

File No. 150659

Committee Item No. 1  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date July 27, 2015

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
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Completed by: Andrea Ausberry Date July 24, 2015

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

AMENDED IN COMMITTEE

7/22/15

FILE NO. 150659

MOTION NO.

[Initiative Ordinance - Administrative Code - Surplus City Property Ordinance]

1  
2 **Motion ordering submitted to the voters an Ordinance amending the Administrative**  
3 **Code to update provisions of the Surplus City Property Ordinance, expand the**  
4 **affordability criteria for housing developed on property acquired for affordable housing**  
5 **under that Ordinance, restrict for 120 days any other disposition of surplus City**  
6 **property being considered for transfer to the Mayor's Office of Housing and**  
7 **Community Development for development of affordable housing under that Ordinance,**  
8 **provide for implementation of the State Surplus Property Statute, and provide for**  
9 **amendment of the initiative ordinance by the Board of Supervisors, at an election to be**  
10 **held on November 3, 2015; and affirming the Planning Department's determination**  
11 **under the California Environmental Quality Act.**

12  
13 **MOVED, That the Planning Department has determined that the actions contemplated**  
14 **in this ordinance comply with the California Environmental Quality Act (California Public**  
15 **Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the**  
16 **Board of Supervisors in File No. 150659 and is incorporated herein by reference. The Board**  
17 **affirms this determination; and be it**

18 **MOVED, That the Board of Supervisors hereby submits the following ordinance to the**  
19 **voters of the City and County of San Francisco, at an election to be held on November 3,**  
20 **2015.**

21  
22 **Ordinance amending the Administrative Code to update provisions of the Surplus City**  
23 **Property Ordinance, expand the affordability criteria for housing developed on property**  
24 **acquired for affordable housing under the Ordinance, restrict for 120 days any other**  
25

1 disposition of surplus City property being considered for transfer to the Mayor's Office  
2 of Housing and Community Development for development of affordable housing under  
3 the Ordinance, provide for implementation of the State Surplus Property Statute, and  
4 provide for amendment of the initiative ordinance by the Board of Supervisors..

5 NOTE: **Unchanged Code text and uncodified text** are in plain font.  
6 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
7 **Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.  
8 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or  
9 parts of tables.

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

11 Section 1. The Administrative Code is hereby amended by revising Sections 23A.1,  
12 23A.2, 23A.3, 23A.4, 23A.5, 23A.6, 23A.7, 23A.8, 23A.10, and 23A.11, and adding  
13 Section 23A.12, to read as follows:

14 **SEC. 23A.1. TITLE.**

15 This ordinance may be cited as the "Surplus Public Lands ~~City Property~~ Ordinance."

16 **SEC. 23A.2. FINDINGS.**

17 The Board of Supervisors of the City and County of San Francisco hereby finds:

18 (a) Homelessness in San Francisco is a crisis. The Mayor's Offices of Community  
19 Development and Housing estimate that there are 3,125 homeless families and 9,375  
20 homeless individuals in San Francisco.

21 (b) The main causes of homelessness are high cost of living, lack of affordable  
22 housing units, welfare reform, de-institutionalization of the mentally ill, substance abuse  
23 and San Francisco's unique place as a destination point. These causes are identified by  
24 the Mayor's Offices of Community Development and Housing in the 2000 Consolidated  
25 Plan.

1 (c) For homeless individuals and families, there is an unmet need of 3,187 housing  
2 slots for individuals and 2,025 slots for families.

3 (d) Surplus City property could be utilized to provide housing to homeless men,  
4 women and children.

5 (e) Surplus City property that is unsuitable for housing could be sold to generate  
6 income for permanent housing for people who are homeless.

7 (f) San Francisco's housing stock is unaffordable for many residents. The average  
8 rent for a two-bedroom apartment increased by 110% from 1980 to 1990, while the overall  
9 cost of living increased by 64%. At \$1,940, the average two-bedroom unit is out of reach to  
10 households earning less than \$77,600 per year, based on the Department of Housing and  
11 Urban Development's standards.

12 (g) San Francisco is experiencing a severe shortage of housing resulting in a  
13 negligible vacancy rate for habitable housing for persons earning less than half of the area  
14 median income.

15 (h) Many renters are unable to locate rental housing of any kind. These persons  
16 are increasingly seeking shelter in already overcrowded emergency shelters and, when  
17 such shelters are full, finding themselves on the City's streets.

18 (i) Existing rental housing constitutes much of the remaining affordable housing in  
19 the City. The number of such units is diminishing as a result of increased pressures for  
20 more development both downtown and in many neighborhoods.

21 (j) Frequently, real estate speculation results in the premature closure of existing  
22 habitable buildings and the withdrawal of existing rental units from the market long before  
23 such closure would be needed for any physical redevelopment of such sites.

24 (k) The Board of Supervisors and the Mayor have concurred with the findings of the  
25 City's Health Commission that there exists a health and housing emergency, as

1 enumerated in Board Resolution 537-01, adopted by the Board of Supervisors on June 25,  
2 2001 and approved by the Mayor on July 6, 2001.

