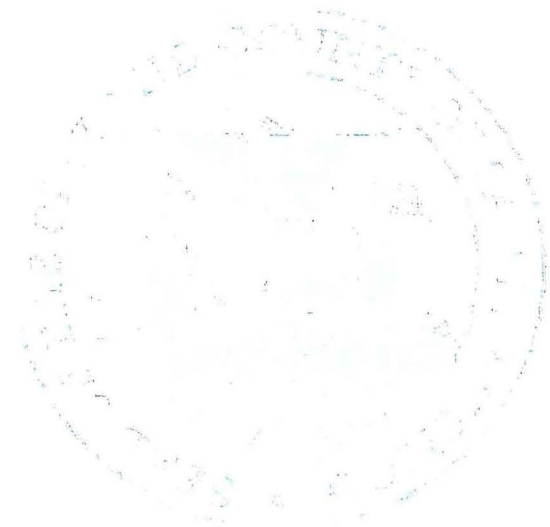


Surplus Public Lands Ordinance

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Development

Board of Supervisors' Land Use and
Transportation Committee
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Surplus Public Lands Ordinance (Chapter 23A)

- Enacted in 2002 by the Board and amended by voters in 2015 (Proposition K).
- Addresses housing affordability and the homelessness crisis in San Francisco by repurposing surplus city property for the development of affordable housing or shelters and other homeless services.
- The City Administrator reports on surplus city property and MOHCD evaluates the feasibility of its development or sale for affordable housing or shelters and services for homeless individuals.

“Surplus Property Report” – 2015/2016

1. Using requirements in place as of November 1, 2015, departments provided information to Real Estate
2. Real Estate produced the initial “Surplus Property Report” of 46 property locations on March 1st
3. New Proposition K standards (size requirement of 10,890 square feet, exemptions for open space) became operative during this year’s review and reduce list to two locations for potential analysis by MOHCD
4. Future reports will be incorporated into the Capital Planning process to address utilization, building condition

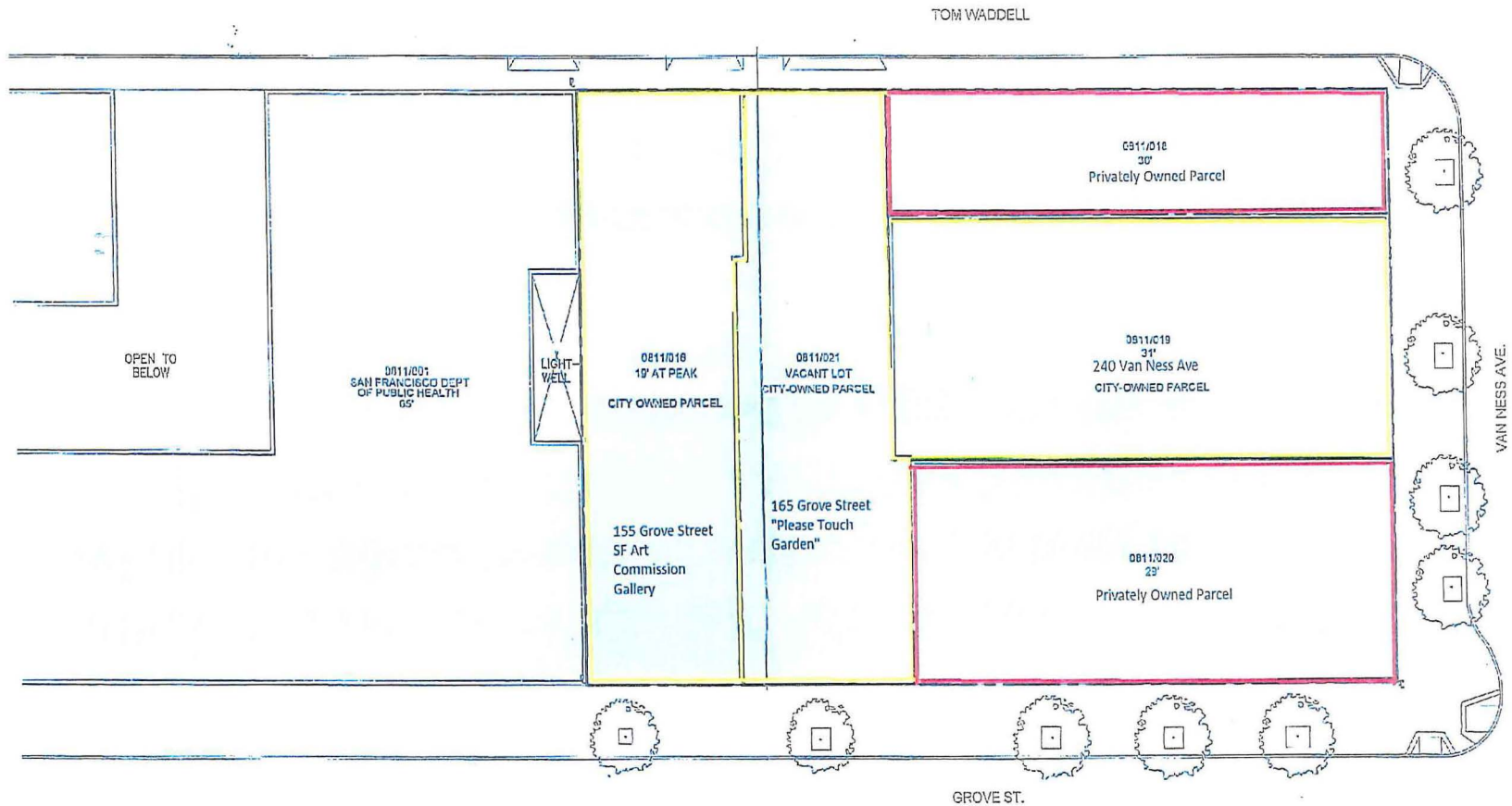
Properties greater than 10,890sf (no study)

