

1 [Sublease of 86 Housing Units on Treasure Island and Related Facilities to TIHDI]
2 APPROVING AND AUTHORIZING THE TREASURE ISLAND DEVELOPMENT AUTHORITY
3 TO EXECUTE FOUR SUBLEASES WITH MEMBER ORGANIZATIONS OF THE TREASURE
4 ISLAND HOMELESS DEVELOPMENT INITIATIVE FOR THE FIRST 86 OF A TOTAL OF 222
5 HOUSING UNITS ON TREASURE AND YERBA BUENA ISLANDS.

6 WHEREAS, On May 2, 1997, the Board of Supervisors (the "Board") passed
7 Resolution No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a
8 nonprofit public benefit corporation known as the Treasure Island Development Authority (the
9 "Authority") to act as a single entity focused on the planning, redevelopment, reconstruction,
10 rehabilitation, reuse and conversion of former Naval Station Treasure Island (the "Base") for
11 the public interest, convenience, welfare and common benefit of the inhabitants of the City
12 and County of San Francisco; and,

13 WHEREAS, Under the Treasure Island Conversion Act of 1997, which amended
14 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter
15 1333 of the Statutes of 1968 (the "Act"), the California legislature (i) designated the Authority
16 as a redevelopment agency under California redevelopment law with authority over the Base
17 upon approval of the City's Board of Supervisors, and, (ii) with respect to those portions of the
18 Base which are subject to the Tidelands Trust, vested in the Authority the authority to
19 administer the public trust for commerce, navigation and fisheries as to such property; and,

20 WHEREAS, The Tidelands Trust prohibits the sale of trust property into private
21 ownership, generally requires that Tidelands Trust property be accessible to the public and
22 encourages public-oriented uses of trust property that, among other things, attract people to
23 the waterfront, promote public recreation, protect habitat and preserve open space; and,

24 WHEREAS, Pursuant to the Base Closure Community Redevelopment and Homeless
25 Assistance Act of 1994, the Treasure Island Homeless Development Initiative ("TIHDI") and
MAYOR WILLIE L. BROWN, JR., SUPERVISORS AMMIANO, YEE, YAKI, BIERMAN and
BROWN, LENO, KATZ, NEWSOM

BOARD OF SUPERVISORS

1 the San Francisco Redevelopment Agency negotiated a Base Closure Homeless Assistance
2 Agreement and Option to Sublease Real Property, which was endorsed by the City's Board of
3 Supervisors and approved by the United States Department of Housing and Urban
4 Development (as such agreement is finally approved and adopted by the Authority and the
5 City, the "TIHDI Agreement"); and,

6 WHEREAS, Under the TIHDI Agreement, TIHDI, among other things, is granted the
7 right, upon the satisfaction of certain conditions precedent, to have one or more of its member
8 organizations sublease up to 90 of the housing units on Yerba Buena Island (41 of which are
9 to remain available to the Authority for up to five years) and up to 285 housing units on
10 Treasure Island for homeless San Franciscans, as more particularly described in the TIHDI
11 Agreement (together, the "TIHDI Units"); and,

12 WHEREAS, The Authority and TIHDI have negotiated a Sublease, in substantially the
13 form of the Sublease filed with the Clerk of the Board in File No. 990129 to be
14 used in connection with the Sublease of 86 housing units on the Base to four separate TIHDI
15 Member organizations; and,

16 WHEREAS, The Authority intends to enter into the following four subleases with TIHDI
17 member organizations: (i) 30 units will be subleased by Catholic Charities to provide
18 permanent housing and support services to assist homeless families with disabilities and to
19 help those families achieve residential, economic and personal stability, (ii) 18 units will be
20 subleased to Haight Ashbury Free Clinics to provide supervised transitional housing and 24
21 hour care to women and men needing medical or psychiatric care or substance abuse
22 treatment, (iii) 24 units will be subleased to Swords to Plowshares to provide supportive
23 transitional housing to homeless veterans for a period of up to 2 years while residents are
24 given the skills and other tools necessary for a transition back to self-sufficient living, and (iv)
25 14 units will be subleased to Walden House to provide supervised transitional housing for

MAYOR WILLIE L. BROWN, JR., SUPERVISORS AMMIANO, YEE, YAKI, BIEMAN and
BROWN

BOARD OF SUPERVISORS

1 homeless men and women to assist them in overcoming the barriers to achieving self-
2 sufficient living (together, the "TIHDI Subleases"); and,

3 WHEREAS, each of the proposed TIHDI Subleases is for a term of up to 15 years, but
4 as provided under the TIHDI Agreement, the subleases can be "bought out" from available
5 developer proceeds if the premises are needed for long-term development for the sum of
6 approximately \$50,000 per unit, plus certain un-amortized costs; and,