3 (l) Under the City's Charter, a number of City Commissions and Departments,  
4 including the Port, the Airport, the Public Utilities Commission, the Municipal  
5 Transportation Agency, the Recreation and Parks Commission and the Fine Arts  
6 Museums Board of Trustees have jurisdiction and control of their respective Property, and,  
7 thus, the provisions of this Chapter regarding declaring Property surplus or conveying  
8 Property shall operate only as recommendations of policy to such departments and  
9 Commissions.

10 (m) State law includes a number of statutes that potentially govern the disposition  
11 of surplus City Property, including Government Code Section 54220 et seq. (the "State  
12 Surplus Property Statute"). Under the State Surplus Property Statute, State agencies and  
13 subdivisions of the State, including cities or counties, disposing of surplus real property  
14 must first send a written offer to sell surplus property to and negotiate in good faith the  
15 conveyance of such surplus property with certain local agencies designated by the State  
16 for affordable housing, recreation, open space and school purposes. Any conveyances of  
17 Surplus Property under this Chapter would be subject to and would first need to comply  
18 with applicable State law, including the State Surplus Property Statute, and the application  
19 of the State Surplus Property Statute may preclude or impair disposing of Surplus Property  
20 for the purposes and in the manner set forth in this Chapter.

21 (n) San Francisco is suffering from an urgent crisis of housing affordability and displacement  
22 that requires immediate action.

23 (o) The passage by the voters of Proposition K in November 2014 demonstrated a clear policy  
24 imperative to increase production of housing, especially housing affordable to households of low,  
25 moderate and middle incomes.

1 (p) Publicly owned land that is suitable for housing development represents a unique  
2 opportunity for San Francisco to meet the affordable housing policy goals set forth in Proposition K.

3 (q) Affordable housing is of vital importance to the health, safety, and welfare of the residents  
4 of San Francisco and provision of a decent home and a suitable living environment for every  
5 San Franciscan is a priority of the highest order.

6 (r) There is a shortage of sites available for housing for persons and families of low, moderate  
7 and middle incomes, and surplus publicly owned land, prior to disposition, should be strategically  
8 deployed to address that shortage.

9 (s) This Chapter 23A will have no impact on park lands, which are protected from development  
10 under the City Charter.

11 (t) The State of California adopted Assembly Bill 2135 in November 2014, requiring local  
12 agencies and school districts to give priority in disposing of the surplus land to affordable housing.

13 (u) California Government Code Sections 54220-54232, the "State Surplus Property Statute,"  
14 applies to any local agency, including any city and county, and district, including school districts of  
15 any kind or class, and sets out rules for "surplus land" that is determined to be no longer necessary for  
16 the agency's use.

17 (v) The Board of Supervisors approved this Chapter 23A in November 2002 to identify and use  
18 surplus City-owned property for the purpose of providing housing, shelter, and other services for  
19 people who are homeless, which resulted in the development of two 100% affordable housing  
20 developments.

21 (w) The sale or lease of surplus land at less than fair market value to facilitate the creation of  
22 affordable housing is consistent with goals and objectives of San Francisco's Housing Element and  
23 Proposition K.

24  
25 **SEC. 23A.3. PURPOSE.**

1 The ~~purposes~~ purpose of this ordinance ~~are~~ is to:

2 (a) Prioritize surplus and underutilized public land in San Francisco that is suitable for the  
3 construction of housing in order to maximize the creation of deed-restricted affordable housing  
4 citywide, including ground floor retail and community facilities and open space;

5 (b) Establish policy that the portfolio of housing built on public lands in San Francisco should  
6 maximize the amount of permanently affordable housing at extremely low, very low, low, moderate and  
7 middle income affordability levels, taking into account available subsidy sources for such affordable  
8 housing;

9 (c) Establish policy to encourage state and special-district agencies (other than the City and  
10 County of San Francisco) that own surplus and underutilized public lands in San Francisco to  
11 prioritize permanently affordable housing for disposition and development of their sites;

12 (d) Establish policy that any City department process for planning the disposition and  
13 development of any public lands should assume the standards of this ordinance;

14 (e) ~~(a)~~ Establish policy that the first priority use of Identify and use surplus City-owned  
15 property shall be for the purpose of providing housing, shelter, and other services for people  
16 who are homeless;

17 (f) ~~(b)~~ Help relieve the crisis of homelessness in the City and County of San Francisco;

18 (g) ~~(e)~~ Potentially provide Provide low or no cost facilities for agencies serving homeless  
19 people;

20 (h) ~~(d)~~ Potentially provide Provide "sweat-equity" opportunities for homeless people to  
21 create permanent housing opportunities through rehabilitation and repair of the units; and

22 (i) ~~(e)~~ Create a centralized mechanism to responsibly dispose of surplus City property  
23 in a manner that will help ensure that the property or its proceeds will be used for purposes  
24 consistent with this Chapter 23A.

25 **SEC. 23A.4. DEFINITIONS.**

1 For purposes of this Chapter 23A section:

2 (a) "Administrator" shall mean the City Administrator as set forth in Section 3.104 of  
3 the City's Charter.

4 "Affordable Housing" shall mean housing that is restricted as affordable to households earning  
5 up to 120% of the Area Median Income, and may also include housing for Homeless or formerly  
6 Homeless persons.

7 (b) "Area Median Income" shall have the meaning set forth in Charter Section 16.110.

