

1 [Sublease of 96 Housing Units on Treasure Island to TIHDI Member Organizations]
2 APPROVING AND AUTHORIZING THE TREASURE ISLAND DEVELOPMENT AUTHORITY
3 TO ENTER INTO TWO NEW SUBLEASES AND AN AMENDMENT TO AN EXISTING
4 SUBLEASE WITH TIHDI MEMBER ORGANIZATIONS FOR THE USE OF AN ADDITIONAL
5 96 HOUSING UNITS ON TREASURE ISLAND.

6 WHEREAS, On May 2, 1997, the Board of Supervisors (the "Board") passed
7 Resolution No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a
8 nonprofit public benefit corporation known as the Treasure Island Development Authority (the
9 "Authority") to act as a single entity focused on the planning, redevelopment, reconstruction,
10 rehabilitation, reuse and conversion of former Naval Station Treasure Island (the "Base") for
11 the public interest, convenience, welfare and common benefit of the inhabitants of the City
12 and County of San Francisco; and,

13 WHEREAS, Under the Treasure Island Conversion Act of 1997(the "Act"), the
14 California legislature (i) designated the Authority as a redevelopment agency under California
15 redevelopment law with authority over the Base upon approval of the City's Board of
16 Supervisors, and, (ii) with respect to those portions of the Base which are subject to the
17 Tidelands Trust, vested in the Authority the authority to administer the public trust for
18 commerce, navigation and fisheries as to such property; and,

19 WHEREAS, Pursuant to the Base Closure Community Redevelopment and Homeless
20 Assistance Act of 1994, the Treasure Island Homeless Development Initiative ("TIHDI") and
21 the San Francisco Redevelopment Agency negotiated a Base Closure Homeless Assistance
22 Agreement and Option to Sublease Real Property, which was endorsed by the City's Board of
23 Supervisors and approved by the United States Department of Housing and Urban
24 Development (as such agreement is finally approved and adopted by the Authority and the
25 City, the "TIHDI Agreement"); and,

SUPERVISOR LESLIE R. KATZ, Bierman
BOARD OF SUPERVISORS

1 WHEREAS, Under the TIHDI Agreement, TIHDI, among other things, is granted the right,
2 upon the satisfaction of certain conditions precedent, to have one or more of its member
3 organizations sublease certain housing units on the Base, as more particularly described in
4 the TIHDI Agreement (together, the "TIHDI Units"); and,

5 WHEREAS, To provide supportive housing for formerly homeless families, Community
6 Housing Partnership ("CHP"), Rubicon Programs and Walden House, member organizations
7 of TIHDI, and the Authority have negotiated, respectively, the terms of a new sublease for 32
8 Units for CHP, a new sublease for 52 units for Rubicon and an amendment to an existing
9 sublease with Walden House adding an additional 12 units, copies of which are on file with
10 the Clerk of the Board in File No. 001359 (together the "TIHDI Subleases"); and,

11 WHEREAS, each of the proposed TIHDI Subleases is for a term of up to 15 years, but
12 as provided under the TIHDI Agreement, the subleases can be "bought out" from available
13 developer proceeds if the premises are needed for long-term development for the sum of
14 approximately \$50,000 per unit, plus certain un-amortized costs; and,

15 WHEREAS, No rent is due under any of the proposed TIHDI subleases, but each
16 subtenant is responsible for paying 100% of the operating costs of their premises, including,
17 (i) the costs of code and seismic upgrades and complying with all applicable laws, including
18 disabilities access laws, (ii) utilities fees, (iii) taxes, (iv) insurance, (v) Navy CAM Charges, and
19 (vi) other costs of operating, maintaining and repairing the leased premises; and,

20 WHEREAS, Pursuant to the TIHDI Agreement, each subtenant under a TIHDI
21 Sublease must demonstrate to the Authority's reasonable satisfaction that it has in place the
22 means to provide all necessary social services, transportation, goods and other ancillary
23 services necessary to meet the needs of its resident occupants (the "Service Plans"); and,

24 WHEREAS, The Service Plans for CHP, Rubicon Programs and Walden House are
25 attached to the TIHDI Sublease filed herewith; and,

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BOARD OF SUPERVISORS

1 WHEREAS, For the purpose of these TIHDI Subleases and other subleases with TIHDI
2 member organizations, the Authority and the United States Navy entered into a master TIHDI
3 housing lease in July of 1999 (the "TIHDI Master Lease"); and,

4 WHEREAS, On November 3, 1997, the Planning Department issued a Categorical
5 Exemption under Guidelines sections 15301, 15303 and 15304(e) and a General Rule
6 Exclusion under Guidelines section 15061(b)(3) for the interim reuse of all facilities on
7 Treasure Island, including but not limited to housing units, on the basis that interim uses that
8 are consistent with the intensity and use of said facilities as documented in the 1995 Existing
9 Conditions Report would not nor could not have a reasonable probability to cause or
10 contribute to a significant effect on the environment; and,

11 WHEREAS, Both categorical exemptions have been filed with the Clerk of the Board in
12 File No. 001359 and the 1995 Existing Conditions Report is on file with the
13 Secretary of the Authority; Now, therefore, be it

14 RESOLVED, That the Board hereby approves and authorizes the Authority to enter in
15 the TIHDI Subleases and any amendments to the TIHDI Master Housing lease with the United
16 States Navy necessary to effectuate the TIHDI Subleases; and, be it

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1 FURTHER RESOLVED, That the Board authorizes the Authority to enter into
2 modifications to the TIHDI Subleases (including, without limitation, the attachment or
3 modification of exhibits) that are in the best interests of the Authority and the City, do not
4 materially change the terms of the TIHDI Subleases, and are necessary and advisable to
5 effectuate the purpose and intent of this resolution.

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7 RECOMMENDED:

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10 ANNEMARIE CONROY
11 Executive Director
12 Treasure Island Development Authority
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SUPERVISOR LESLIE R. KATZ
BOARD OF SUPERVISORS



City and County of San Francisco

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San Francisco, CA 94102-4689

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Resolution

File Number: 001359

Date Passed:

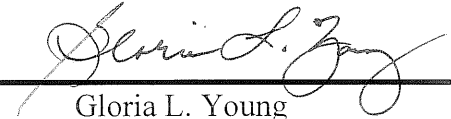
Resolution approving and authorizing the Treasure Island Development Authority to enter into two new subleases and an amendment to an existing sublease with TIHDI member organizations for the use of an additional 96 housing units on Treasure Island.

August 21, 2000 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 001359

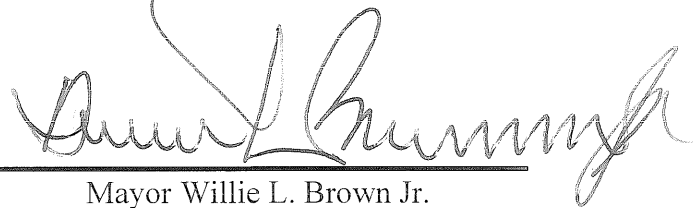
I hereby certify that the foregoing Resolution was ADOPTED on August 21, 2000 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

SEP - 1 2000

Date Approved



Mayor Willie L. Brown Jr.