

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

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

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

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

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

23 WHEREAS, The Potrero HOPE SF project (the “Project”) is an approximately 38-acre
24 irregularly shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street
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1 to the east, 25th Street and 26th Street to the south and Wisconsin Street to the south in San
2 Francisco; and

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

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

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

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

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

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

1 WHEREAS, The Board of Supervisors is considering the Development Agreement for
2 the Project concurrently with this resolution; and

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

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

11 WHEREAS, The Board of Supervisors on _____ by
12 Ordinance No. _____ adopted all of the findings of the Planning Commission of
13 December 10, 2015, including findings under CEQA, and findings of consistency with the
14 General Plan and Planning Code, Section 101.1; and

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

17 RESOLVED, That in accordance with the recommendation of the Director of Mayor’s
18 Office of Housing and Community Development (“MOHCD”), the Board of Supervisors hereby
19 approves and authorizes the Director of MOHCD (or his designee) to execute the Agreement
20 on behalf of the City between the City and County of San Francisco, the Housing Authority of
21 the City and County of San Francisco and BRIDGE Potrero Community Associates, LLC, for
22 the development of the Project, and the Director of MOHCD (or his designee) is hereby
23 authorized to execute any such other documents that are necessary or advisable to effectuate
24 the Agreement and the purpose and intent of this Resolution; and, be it
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1 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
2 MOHCD (or his designee) to enter into any and all documents and take any and all actions
3 which such party, in consultation with the City Attorney, determines are in the best interest of
4 the City, do not materially increase the obligations of the City or materially decrease the
5 benefits to the City, are necessary and advisable to consummate the performance of the
6 purposes and intent of this Resolution and comply with all applicable laws, including the City's
7 Charter; any such actions are solely intended to further the purposes of this Resolution, and
8 are subject in all respects to the terms of this Resolution, and such official shall consult with
9 the City Attorney before execution of documents that include amendments from what was
10 previously submitted to the Board, and thereafter provide to the Clerk of the Board the final
11 document, as signed by the parties, together with a marked copy to show any changes within
12 30 days of execution for inclusion in the official file; and, be it

13 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
14 heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors.

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