8 "Citizens' Advisory Committee" shall mean the group of citizens appointed pursuant to  
9 Section 23A.9.

10 "Education Districts" shall mean the San Francisco Unified School District and the San  
11 Francisco Community College District.

12 (c) "Enterprise Departments" shall mean the following City departments: the Port, the  
13 Airport, the Public Utilities Commission, the Municipal Transportation Agency, the Recreation  
14 and Parks Commission and the Fine Arts Museums Board of Trustees.

15 (d) "Executive Director" shall mean the Executive Director of MOHCD ~~the Mayor's Office~~  
16 ~~of Housing.~~

17 (e) "Homeless" shall mean:

18 1. an individual or family who lacks a fixed, regular and adequate nighttime  
19 residence; or

20 2. an individual or family who has a primary nighttime residence that is:

21 A. a supervised publicly or privately operated shelter designed to provide  
22 temporary living accommodations; or

23 B. an institution that provides a temporary residence for individuals who  
24 have been institutionalized; or



1 C. a public or private place not designed for, or ordinarily used as, a  
2 regular sleeping accommodation for human beings; or

3 3. families with minor children living in single resident occupancy rooms and other  
4 overcrowded housing conditions.

5 "Housing Trust Fund" shall mean the Housing Trust Fund established by the City under  
6 Charter Section 16.110.

7 "Middle Income Housing" shall mean housing that is affordable to households earning up to  
8 150% of Area Median Income.

9 "MOHCD" shall mean the Mayor's Office of Housing and Community Development, and any  
10 successor City department.

11 ~~(f)~~ "Property" shall mean any real property located within and owned by the City and  
12 County of San Francisco of one-quarter acre or more, excluding land and buildings reserved or  
13 intended to be reserved for open space or parks purposes, ~~or~~ any land dedicated for public right-  
14 of-way purposes, ~~or~~ any land used or reserved for transit lines or public utility rights-of-way, or  
15 any publicly dedicated streets or rights-of-way. "Property" shall not include any real property  
16 owned by or on behalf of the Education Districts San Francisco Unified School District.

17 "State Surplus Property Statute" shall mean California Government Code Sections 54220  
18 through 54233, as may be amended or supplanted.

19 ~~(g)~~ "Surplus Property" shall mean any Property that is not required to fulfill the mission  
20 of the City department, commission or agency with jurisdiction or control of such Property ~~or~~  
21 and that is not required to fulfill the mission of another governmental agency pursuant to an  
22 inter-governmental transfer, and shall not include any land to be exchanged for other land to be used  
23 by a City department in accordance with an existing letter of intent or agreement;

24 ~~(h)~~ "Underutilized Property" shall mean an entire Property or portion thereof (including  
25 air rights), with or without improvements, that is used by the City only at irregular periods of

1 time or intermittently, or that is used by the City for current purposes that can be satisfied with  
2 only a portion of such Property, or that is not currently occupied or used by the City and for  
3 which there are no plans by the City to occupy or use such Property, and that within the next  
4 fiscal year: has a potential for development as Affordable Housing while maintaining the existing and  
5 anticipated City uses of the Property.

#### 7 **SEC. 23A.5. AGENCY REVIEW OF PROPERTY.**

8 By November 1 April 1st of each year, each City commission ~~Commission~~, department or  
9 agency shall compile and deliver to the Administrator a list of all Property that it occupies or is  
10 otherwise under its control. The list shall include at least the following:

11 (a) The street address of the Property (if there is one), and the Assessor's block and  
12 lot number;

13 (b) A general description of the Property, including the land size, dimensions and  
14 topography current use of the Property or any planned use of the Property within the next fiscal year;

15 (c) The current use of the Property; and

16 (d) A general description of any structure(s) on the Property as well as an assessment  
17 of their physical condition;

18 (d) ~~Whether the Property is now vacant or scheduled or anticipated to be vacant within the~~  
19 ~~next fiscal year;~~

20 (e) ~~If the Property is vacant or contains vacant structures, whether the Commission,~~  
21 ~~department or agency deems the Property to be "Surplus," or "Underutilized" as defined in this~~  
22 ~~Section; and~~

23 (f) ~~A general summary of the terms and conditions of any gift, trust, deed restriction, bond~~  
24 ~~covenant or other covenants or restrictions, deed of trust, lease, license, easement, use agreement or~~  
25 ~~other agreement applicable to the use or disposition of such Property.~~

1 Each City commission, department or agency shall maintain or shall work with the  
2 Administrator to maintain adequate inventory and accountability systems for the Property  
3 under its control to determine which Properties are Surplus or Underutilized for purposes of  
4 this Chapter 23A, and shall reasonably cooperate with requests for information from the  
5 Administrator. The Board shall appropriate funds to the Administrator to perform the functions set  
6 forth in this Chapter 23A.

