[Master Development Agreement - BRIDGE Potrero Community Associates, LLC - Potrero HOPE SF Project]

Resolution authorizing the execution of the Master Development Agreement between the Housing Authority of the City and County of San Francisco, BRIDGE Potrero Community Associates, LLC, a California limited liability company, and the City and County of San Francisco, for the Potrero HOPE SF Project at the approximately 38-acre irregularly shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south and Wisconsin Street to the south; and making findings under the California Environmental Quality Act, and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

WHEREAS, HOPE SF is the nation’s first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents; and

WHEREAS, Launched in 2007, HOPE SF is a 20-year human and real estate capital commitment by the City; and

WHEREAS, HOPE SF, the City’s signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investments in education, economic mobility, health and safety; and

WHEREAS, The Potrero HOPE SF project (the “Project”) is an approximately 38-acre irregularly shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street

Supervisors Cohen; Farrell
BOARD OF SUPERVISORS
to the east, 25th Street and 26th Street to the south and Wisconsin Street to the south in San Francisco; and

WHEREAS, The San Francisco Housing Authority ("SFHA") owns and operates 619 units of public housing on the approximately 38-acre site of the Project, which is located in the Potrero Hill neighborhood of the City; and

WHEREAS, The Project is a mixed use, mixed income development with several different components, including: (i) construction of the public infrastructure to support the Project; (ii) development of private, mixed-use affordable housing on affordable parcels in accordance with an affordable housing plan; (iii) development of private, mixed-use residential projects on market rate parcels; and (iv) development of community improvements (e.g., open space areas, community facilities) throughout the Project; and

WHEREAS, The Potrero HOPE master plan consists of a maximum of 1,700 units, of which approximately 800 are replacement units for existing Potrero households and additional affordable housing units, there are also up to 800 units that will be for market rate housing units; and

WHEREAS, The master plan includes all new streets and utility infrastructure, 3.5 acres of new open spaces, and approximately 50,000 square feet of new neighborhood serving spaces; and

WHEREAS, The Master Development Agreement (the "Agreement") outlines land conveyance by the SFHA to the master developer and associated provisions to ensure completion of the Project; and

WHEREAS, Developer filed an application with the City's Planning Department for approval of a development agreement relating to the Project Site (the "Development Agreement") under Chapter 56; a copy of the Development Agreement is on file with the Clerk of the Board in File No. 161161; and
WHEREAS, The Board of Supervisors is considering the Development Agreement for
the Project concurrently with this resolution; and

WHEREAS, The Board of Supervisors established the HOPE SF fund through
Ordinance No. 180-07 (Board File No. 070849), and affirmed its commitment to HOPE SF
through Resolution No. 556-07; and

WHEREAS, The Planning Commission of the City's Planning Department took the
following actions on December 10, 2015: Certified the Final Environmental Impact Report
(Motion No. 19529); Adopted CEQA Findings including a statement of overriding
considerations (Motion No. 19530); and, Adopted Findings of Consistency with the General
Plan and Planning Code, Section 101.1 (Motion No. 19531), for the Project; and

WHEREAS, The Board of Supervisors on January 31, 2017 _______ by
Ordinance No. ___-____ adopted all of the findings of the Planning Commission of
December 10, 2015, including findings under CEQA, and findings of consistency with the
General Plan and Planning Code, Section 101.1; and

WHEREAS, Ordinance No. ___-____ is on file with the Clerk of the Board of
Supervisors in File No. 161161 and is incorporated herein by reference; now, therefore, be it

RESOLVED, That in accordance with the recommendation of the Director of Mayor's
Office of Housing and Community Development ("MOHCD"), the Board of Supervisors hereby
approves and authorizes the Director of MOHCD (or his designee) to execute the Agreement
on behalf of the City between the City and County of San Francisco, the Housing Authority of
the City and County of San Francisco and BRIDGE Potrero Community Associates, LLC, for
the development of the Project, and the Director of MOHCD (or his designee) is hereby
authorized to execute any such other documents that are necessary or advisable to effectuate
the Agreement and the purpose and intent of this Resolution; and, be it
FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of MOHCD (or his designee) to enter into any and all documents and take any and all actions which such party, in consultation with the City Attorney, determines are in the best interest of the City, do not materially increase the obligations of the City or materially decrease the benefits to the City, are necessary and advisable to consummate the performance of the purposes and intent of this Resolution and comply with all applicable laws, including the City's Charter; any such actions are solely intended to further the purposes of this Resolution, and are subject in all respects to the terms of this Resolution, and such official shall consult with the City Attorney before execution of documents that include amendments from what was previously submitted to the Board, and thereafter provide to the Clerk of the Board the final document, as signed by the parties, together with a marked copy to show any changes within 30 days of execution for inclusion in the official file; and, be it

FURTHER RESOLVED, That all actions authorized and directed by this Resolution and heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors.
Resolution authorizing the execution of the Master Development Agreement between the Housing Authority of the City and County of San Francisco, BRIDGE Potrero Community Associates, LLC, a California limited liability company, and the City and County of San Francisco, for the Potrero HOPE SF Project at the approximately 38-acre irregularly shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and making findings under the California Environmental Quality Act, and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

January 11, 2017 Budget and Finance Committee - RECOMMENDED

January 24, 2017 Board of Supervisors - ADOPTED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 161355

I hereby certify that the foregoing Resolution was ADOPTED on 1/24/2017 by the Board of Supervisors of the City and County of San Francisco.

Peggy<li><li><li><li><li><li><li>Angela Valvillo
Clerk of the Board

Mayor

Date Approved