FILE NO. 110564

RESOLUTION NO. 230 - 11

[Transfer Agreement - Alice Griffith Public Housing Opportunity Center]

Resolution approving and authorizing the transfer of a modular structure located at 2525 Griffith Street, commonly known as the Alice Griffith Opportunity Center, by the City and County of San Francisco, acting by and through the Mayor's Office of Housing to the Housing Authority of the City and County of San Francisco, for the purpose of continuing resident and community events and the provision of resident services benefitting Alice Griffith Public Housing residents.

WHEREAS, The City is the owner of a preexisting modular structure commonly known as the Alice Griffith Opportunity Center ("Opportunity Center"), and is responsible for all obligations related to the operation of the Center; and

WHEREAS, The San Francisco Housing Authority ("Housing Authority") owns the Alice Griffith Public Housing site, Assessor's Block 4884, Lot 20 ("Alice Griffith"), including 2525 Griffith Street, the location of the Opportunity Center, which was installed in 2005 in collaboration with the Housing Authority in an effort to enhance community services for Alice Griffith residents; and

WHEREAS, The Center has operated successfully since its installation as a community meeting space and as a facility from which services and resources are provided that benefit Alice Griffith residents, and the City and Housing Authority desire that it continue to fulfill this purpose; and

WHEREAS, The City and Housing Authority are collaborating on the revitalization of Alice Griffith according to the principles of HOPE SF, a program approved by the Board of Supervisors by Resolution No. 556-07, which calls for the transformation of the City's severely distressed public housing developments as newly constructed, mixed-income communities

and for the provision of social services and economic opportunities specifically for public housing residents; and

WHEREAS, The HOPE SF revitalization of Alice Griffith is commencing pursuant to the Below Market-Rate Housing Plan of the Development and Disposition Agreement for the Candlestick Point – Hunters Point Shipyard Phase 2 Project between the Redevelopment Agency of the City and County of San Francisco ("Agency") and C.P. Development Co., LP, as approved on June 3, 2010 by Agency Resolution No. 69-2010, and as further memorialized in the July 8, 2010 Memorandum of Understanding between the City, the Housing Authority, the Agency, and the Office of Economic and Workforce Development, which sets forth the parties' interests, roles, and responsibilities in Alice Griffith's revitalization; and

WHEREAS, The Housing Authority will continue to own the land upon which the newly constructed Alice Griffith public housing units and a portion of the new community facilities will be built, and as such, the City seeks to transfer ownership and responsibility of the Opportunity Center to the Housing Authority in recognition of the pending revitalization work and the Housing Authority's role as land owner for the newly constructed buildings; and

WHEREAS, The City and Housing Authority have agreed upon the terms of a Transfer Agreement ("Transfer Agreement") and a Quitclaim Deed for the transfer of the Opportunity Center (the "Quitclaim"), each substantially in the form on file with the Clerk of the Board of Supervisors in File No. 110564; and

WHEREAS, By Resolution No. 5469 approved on May 12, 2011, the Housing Authority Commission authorized the Housing Authority to execute the Transfer Agreement and Quitclaim; and

WHEREAS, The Housing Authority represents and warrants that it has performed a diligent and thorough inspection and investigation of each and every aspect of the Opportunity

Center and accepts the City's transfer of all its rights, title, interests, and obligations in the Opportunity Center on an "as-is, with all faults" basis; and

WHEREAS, Upon transfer of the Opportunity Center, the Housing Authority will be solely responsible for all operation and maintenance obligations for the Opportunity Center at no cost to the City, as further set forth in the Transfer Agreement and Quitclaim; and

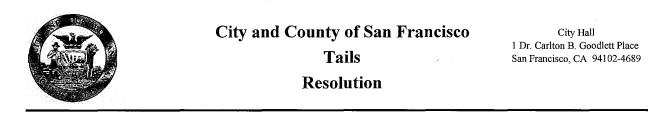
WHEREAS, The City and Housing Authority agree that, so long as it exists, the Opportunity Center's exclusive and permanent use will be to benefit Alice Griffith residents and, as appropriate, community members, particularly by serving as a place from which a qualified service provider can provide appropriate community-based services, consistent with the needs of the Alice Griffith residents; and

WHEREAS, The Transfer Agreement and Quitclaim both include language requiring that the Opportunity Center only be used for such purposes; and

WHEREAS, On July 27, 2010 the Board of Supervisors adopted Resolution No. 347-10, adopting findings under the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) including the adoption of a mitigation monitoring and reporting program and a statement of overriding considerations in connection with the development of the Candlestick Point-Hunters Point Shipyard Phase 2 Project, of which the revitalization of Alice Griffith is a key component, which is on file with the Clerk of the Board of Supervisors in File No. 100572; now, therefore, be it

RESOLVED, That the Board of Supervisors approves the Transfer Agreement and the Quitclaim, substantially in the form on file with the Clerk of the Board of Supervisors in File No. 110564, and authorizes the Mayor's Office of Housing, through its Director, to execute the Transfer Agreement and Quitclaim, and to take all steps necessary or appropriate under the Transfer Agreement and Quitclaim, or as may be otherwise needed, to effectuate the purpose and intent of this resolution; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of the Mayor's Office of Housing, in consultation with the City Attorney, to enter into any additions, amendments or other modifications to the Transfer Agreement (including in each instance, without limitation, the attachment of exhibits) that the Director of the Mayor's Office of Housing determines are in the best interests of the City or otherwise do not materially increase the obligations or liabilities of the City, and are in compliance with all applicable laws, including the City's Charter, and the Board of Supervisors authorizes the Director of the Mayor's Office of Housing to execute such additions, amendments or other modifications to the Agreement.



File Number: 110564

Date Passed: June 07, 2011

Resolution approving and authorizing the transfer of a modular structure located at 2525 Griffith Street, commonly known as the Alice Griffith Opportunity Center, by the City and County of San Francisco, acting by and through the Mayor's Office of Housing to the Housing Authority of the City and County of San Francisco, for the purpose of continuing resident and community events and the provision of resident services benefitting Alice Griffith Public Housing residents.

May 24, 2011 Land Use and Economic Development Committee - RECOMMENDED..

June 07, 2011 Board of Supervisors - ADOPTED

Ayes: 10 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Mar, Mirkarimi and Wiener Absent: 1 - Kim

File No. 110564

I hereby certify that the foregoing Resolution was ADOPTED on 6/7/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo Clerk of the Board

Mayor Edwin Lee

Date Approved