

[Administrative Code - Treasure Island Development Authority]

**Ordinance amending the Administrative Code to clarify the status of the Treasure Island Development Authority (“TIDA”) as a City department.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
**Additions to Codes** are in single-underline italics Times New Roman font.  
**Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~strikethrough Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. General Findings.

(a) Treasure Island (“TI”) and Yerba Buena Island (“YBI”) are undergoing large-scale development that will create one of the largest new neighborhoods in the City and County of San Francisco (“City”), the development of which is being administered by the Treasure Island Development Authority (“TIDA”), a City department.

(b) TI was initially constructed as one of the most visible of President Franklin D. Roosevelt’s Works Progress Administration projects and was host to the Golden Gate International Exposition in 1939 and 1940. TI was activated as a United States Naval Base in 1940 and played a substantial role in both World War II and the Korean War. TI was used as a center for receiving, training and dispatching personnel. Later, the Island was used as a training and administrative center.

(c) In 1993 the Federal Government placed the Naval Station Treasure Island (“NSTI”) on its Base Realignment and Closure list, and the United States Department of Defense subsequently designated the City as the Local Reuse Authority responsible for the conversion

1 of NSTI to civilian use under the federal disposition process per the Base Closure Community  
2 Redevelopment and Homeless Assistance Act of 1994 (the "Act").

3 (d) In 1994, the City began to conduct hearings and community meetings which  
4 informed the redevelopment plan that would eventually result in a new San Francisco  
5 neighborhood incorporating residents of all socio-economic backgrounds. NSTI was formally  
6 decommissioned in 1997.

7 (e) One Treasure Island ("One TI") (formerly the Treasure Island Homeless  
8 Development Initiative ["TIHDI"]) was formed in 1994 and is a non-profit membership  
9 organization committed to developing the homeless-supporting component of the land use  
10 plan for redevelopment.

11 (f) In 1997, the City formed TIDA as a redevelopment agency under California law and  
12 designated it as the new Local Reuse Authority.

13 (g) The City, acting as the Local Reuse Authority, prepared a Homeless Assistance  
14 Agreement to provide for the use of buildings, property and other resources on and off NSTI  
15 to assist homeless persons in the community, subject to completion of environmental review  
16 under the California Environmental Quality Act and the National Environmental Policy Act. In  
17 1997, the Board of Supervisors adopted Resolution No. 566-97 endorsing an amendment to  
18 the Homeless Assistance Agreement to allow for the transfer of certain Navy Personal  
19 Property to TIHDI. The amended agreement is referred to as the "TIHDI Agreement." The  
20 specific intent of the TIHDI Agreement was (1) to ensure that housing for the formerly  
21 homeless was incorporated into the reuse plan and (2) to make interim use of former Navy  
22 housing to provide immediate – but temporary – relief for those experiencing homelessness.  
23 As a result, the first homeless households moved to Treasure Island in 2001.

24 (h) In 2003, TIDA selected Treasure Island Community Development LLC ("TICD") for  
25 exclusive negotiations for the master redevelopment of TI. The Development Agreement

1 (“Original DA”), dated June 28, 2011, vests the master plan’s entitlements for 30 years and  
2 specifies that any vertical project is to be approved by the Planning Department under a  
3 process outlined in the Original DA. The Original DA, unanimously approved by the Board of  
4 Supervisors, forms the basis for the Disposition and Development Agreement (as amended,  
5 “Original DDA”) between TIDA and TICD, and governs respective rights and obligations for  
6 the redevelopment of portions of TI and YBI and calls for the development of up to 8,000  
7 residential units in a series of Major Phases and Sub-Phases. A minimum of 435 units are for  
8 homeless households that are to be developed by One TI member organizations.

9 (i) As of the 2011 signing of the Original DDA between TIDA and TICD, there were  
10 approximately 600 existing former Navy housing units occupied by households living in both  
11 affordable units for formerly homeless households and market rate units. Of these 600 units,  
12 approximately 260 were reserved for homeless households operated by One TI members.  
13 The households living in the remaining market rate units at the time the Original DDA was  
14 executed are referred to as “Legacy Households” and these households have certain rights  
15 and benefits that are described in the Original DDA.

16 (j) In 2011, the rights and obligations under the TIHDI Agreement were incorporated  
17 into the 2011 “One TI Agreement” that was unanimously approved by the Board of  
18 Supervisors. The One TI Agreement, dated June 28, 2011, outlines all TIDA obligations with  
19 respect to housing and services for current and formerly homeless individuals and families to  
20 be provided by One TI and its members and also governs certain new housing, employment  
21 and economic development opportunities that are managed by One TI in four broad  
22 categories:

- 23 (1) Housing for homeless households: At least 435 units (including replacement  
24 units).
- 25 (2) Employment: 25% hiring goal for construction and permanent jobs.

1 (3) Economic Development: Service Contracts and social enterprises that hire  
2 and train people with barriers to employment.

3 (4) Services: Spaces for community center, youth services and administrative  
4 offices.