#### 7 8 **SEC. 23A.6. COMPILATION OF INFORMATION BY ADMINISTRATOR.**

9 (a) The Administrator shall review the list of Property submitted by City departments  
10 pursuant to Section 23A.5 ~~above~~ to identify any Property that may be Surplus Property or  
11 Underutilized Property, and shall strike from this initial list any Property that does not meet the  
12 definition of Surplus Property or Underutilized Property under Section 23A.4, is under the  
13 jurisdiction of the Recreation and Park Department, the Airport or the Port, is part of the public  
14 right-of-way, or is subject to deed restrictions or other legal restrictions that would prevent the  
15 City from disposing of such Property pursuant to this Chapter 23A. The Administrator shall also  
16 provide to the Board of Supervisors a copy of the initial list upon request. No property shall be deemed  
17 Underutilized on the basis of available air rights if the applicable department head determines that  
18 development of such air rights would conflict with existing or planned future uses consistent with the  
19 department's mission on that property. The Administrator shall also contact the Education Districts to  
20 ask if they have any surplus properties suitable for the development of Affordable Housing. The  
21 Administrator shall further consult with other City ~~departments~~ Departments, the Mayor,  
22 members of the Board of Supervisors and the Citizens' Advisory Committee to identify any  
23 Property listed on the initial list for which a City ~~department~~ Department other than the  
24 ~~department~~ Department with current jurisdiction has a specific operational need and shall  
25 remove such Properties from the Surplus Property Report. The Administrator shall thereafter

1 initiate the transfer of jurisdiction over those identified Properties to the departments  
2 Departments that can utilize them. The Administrator shall state in writing the reasons for the  
3 removal of each Property from the initial list and shall provide such report to MOHCD the  
4 Mayor's Office of Housing, the Board of Supervisors, and the Citizens' Advisory Committee.

5 (b) By February 1 June 1st of each year, the Administrator shall compile a  
6 comprehensive report for the remaining Property listed that includes, at a minimum, the  
7 following information: the street address, if any, and the block and lot number for each  
8 Property; the City department Department with jurisdiction over each Property; a description of  
9 the zoning applicable to ~~and surrounding each Property such Properties~~; whether the property is  
10 vacant or intended to be vacant, contains any existing structures, and any additional information  
11 relevant to the potential development of the Property for Affordable Housing, including a plat map for  
12 each Property; the area in square footage for each Property; a description of the surrounding  
13 properties and neighborhood; any legal restrictions or limitations on ~~the~~ development of the  
14 Property such as the terms and conditions of any gift, trust, deed restriction, bond covenant or other  
15 covenants or restrictions; and pictures of the Property (the "Surplus Property Report"). The  
16 Surplus Property Report shall also include a list of any and all City-owned properties that are  
17 adjacent to each listed Property and appear to be vacant or underutilized, along with the  
18 identification of the City department Department with jurisdiction over such adjacent property.  
19 The Surplus Property Report may include any property of the Education Districts for information  
20 purposes only. No later than March 1 June 30th of each year, the Administrator shall transmit  
21 the completed Surplus Property Report to MOHCD the Mayor's Office of Housing and to the  
22 Board of Supervisors. If the Administrator determines that there is no Surplus Property or  
23 Underutilized Property suitable for the development of Affordable Housing, the Administrator shall  
24 notify the Board of Supervisors of this determination. The Administrator shall maintain and release  
25

1 written records of all information compiled under this Chapter 23A in conformance with all  
2 state and local laws governing the retention and disclosure of public records.

3 (c) No later than April 15 of each year, the Board of Supervisors or a committee thereof shall  
4 hold a public hearing on the Surplus Property Report and determine if any Property should be  
5 transferred to MOHCD under Section 23A.7, provided the Board President may elect not to hold a  
6 hearing during any year in which the Administrator has determined that there is no Surplus Property  
7 or Underutilized Property suitable for the development of Affordable Housing. With respect to the  
8 Enterprise Departments and the Education Districts, the Board of Supervisors may make a  
9 recommendation of surplus and transfer, but the Enterprise Departments and the Education Districts  
10 shall each have the right to determine whether real property under its jurisdiction is surplus or  
11 underutilized and whether to dispose of property in any particular manner subject to the requirements  
12 of the City's Charter and California law.

13 (d) For a period of 120 days following the public hearing held under subsection (c) above, the  
14 City shall not initiate a request for bids or proposals or enter into contracts designed to facilitate the  
15 sale of Property (including brokerage and appraisal contracts) that the Board intends to transfer to  
16 MOHCD for any purpose other than the development of Affordable Housing, without the prior  
17 approval of the Board of Supervisors.

18  
19 **SEC. 23A.7. TRANSFER OF JURISDICTION OVER SURPLUS PROPERTIES TO THE**  
20 **MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT.**

21 (a) Following the Board of Supervisors hearing under Section 23A.6(c) and no later than  
22 June 1 By July 15th of each year, the Administrator, working with the Executive Director and City  
23 Attorney's Office, shall submit to the Mayor and Board of Supervisors legislation transferring  
24 jurisdiction over the Properties, save and except for those Properties that are under the jurisdiction of  
25 Enterprise Departments, on the Surplus Property Report completed in accord with Section 23A.6 above

1 ~~to the Mayor's Office of Housing ("MOH") for the purpose of MOH's assessment of each Surplus~~  
2 ~~Property for development as affordable housing consistent with this Chapter. MOHCD shall evaluate~~  
3 ~~the feasibility of each property for Affordable Housing based on typical development standards of site~~  
4 ~~planning and constructability, and prepare a report to the Administrator identifying the properties~~  
5 ~~suitable for Affordable Housing and those that are not suitable for Affordable Housing and explaining~~  
6 ~~MOHCD's analysis and conclusions. The feasibility report shall be made available to all interested~~  
7 ~~parties that have notified the Administrator to be placed on a notification list for this purpose.~~

