate parcel for development, including rough grading and utility hook-ups. These parcels will then be sold to independent market-rate developers with the DA's vested development rights and

obligations retained on these parcels. Regulations and process for these land transfers are specified in the MDA. Market rate parcels are not required to include affordable units, however the City reserves the right to include deed-restricted moderate income units in these developments through the provision of gap funding for such units. The proceeds from sale of these market rate parcels will provide a critical source of funding for the implementation of the project.

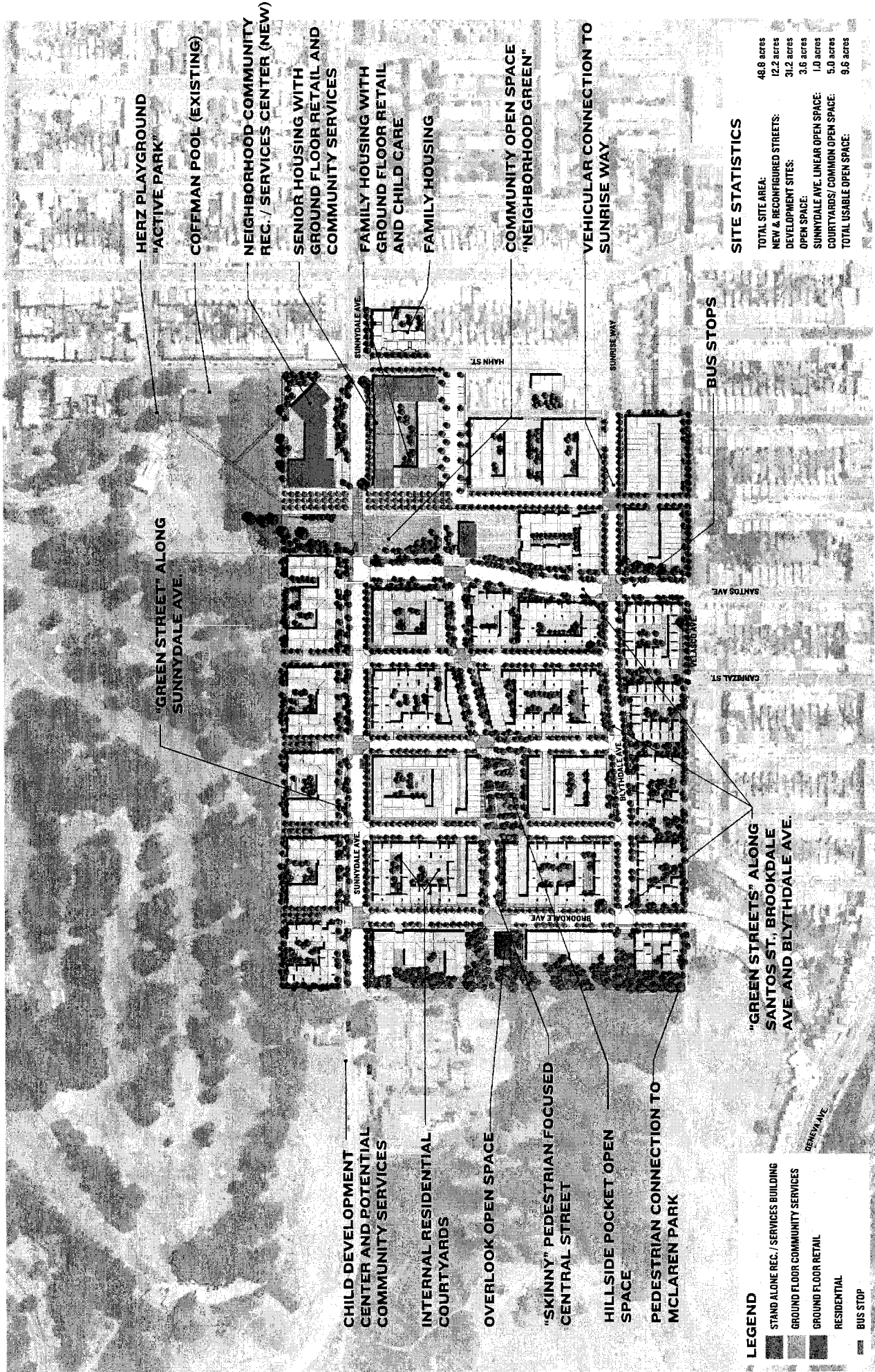
PROJECT DEVELOPMENT PHASING AND FUNDING:

The City has emphasized the provision of affordable housing in the DA's Phasing Plan, which outlines the timing and scope of each development phase. The project's public benefits shall be constructed proportionate to the development of the affordable housing. The Developer and the City have retained flexibility in the order and scope of each phase in order to be responsive to relocation needs and changes in funding for the project. The exact timing and scope of each development phase will be based on funding availability. The City and the Developer will work collaboratively to secure state and federal subsidies for the affordable units, procure City funding appropriations for the construction of the new infrastructure and open spaces, and enable the provision of affordable housing through MOHCD "gap" financing. Each phase will have separate funding and loan agreements between the Developer and MOHCD that outline specific funding terms and responsibilities.

