Resolution approving the jurisdictional transfer of City property at 211-291 Putnam Street, Assessor’s Parcel Block No. 5731, Lot No. 002, from the Real Estate Division to the Mayor’s Office of Housing and Community Development; approving the transfer price of $0; making findings of consistency with the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing other actions in furtherance of this Resolution, as defined herein.

WHEREAS, The City and County of San Francisco owns certain real property located at 211-291 Putnam Street and known as Assessor’s Parcel Block No. 5731, Lot No. 002 (“the Property”); and

WHEREAS, Real Estate Division (“RED”) has jurisdiction of the Property despite that the Property has been improved with a 100% affordable housing project through the Mayor’s office of Housing and Community Development (“MOHCD”); and

WHEREAS, RED is not an Enterprise Department as defined in Administrative Code, Section 23A.4; and

WHEREAS, The Appraisal requirement in Section 23.14 of the Administrative Code is not applicable to any jurisdictional transfers from a non-Enterprise Department to MOHCD for 100% affordable housing under Administrative Code, Chapter 23A; and

WHEREAS, To further the production of quality affordable housing in San Francisco, RED is willing to transfer jurisdiction of the Property to MOHCD, and MOHCD is willing to accept jurisdiction of the Property, without monetary payment; and
WHEREAS, In accordance with Section 23.14 of the Administrative Code, the Director of Property determines and reports to the Mayor that the Property could be used more advantageously by MOHCD for affordable housing, as defined in Administrative Code, Section 23A.4; and

WHEREAS, In accordance with Section 23.15 of the Administrative Code, the Mayor believes and agrees the Property can be used more advantageously by MOHCD and recommends that the Board of Supervisors approve the jurisdictional transfer of the Property to MOHCD for 100% affordable housing; and

WHEREAS, By letter dated November 9, 2018 (the “Planning Letter”), the Department of City Planning found the transfer between RED and MOHCD to be consistent with the City’s General Plan, and with the eight priority policies under Planning Code, Section 101.1; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby adopts the findings contained in the Planning Letter, from the Department of City Planning regarding the California Environmental Quality Act, and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it

RESOLVED, That in accordance with the recommendation of the RED, Director of MOHCD, and Director of Property, the Board of Supervisors hereby declares that the public interest and necessity will not be inconvenienced by the jurisdictional transfer of the Property; and, be it

FURTHER RESOLVED, The Board of Supervisors finds that the actions contemplated in this Resolution are consistent with the City's General Plan and with Planning Code, Section 101.1(b) for the reasons set forth in the Planning Letter; and, be it
FURTHER RESOLVED, That the Board of Supervisors determines the Property is no longer advantageous for RED and can be used more advantageously by MOHCD and approves the transfer of jurisdiction of the Property from the RED to MOHCD in accordance with the terms and conditions of their agreement; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby authorizes and directs the Director of Property to transfer jurisdiction of the City Property to MOHCD and that said transfer of jurisdiction be effective upon the Board of Supervisors' and Mayor approval; and, be it

FURTHER RESOLVED, That the Mayor, the Clerk of the Board of Supervisors, the Director of Property and the Director of MOHCD are each authorized and directed 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, are necessary or advisable to consummate the performance of the purposes and intent of this Resolution and comply with all applicable laws, including the City's Charter, and including but not limited to any agreement entered into between the departments, and any modifications or amendments thereto.

RECOMMENDED:

Andrico Q. Penick,
Director of Property

Kate Hartley, Director,
Mayor's Office of Housing and Community Development

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Resolution approving the jurisdictional transfer of City property at 211-291 Putnam Street, Assessor's Parcel Block No. 5731, Lot No. 002, from the Real Estate Division to the Mayor's Office of Housing and Community Development; approving the transfer price of $0; making findings of consistency with the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing other actions in furtherance of this Resolution, as defined herein.

December 06, 2018 Budget and Finance Committee - RECOMMENDED AS COMMITTEE REPORT

December 11, 2018 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

File No. 181161

I hereby certify that the foregoing Resolution was ADOPTED on 12/11/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

Date Approved 12/21/18