8 ~~(b) For those Properties transferred to MOH that MOH does not deem suitable for such~~  
9 ~~development, the Executive Director shall notify the Administrator, who Following receipt of the~~  
10 ~~MOHCD feasibility report, the Administrator shall prepare and submit to the Mayor and Board of~~  
11 ~~Supervisors legislation either transferring jurisdiction over such Surplus Properties to from~~  
12 ~~MOHCD or MOH to another City department Department for such department's use, or seeking~~  
13 ~~to sell such properties, as determined by the Administrator. The Administrator shall also provide~~  
14 ~~to the Mayor and the Board of Supervisors a copy of the MOHCD feasibility report, and shall make~~  
15 ~~recommendations to the Board regarding any proposed development of Underutilized Property for~~  
16 ~~Affordable Housing. It shall be City policy to encourage the sale of such Surplus Property in~~  
17 ~~accordance with the requirements of Administrative Code Section 23.3 and other applicable laws and~~  
18 ~~to designate use of the net proceeds of such sales for the purpose of financing affordable housing in~~  
19 ~~San Francisco.~~

20 ~~(c) For those Surplus Properties transferred to MOHCD MOH deems suitable for such~~  
21 ~~development, the Executive Director shall publicize the availability of the Surplus Properties~~  
22 ~~and seek applications for development of the Surplus Properties on a competitive basis in keeping~~  
23 ~~with MOHCD's standard practices as described further in Section 23.48 below. The Executive~~  
24 ~~Director also shall take all steps necessary to comply with the State Surplus Property Statute.~~  
25 ~~For Underutilized Properties, the City department with jurisdiction over the property (excluding the~~

1 Enterprise Departments) shall take action consistent with direction of the Board of Supervisors. With  
2 respect to ~~real property~~ ~~Surplus Property~~ under the jurisdiction of Enterprise Departments ~~or the~~  
3 ~~Education Districts~~, the Board of Supervisors may ~~, by separate legislation,~~ urge the ~~Commissions~~  
4 ~~or Boards of such~~ Enterprise Departments ~~or the Education Districts~~ to consider approving a ~~sale~~  
5 ~~of such property for Affordable Housing or a transfer of jurisdiction such property to MOHCD for~~  
6 ~~Affordable Housing over the Properties to MOH for uses consistent with this Chapter. If an In the~~  
7 ~~event any Commissions or Boards of~~ Enterprise ~~Department~~ Departments ~~or an Education District~~  
8 ~~elects to transfer real property to MOHCD~~ takes such action, the Administrator shall then prepare  
9 and submit to the Mayor and Board of Supervisors the appropriate legislation to ~~accept the~~  
10 ~~property for the development of Affordable Housing transfer jurisdiction over that Enterprise~~  
11 ~~Department's Surplus Property.~~

#### 12 13 **SEC. 23A.8. DEVELOPMENT OF PROPERTY.**

14 (a) All real property transferred to MOHCD under this Chapter 23A shall be used to create  
15 Affordable Housing, and may include housing designed for Homeless or formerly Homeless  
16 individuals. The Executive Director shall seek to maximize the amount of Affordable Housing  
17 throughout MOHCD's real estate portfolio, subject to the availability of funds, and nothing in this  
18 Chapter shall limit the total number of Affordable Housing units that can be developed on any real  
19 property. MOHCD shall solicit development proposals on a competitive basis and impose income  
20 restrictions on all housing created under this Chapter in accordance with MOHCD's standard  
21 procedures and practices and guided by the priorities set forth below and in accordance with housing  
22 needs and performance measures identified in the City's Consolidated Plan, including target  
23 populations for affordable housing production over the previous two years.

1       Subject to any disposition priority required by State law and other limitations expressly set forth  
2 herein, the development of all Surplus and Underutilized Property should be guided by the following  
3 priorities:

4               (1) First, for the development of affordable housing for people who are Homeless and  
5 persons earning less than 20% of the Area Median Income, provided that:

6                       (A) The housing shall remain affordable for the useful life of the project;

7                       (B) Housing costs in such housing shall not exceed 30% of the resident's  
8 income;

9                       (C) Projects in which people who are Homeless rehabilitate and renovate  
10 property in exchange for their tenancy or "sweat equity" in the property shall be encouraged.

11               (2) Second, for the development of very low and low income affordable housing for  
12 persons earning no more than 60% of the Area Median Income, provided that the housing shall remain  
13 affordable for the useful life of the project.

14               (3) Third, for the development of mixed income housing projects for extremely low, very  
15 low, low and moderate income Affordable Housing as defined in Section 23A.4; provided that for any  
16 rental project, not less than 15% of the units will be affordable to households earning 55% of the Area  
17 Median Income, and for any ownership project, not less than 15% of the units will be affordable to  
18 households earning 90% of the Area Median Income.

