

1 [Transfer Agreement - Alice Griffith Public Housing Opportunity Center]

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3 **Resolution approving and authorizing the transfer of a modular structure located at**
4 **2525 Griffith Street, commonly known as the Alice Griffith Opportunity Center, by the**
5 **City and County of San Francisco, acting by and through the Mayor’s Office of Housing**
6 **to the Housing Authority of the City and County of San Francisco, for the purpose of**
7 **continuing resident and community events and the provision of resident services**
8 **benefitting Alice Griffith Public Housing residents.**

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

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

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

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

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

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

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

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

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

23 WHEREAS, The Housing Authority represents and warrants that it has performed a
24 diligent and thorough inspection and investigation of each and every aspect of the Opportunity
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1 Center and accepts the City’s transfer of all its rights, title, interests, and obligations in the
2 Opportunity Center on an “as-is, with all faults” basis; and

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

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

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

13 WHEREAS, On July 27, 2010 the Board of Supervisors adopted Resolution No. 347-
14 10, adopting findings under the California Environmental Quality Act (California Public
15 Resources Code Sections 21000 et seq.) including the adoption of a mitigation monitoring and
16 reporting program and a statement of overriding considerations in connection with the
17 development of the Candlestick Point-Hunters Point Shipyard Phase 2 Project, of which the
18 revitalization of Alice Griffith is a key component, which is on file with the Clerk of the Board of
19 Supervisors in File No. 100572; now, therefore, be it

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

Mayor Lee

BOARD OF SUPERVISORS

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

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