7 WHEREAS, No rent is due under any of the proposed TIHDI subleases, but each
8 subtenant is responsible for paying 100% of the operating costs of their premises, including,
9 (i) the costs of code and seismic upgrades and complying with all applicable laws, including
10 disabilities access laws, (ii) utilities fees, (iii) taxes, (iv) insurance, (v) Navy CAM Charges, and
11 (vi) other costs of operating, maintaining and repairing the leased premises; and,

12 WHEREAS, Pursuant to the TIHDI Agreement, each subtenant under a TIHDI
13 Sublease must demonstrate to the Authority's reasonable satisfaction that it has in place the
14 means to provide all necessary social services, transportation, goods and other ancillary
15 services necessary to meet the needs of its resident occupants (the "Service Plans"); and,

16 WHEREAS, The Service Plans for Catholic Charities, Haight-Ashbury Free Clinics,
17 Swords to Plowshares and Walden House are attached to the form of TIHDI Sublease filed
18 herewith as exhibits A-1-A-4 respectively; and,

19 WHEREAS, Pursuant to the requirements of the California Environmental Quality Act,
20 California Public Resources Code, Sections 21000 et seq., ("CEQA"), the Guidelines for
21 Implementation of CEQA, Title 15 California Code of Regulations Sections 15000 et seq.,
22 ("CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter
23 31"), entitled Environmental Quality, the San Francisco Planning Department prepared two (2)
24 categorical exemptions affecting the decision by this Board of Supervisors to approve the
25 subleases that are the subject of this resolution, and,

MAYOR WILLIE L. BROWN, JR., SUPERVISORS AMMIANO, YEE, YAKI, BIERMAN and
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BOARD OF SUPERVISORS

1 WHEREAS, On September 24, 1997, the Planning Department issued a Categorical
2 Exemption under Guidelines sections 15301(a) and 15301(d) on the basis that the renovation
3 and occupancy by civilians of approximately 204 existing Series 1400 housing units would not
4 result in a change in use or intensity from previous uses; and,

5 WHEREAS, On November 3, 1997, the Planning Department issued a Categorical
6 Exemption under Guidelines sections 15301, 15303 and 15304(e) and a General Rule
7 Exclusion under Guidelines section 15061(b)(3) for the interim reuse of all facilities on
8 Treasure Island, including but not limited to housing units, on the basis that interim uses that
9 are consistent with the intensity and use of said facilities as documented in the 1995 Existing
10 Conditions Report would not nor could not have a reasonable probability to cause or
11 contribute to a significant effect on the environment; and,

12 WHEREAS, Both categorical exemptions have been filed with the Clerk of the Board in
13 File No. 990129 and the 1995 Existing Conditions Report is on file with the
14 Secretary of the Authority; Now, therefore, be it

15 RESOLVED, That the Board hereby approves and authorizes the Authority to enter into
16 each of the TIHDI Subleases; and, be it

17 FURTHER RESOLVED, That the Board authorizes the Authority to enter into
18 modifications to any of the TIHDI Subleases (including, without limitation, the attachment or
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MAYOR WILLIE L. BROWN, JR., SUPERVISORS AMMIANO, YEE, YAKI, BIERMAN and
BROWN
BOARD OF SUPERVISORS

1 modification of exhibits) that are in the best interests of the Authority and the City, do not
2 materially change the terms of any such TIHDI Sublease, and are necessary and advisable to
3 effectuate the purpose and intent of this resolution.

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5 RECOMMENDED:

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8 ANNEMARIE CONROY
9 Executive Director
10 Treasure Island Development Authority
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MAYOR WILLIE L. BROWN, JR., SUPERVISORS AMMIANO, YEE, YAKI, BIERMAN and
BROWN
BOARD OF SUPERVISORS

Page 5
1/25/99



City and County of San Francisco

City Hall
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San Francisco, CA 94102-4689

Tails

Resolution

File Number: 990129

Date Passed:

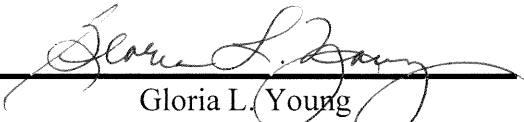
Resolution approving and authorizing the Treasure Island Development Authority to execute four (4) subleases with member organizations of the Treasure Island Homeless Development Initiative for the first 86 of a total of 222 housing units on Treasure and Yerba Buena Islands.

February 22, 1999 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

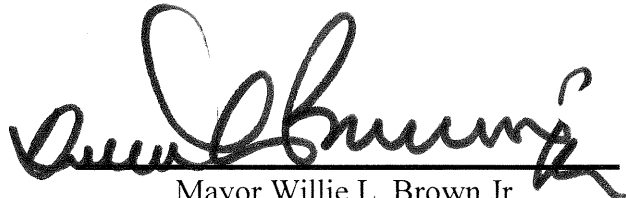
File No. 990129

I hereby certify that the foregoing Resolution was ADOPTED on February 22, 1999 by the Board of Supervisors of the City and County of San Francisco.


Gloria L. Young
Clerk of the Board

MAR - 5 1999

Date Approved


Mayor Willie L. Brown Jr.