19               (b) Notwithstanding Section 23A.8(a), for sites with development capacity of 200 or more units  
20 as determined by the Executive Director, the Executive Director may propose to use the property for a  
21 mixed-income housing project, including Middle Income Housing, by a qualified developer selected on  
22 a competitive basis. The Executive Director shall select a developer or co-developer that has at least  
23 five years experience developing and maintaining housing for seniors, veterans, the disabled or low  
24 income families in San Francisco. Not less than 33% of the residential units developed on the property  
25 must be Affordable Housing, and (1) for any rental project, not less than 15% of the units affordable to



1 households earning 55% of the Area Median Income, and for any ownership project, not less than 15%  
2 of the units affordable to households earning 90% of the Area Median Income, and (2) subject to  
3 financial feasibility, at least 50% of the residential units developed on the property affordable in  
4 furtherance of the November 2014 Proposition K affordable housing goals. All deed restricted housing  
5 developed as part of these projects shall remain affordable for the useful life of the project.

6 ~~(a) The Executive Director shall solicit applications from non-profit agencies serving the~~  
7 ~~Homeless to lease or acquire Property that is listed as Surplus or Underutilized in any Surplus~~  
8 ~~Property Report for use to assist the Homeless in accordance with the priorities set forth below in~~  
9 ~~Section 23A.10(i) and (ii). The Executive Director shall require that all applications describe in detail~~  
10 ~~(i) the type of conveyance the applicant seeks (i.e., a lease for a specific term or transfer of fee title)~~  
11 ~~and the legal consideration, if any, the applicant proposes to pay for such conveyance, (ii) the intended~~  
12 ~~use of the Property, including how it relates to the priorities of uses set forth in Section 23A.10 below;~~  
13 ~~(iii) a specific plan and schedule for the development or improvement of the Property, including~~  
14 ~~compliance with all applicable federal, state and local laws, including, without limitation, laws~~  
15 ~~regarding disabled access, health, building and safety codes, and environmental compliance with the~~  
16 ~~California Environmental Quality Act (CEQA"), California Public Resources Code Sections 21000 et~~  
17 ~~seq., and San Francisco Administrative Code Chapter 31; and (iv) a plan to secure adequate financial~~  
18 ~~resources to develop, improve, insure, manage and maintain the Property. The Executive Director shall~~  
19 ~~make available to all interested non-profit agencies contact information: (a) identifying any~~  
20 ~~independent organizations working on behalf of homeless people that can assist homeless service~~  
21 ~~providers in resolving any problems that may arise in the application processes; and (b) City staff~~  
22 ~~persons who are available to assist in the application process. The Executive Director shall require~~  
23 ~~submission of applications by September 30th of each year, but may, in its sole discretion, grant~~  
24 ~~extensions of the deadline, provided in no event shall such extensions exceed thirty (30) days.~~

1           ~~(b) Upon receipt of all applications for development of housing or other on-site services for the~~  
2 ~~Homeless, the Executive Director shall work with the City Attorney's Office to prepare legislation~~  
3 ~~containing the Executive Director's recommendations as to the terms of disposition and development of~~  
4 ~~each Surplus Property for submission for the Board of Supervisors' approval in accord with the~~  
5 ~~policies and procedures set forth in this Chapter. The Clerk of the Board of Supervisors shall calendar~~  
6 ~~a hearing before a committee of the Board of Supervisors no later than January 30 of each year to~~  
7 ~~review the status of applications and the recommendations of the Surplus Property Citizens' Advisory~~  
8 ~~Committee made pursuant to Section 23A.9(e) below.~~

9           ~~(c) In the event the Executive Director does not receive any acceptable applications for certain~~  
10 ~~of the Surplus Properties for development of housing or other on-site services for the Homeless, then~~  
11 ~~the Executive Director may solicit applications from developers for the development of affordable~~  
12 ~~housing other than solely housing for the Homeless, provided that the Executive Director first obtains~~  
13 ~~the agreement of the Surplus Property Citizens' Advisory Committee that such solicitation of~~  
14 ~~applications is warranted. The Executive Director shall require that any proposed affordable housing~~  
15 ~~development under this subsection (c) shall serve persons earning no more than 60% of the Area~~  
16 ~~Median Income for the San Francisco PMSA and, in preparing recommendations as to the applications~~  
17 ~~received, shall give priority to projects that include the highest percentage of extremely low-income~~  
18 ~~persons.~~

19           ~~(d) Upon receipt of all applications for development of affordable housing, the Executive~~  
20 ~~Director shall work with the City Attorney's Office to prepare legislation containing the Executive~~  
21 ~~Director's recommendations as to the terms of disposition and development of each Surplus Property~~  
22 ~~for submission for the Board of Supervisor's approval in accord with the policies and procedures set~~  
23 ~~forth in this Chapter.~~

24           ~~(c) (e) If the Executive Director determines that any real property transferred to MOHCD~~  
25 ~~under this Chapter 23A cannot be developed and used for Affordable Housing, the Executive Director~~

1 ~~shall If, after solicitation of applications pursuant to both subsections (a) and (c), the Executive~~  
2 ~~Director determines that further efforts to solicit applications would likely be futile, the Executive~~  
3 ~~Director shall notify the Administrator, who shall~~ prepare and submit to the Mayor and Board of  
4 Supervisors legislation either transferring jurisdiction over such ~~Properties~~ property from  
5 ~~MOHCD MOH~~ to another City ~~department~~ Department for such department's use or seeking to  
6 sell such ~~property properties~~, ~~as determined by the Administrator~~. It shall be City policy to  
7 encourage the sale of such ~~property~~ Surplus Property in accordance with the requirements of  
8 Administrative Code Section 23.3 and other applicable laws and to designate use of the net  
9 proceeds of such sales for the purpose of financing Affordable Housing ~~affordable housing~~ in  
10 San Francisco.