SUNNYDALE HOPE SF



What	Today	Development Plan
Affordable housing units	775 public housing units	969 to 1,076 affordable rental units including units for existing Sunnydale/Velasco households to exercise Right to Return to a new construction unit, plus new affordable units for working families and extremely low income seniors
Market rate housing units	0	600-694 units
Community facilities on site	29,000 sq ft center with SFHA leasing office, health & wellness center, and after school programs	60,000 sq ft for neighborhood amenities, including retail, two early childhood learning centers, after school programs, family resource center, gym, multi-purpose and educational spaces.
Outdoor recreational space	Less than ½ acre of playgrounds and basketball court	3.6 acres on four blocks; Linear open space with multi-purpose path on Sunnydale Ave
Public Infrastructure	Curvilinear street pattern; failing utility infrastructure;	All new street grid with street trees, green stormwater infrastructure, lighting, transit related infrastructure; all new utilities.



SITE STATISTICS

TOTAL SITE AREA:	48.8 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	31.2 acres
OPEN SPACE:	3.8 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	5.0 acres
TOTAL USABLE OPEN SPACE:	9.8 acres

"GREEN STREETS" ALONG SANTOS ST., BROOKDALE AVE AND BLYTHDALE AVE.

LEGEND

- STAND ALONE REC. / SERVICES BUILDING
- GROUND FLOOR COMMUNITY SERVICES
- GROUND FLOOR RETAIL
- RESIDENTIAL
- BUS STOP

ATTACHMENT D



SAN FRANCISCO PLANNING DEPARTMENT

Development Agreement Phase Application Distribution

Date: June 29, 2017
Case No.: 2010.0305DVA-02
Project Name: Sunnydale HOPE SF Phase 1 (aka Parcel Q)

To: Barbara Moy, SF Public Works Task Force
Frank Markowitz, SFMTA
Alex Snyder, SFMTA
Molly Petrick, SFPUC
Captain Alec Balmy, SF Fire Department
Phil Wong, Office of Economic and Workforce Development

Project Sponsor: Jonathan Mark
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Planning
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415.558.6377

Attached, please find the plans for the first phase of the Sunnydale HOPE SF Master Plan Project (aka Sunnydale Parcel Q). These plans are being provided to you for your information and to provide you with an opportunity to comment. No action is required.

BACKGROUND

The Sunnydale HOPE SF Project ("Project") received its master entitlements in March 2017, which included a Development Agreement between Mercy Housing / Related California, the City and County of San Francisco, and the San Francisco Housing Authority.

A Master Infrastructure Plan and a Design Standards and Guidelines document, which together, provide high level plans of streets and utilities, was incorporated into the Development Agreement and master approvals.

The Project envisions the complete rebuilding of the Sunnydale and Velsco Housing Authority sites in Visitacion Valley. The Project includes demolishing all of the site's existing structures and reconfiguring all of the existing blocks and streets over a period of about ten to twenty years. The completed project will include up to 1,770 units, and 60,000 gsf of community and retail uses. The existing six super blocks will be transformed into about 34 smaller blocks with a new fine-grained street grid; the project will also include approximately 3.5 acres of new open space (see Attachment A for complete project description and map).

Phase 1

As a first phase, the Project Sponsor seeks to develop the currently vacant site on the northwest corner of Hawn and Sunnydale Avenues across the street from the main Housing Authority site. As a single building proposed amongst an existing building fabric, Phase I infrastructure is simply to provide street and infrastructure improvements typical of infill development in San Francisco.

The Sunnydale HOPE SF Development Agreement requires that the project sponsor submit a Phase application to Planning, and that the Director of Planning approve such application, prior to the approval of any associated vertical (building) or horizontal (streets and infrastructure) improvements.

The purpose of the Phase application is to assure that horizontal and vertical improvements are being well coordinated and planned pursuant to the Sunnydale Master Infrastructure Plan, the Design Controls and Guidelines, and other relevant master plan documents.

AGENCY RESPONSIBILITY

The Phase application submittals are purposefully kept at a conceptual level to enable early review and comment by the relevant agencies prior to the development of more detailed plans.

Outside of Planning, City agencies are not required to act on the phase application. The Planning Department is distributing these plans to enable agencies to comment on the development phase and advise Planning and the Project Sponsor on high level issues. Through the Phase Application, the Planning Department is also providing agencies with an early notice that permit applications for horizontal improvements (i.e. street improvement permits, encroachment permits) will soon be submitted.

As noted above, approval of the application is based on compliance with Development Agreement, Master Infrastructure Plan, Design Controls and Guidelines among other master plan documents. Provisions of the DA make clear that Planning's approval of the Phase Application does not preclude agencies from further guiding the development of designs for streets, infrastructure, and other related improvements through the respective design review processes for actual construction.

EXPECTED APPROVAL

The Planning Department has found this Phase Application to be complete and compliant with the Master Plan documents and plans to officially approve the Phase application on July 14; please advise us beforehand if you wish to provide comments or recommend any conditions to the approval.

Please let Mat Snyder know if you would like us to send hard copies of this application or would like copy of the MIP, DSG, or other master approval documents.

Phase Application

**CASE NO. 2010.0305DVA-02
Sunnydale HOPE SF Phase 1**

Attachments:

- A: Sunnydale HOPE SF Project Description**
- B: Sunnydale HOPE SF Phase 1 Description and Plans**