- **191 Portola Avenue, 840 Clipper, Bosworth & Lippard, Bosworth & Chilton, Bosworth & Burnside** (*zoned P-OS, exempt under new open space requirement, some have underground PUC infrastructure*)
- **331 Corbett** (*previously deemed infeasible for housing, exempt under new open space requirement, covered by Ordinance 02-12: proceeds from any sale to be used by MOHCD & sale to nonprofit must preserve open space use*)
- **Old Mint, 88 Fifth Street** (*removed as RFP process has been engaged, with initial steps toward lease award commenced*)

Properties greater than 10,890sf (Potential Review)

- **2300 Third Street (Old Potrero Police Station)**
 - Vacant and abandoned
 - Community expresses desire for adaptive reuse
 - Substantial capital and seismic needs
 - Historic resource
- **155 Grove Street, 165 Grove Street, 240 Van Ness Ave.**
 - When combined, lots may be feasible for housing
 - Additional review and possible assemblage with adjacent privately-owned sites may offer most efficient residential development
 - Substantial capital and seismic needs

155/165 Grove Street and 240 Van Ness Ave



Assemblage of Five Parcels to Maximize Housing



Surplus Public Lands Ordinance – Board of Supervisors

MOHCD Feasibility Criteria

MOHCD to evaluate feasibility of development considering these criteria:

1. Existing use, including

- Historical use and longevity of that use (e.g. currently used as community garden?)
- Community support for continued historical use
- Community support for conversion to affordable housing

MOHCD Feasibility Criteria (cont.)

2. Lot size and configuration

3. Zoning

- Housing allowed?
- Zoning of surrounding uses?
- Height and density limit?
- Open space requirements?
- In commercial district?

MOHCD Feasibility Criteria (cont.)

4. Site Conditions

- Physical condition
- Topography
- Accessibility
- Environmental conditions
- Surrounding uses
- Neighborhood amenities
- Access to transit

MOHCD Feasibility Criteria (cont.)

5. Development potential

- Number of potential housing units
- Sufficient space for supportive services?
- Space for commercial uses, if appropriate?
- Alternative uses for site?
- Economies of scale achievable?
- Ability to leverage outside capital sources?
- MOHCD capital subsidy per unit required?

Status and next steps

1. The City Administrator produced the initial “Surplus Property Report” on March 1st
2. MOHCD feasibility report due June 1st
3. Citizens’ Advisory Committee may hold public hearings reviewing the reports and may make recommendations to the Board by December 15th
4. Concurrently, City Administrator may make recommendations to Mayor and Board regarding jurisdictional transfers, sales, or development, pending Board approval