11 (d) For any Property that is not transferred to MOHCD under this Chapter 23A but that the  
12 City sells for the development of 10 or more residential units, not less than 33% of the residential units  
13 developed on the property must be Affordable Housing, and (1) for any rental project, not less than  
14 15% of the units affordable to households earning 55% of the Area Median Income, and for any  
15 ownership project, not less than 15% of the units affordable to households earning 90% of the Area  
16 Median Income, and (2) subject to financial feasibility, at least 50% of the residential units developed  
17 on the property affordable in furtherance of the November 2014 Proposition K affordable housing  
18 goals. All deed restricted housing developed as part of these projects shall remain affordable for the  
19 useful life of the project.

20  
21 **SEC. 23A.10. CITY POLICY REGARDING THE USE OF PUBLIC LANDS FOR**  
22 **AFFORDABLE HOUSING**~~**BOARD OF SUPERVISORS REVIEW AND CRITERIA.**~~

23 The City Board of Supervisors shall be guided by the following policy regarding the  
24 disposition of Surplus and Underutilized Property, which policy shall be the official policy of  
25

1 the City. This policy applies to Surplus and Underutilized Property regardless of whether such  
2 Property has been included ~~in~~ *on* an annual Surplus Property Report.

3 (a) In furtherance of the State Surplus Property Statute, the City shall ask all local agencies  
4 that own real property within the City and County of San Francisco (including the Education Districts,  
5 the Bay Area Rapid Transit District, and other local agencies) and that intend to dispose of real  
6 property located in the City consisting of one-quarter acre or larger, to give the Executive Director  
7 advance notice of the proposed disposition together with an opportunity to negotiate for the acquisition  
8 of such real property for a period of not less than 120 days.

9 (b) Upon receipt of any such notice under subsection (a) above, if the Executive Director  
10 determines that the real property is feasible for Affordable Housing, the Executive Director shall  
11 negotiate in good faith to acquire the property and, if successful, shall seek an appropriation and any  
12 required approvals for such acquisition. If the Executive Director determines that the real property is  
13 suitable for Affordable Housing but that the City cannot acquire the property for financial or other  
14 reasons, the Executive Director shall notify Affordable Housing developers of the proposed disposition  
15 so that they may seek to acquire the property. The Executive Director shall maintain a list of  
16 Affordable Housing developers that are active in the City for purposes of this notification.

17 (c) Pursuant to the State Surplus Property Statute, and 2014 Proposition K affordable housing  
18 goals, if the Executive Director and the non-City local agency negotiate in good faith but cannot reach  
19 agreement on the terms for the City's acquisition of the real property, and the local agency then  
20 disposes of the property to another person or entity for the development of 10 or more residential units,  
21 then: (1) the local agency shall require that not less than 15% of the residential units developed on the  
22 property be affordable housing; and (2) rental units shall remain affordable to, and occupied by, lower  
23 income households for the useful life of the project, each as determined in accordance with the State  
24 Surplus Property Statute, as it may be amended. These requirements shall be contained in a covenant  
25

1 or restriction recorded against the real property at the time of disposition and be enforceable by the  
2 local agency against any subsequent owner.

3 (d) The Board of Supervisors encourages all non-City local agencies that intend to dispose of  
4 real property in the City to determine the fair market value of that real property assuming that not less  
5 than 33% of the total number of units developed on that property will be affordable housing, to the  
6 extent permitted by applicable law. Any local agency selling or leasing real property to the City for  
7 affordable housing may provide for an extended payment period equal to the period during which the  
8 property will be restricted as affordable housing.

9 (e) Nothing in this Section 23A.10 shall be interpreted to limit the power of any local agency to  
10 sell or lease real property at fair market value or at less than fair market value, consistent with  
11 applicable law.

12 Subject to any disposition priority required by State law and other limitations expressly set forth  
13 herein, Surplus and Underutilized Property shall be used in the following order of priority:

14 (i) First, for the development of affordable housing for people who are Homeless and  
15 persons earning less than 20% of the Area Median Income for the San Francisco PMSA as established  
16 by the United States Department of Housing and Urban Development and reported by the Mayor's  
17 Office of Housing. Provided that:

18 1. The housing shall remain affordable for the useful life of the Property;  
19 2. Housing costs in such housing shall not exceed 30% of the resident's income;  
20 3. Projects in which people who are homeless rehabilitate and renovate  
21 property in exchange for their tenancy or "sweat equity" in the property shall be encouraged.

22 (ii) Second, for other on-site services for people who are Homeless or for non-profit  
23 agencies serving people who are Homeless, including not limited to job training, senior services,  
24 healthcare and childcare for people who are homeless.