5 (k) In 2012, Assembly Bill No. 1X 26 (Chapter 5, Statutes of 2011-12, First  
6 Extraordinary Session) dissolved all redevelopment agencies in the State of California and  
7 designated the City as the successor agency to the Redevelopment Agency of the City and  
8 County of San Francisco, with the residual powers of the former Redevelopment Agency.

9 (l) In Resolution No. 11-12, this Board rescinded its earlier designation of TIDA as the  
10 redevelopment agency for TI but did not alter TIDA's ability to act regarding reuse,  
11 development and day-to-day management of TI using its non-redevelopment powers; nor did  
12 it alter TIDA's status as the Local Reuse Authority for TI or as the tidelands trustee for the  
13 portions of TI that are subject to the tidelands trust; nor did it alter any of the non-  
14 redevelopment powers or non-redevelopment authority that the City has granted to TIDA and  
15 that TIDA has under its articles, bylaws, the Conversion Act, and other applicable instruments  
16 and laws.

17 (m) When TIDA ceased to exist as the redevelopment agency for TI, TIDA was fully  
18 absorbed into to the City and became a City department. As a City department, TIDA  
19 operates under the direction of the City Administrator. The City Administrator, with the  
20 concurrence of the Mayor, has the authority to appoint and remove the director of TIDA.

21 (n) As of 2024, TICD substantially completed infrastructure and stormwater  
22 management controls within Sub-Phase 1 (on YBI) and Sub-Phase 2 (on TI) to support the  
23 construction of up to approximately 2,000 residential units, of which almost 1,000 new housing  
24 units have either been completed or are currently under construction, and of which  
25 approximately 307 are below market rate. New parks, streets and public art have been

1 completed, along with ferry service between TI and Downtown San Francisco. TICD has also  
2 obtained approval of Sub-Phase 3 on TI and has initiated preliminary construction activities  
3 (demolition and geotechnical) in this Sub-Phase. Sub-Phase 3 is intended to support up to  
4 1,350 residential units, including 250 affordable housing units and a 240-bed behavioral  
5 health project, all of which are needed for the City to achieve its housing production goals  
6 established under its Housing Element 2022 Update of the General Plan and the Mayor's  
7 Housing for All implementation strategy.

8 (o) In 2024, to further advance the continued development of the Island, the Treasure  
9 Island Board of Directors and the Board of Supervisors each unanimously approved certain  
10 amendments to the Original DA, the Original DDA and other related project documents.  
11 Accordingly, the parties entered into, among other documents, an Amended and Restated  
12 Disposition and Development Agreement (Treasure Island/Yerba Buena Island) and a First  
13 Amendment to Development Agreement (Treasure Island/Yerba Buena Island), each dated  
14 August 1, 2024.

15  
16 Section 2. Chapter 2A of the Administrative Code is hereby amended by adding  
17 Article XXIX, consisting of Sections 2A.450, 2A.451, and 2A.452, to read as follows:

18  
19 **ARTICLE XXIX: TREASURE ISLAND DEVELOPMENT AUTHORITY**

20 **SEC. 2A.450. OBJECTIVES AND PURPOSES.**

21 Consistent with the Articles of Incorporation of the Treasure Island Development Authority  
22 ("TIDA") and the provisions of the Treasure Island Conversion Act of 1997 (amending Section  
23 33492.5 of the California Health and Safety Code and adding Section 2.1 to Chapter 1333 of the  
24 Statutes of 1968) (commonly known as the "Treasure Island Act"), the purpose of TIDA is to promote  
25 the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of that certain

1 property formerly known as Naval Station Treasure Island (“NSTI”), including Treasure Island (“TI”)  
2 and Yerba Buena Island (“YBI”), and all tide and submerged lands and rights of access and other  
3 appurtenances thereto, for the public interest, convenience, welfare and common benefit of the  
4 inhabitants of the City and County of San Francisco.

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6 **SEC. 2A.451. OPERATION.**

7 (a) The Treasure Island Development Authority (“TIDA”) is a City department.  
8 Notwithstanding any contrary provision of the Treasure Island Development Authority Bylaws, as may  
9 be amended from time to time, all provisions of the Charter, including but not limited to Articles III and  
10 IV, and the Municipal Code that apply to City departments shall govern TIDA’s operation, including  
11 but not limited to the appointment and removal of TIDA’s director and the appointment and removal of  
12 members of TIDA’s Board of Directors.

13 (b) TIDA shall include such officers and employees as are authorized pursuant to the budgetary  
14 and fiscal provisions of the Charter.

15  
16 **SEC. 2A.452. UNDERTAKING FOR THE GENERAL WELFARE.**

17 In enacting and implementing this Article XXIX, the City is assuming an undertaking only to  
18 promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an  
19 obligation for breach of which it is liable in money damages to any person who claims that such breach  
20 proximately caused injury.

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22 Section 3. Effective Date. This ordinance shall become effective 30 days after  
23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
25 of Supervisors overrides the Mayor’s veto of the ordinance.

1           Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the “Note” that appears under  
6 the official title of the ordinance.

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8 APPROVED AS TO FORM:  
9 DAVID CHIU, City Attorney

10 By: /s/ Victoria Wong  
11       VICTORIA WONG  
12       Deputy City Attorney

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