1           ~~(iii) Third, for the development of affordable housing for persons earning no more than~~  
2 ~~60% of the Area Median Income for the San Francisco PMSA as established by the United States~~  
3 ~~Department of Housing and Urban Development and reported by the Mayor's Office of Housing,~~  
4 ~~provided that the housing shall remain affordable for the useful life of the Property.~~

5           ~~When the Executive Director determines Surplus Property is unsuitable for the uses described~~  
6 ~~in subsections (i), (ii), and (iii) above because it is unsafe, inconveniently located or located in an area~~  
7 ~~inappropriate for housing, or otherwise cannot meet the purposes of this Chapter, or when the~~  
8 ~~Executive Director receives no acceptable applications pursuant to Section 23A.8, it shall be City~~  
9 ~~policy to encourage the sale of such Surplus Property in accordance with the requirements of~~  
10 ~~Administrative Code Section 23.3 and other applicable laws and to designate use of the net proceeds of~~  
11 ~~such sales and/or leases for the purpose of financing affordable housing in San Francisco that meets~~  
12 ~~the criteria set forth in subsection (i) above.~~

13  
14 **SEC. 23A.11. DISPOSITION AND UTILIZATION OF SURPLUS, AND UNDERUTILIZED**  
15 **AND UNUTILIZED PROPERTY.**

16           (a) Subject to (1) (i) the terms and conditions of any gift, trust, deed restriction, bond  
17 covenant or other covenants or restrictions, mortgage, deed of trust, lease, license, use  
18 agreement or other agreement applicable to such Property, (2) (ii) state or federal laws  
19 related to the disposition of surplus property City Property, including, without limitation, the State  
20 Surplus Property Statute California Government Code Section 54220 et seq., and (3) (iii) the  
21 jurisdictional authority over City Property granted to certain commissions Commissions under the  
22 City's Charter, including, without limitation, as set forth in Charter Sections 4.112, 4.113,  
23 4.114, 4.115, 5.101, and 8A.102, 8B.121 and Appendix B3.581, the Board of Supervisors may  
24 by resolution approve the dispositions recommended by the Executive Director in accordance  
25 with this Chapter 23A or approve dispositions different from those recommended by the

1 Executive Director. Upon approval of such a resolution, it shall be the duty of the Executive  
2 Director to take all steps necessary to implement the resolution. For the avoidance of doubt,  
3 property acquired by the City in the future for the specific purpose of developing housing shall not be  
4 deemed Surplus or Underutilized for purposes of this Chapter 23A, and the terms of Board of  
5 Supervisors approval of any purchase, sale or transfer agreement relative to such Property shall  
6 govern the subsequent development arrangements.

7 (b) Any final declaration that Property is Surplus or Underutilized and any final  
8 conveyance of Property under this Chapter 23A shall be in accordance with and subject to all  
9 applicable laws, including (1) (i) the terms and conditions of any gift, trust, deed restriction,  
10 bond covenant or other covenants or restrictions, mortgage, deed of trust, lease, license, use  
11 agreement or other agreement applicable to such Property, (2) (ii) state or federal laws  
12 related to the disposition of surplus property ~~Surplus City Property~~, including, without limitation,  
13 the State Surplus Property Statute Government Code Section 54220 et seq., (3) (iii) the jurisdictional  
14 authority over ~~City~~ Property granted to certain commissions ~~Commissions~~ under the City's  
15 Charter, including, without limitation, as set forth in Charter Sections 4.112, 4.113, 4.114,  
16 4.115, 5.101, ~~and~~ 8A.102, 8B.121 and Appendix B3.581, and (4) (iv) the requirements set forth in  
17 Administrative Code Section ~~Sec.~~ 23.3 of further Board of Supervisors approval by resolution or  
18 ordinance of final transaction documents after the completion of all required environmental  
19 review under the California Environmental Quality Act (Cal. Pub. Res. Code Secs. 21000 et seq.)  
20 ~~CEQA~~, provided, however, that the requirements set forth in ~~Administrative Code~~ Section 23.3  
21 of sale by public auction or competitive bidding and a sales price of at least 100% ~~100 percent~~  
22 of appraised fair market value shall not apply to dispositions pursuant to this Chapter. Any  
23 such duly approved conveyance may be at no cost or less than fair market value as a  
24 conveyance that furthers a proper public purpose.

1 (c) Any conveyance of Property at less than fair market value ~~or for homeless uses~~  
2 Affordable Housing under this ~~section~~ Section 23A.11 shall include covenants that require that the  
3 Property be used for Affordable Housing in conformance with this Chapter 23A and prohibit any  
4 developer of Property from reselling, transferring or subleasing Property at a profit, or such  
5 other "anti-speculation" requirements as the Executive Director may approve. ~~In the case of~~  
6 ~~home ownership development, the limited equity is subject to the Property remaining available to the~~  
7 ~~Homeless population in the calculation of any resale price.~~

8 (d) Any City department other than an Enterprise Department wishing to dispose of  
9 Surplus or Underutilized Property under such department's jurisdiction in a manner other than  
10 pursuant to this Chapter 23A, regardless of whether such Surplus or Underutilized Property is  
11 listed on the then current Surplus Property Report, shall notify the Administrator, the  
12 Executive Director and the Surplus Property Citizens' Advisory Committee prior to seeking  
13 any approvals of any proposed disposition. The notice shall include the same information  
14 about the Surplus or Underutilized Property required under Section 23A.5. The Administrator,  
15 the Executive Director, the Board of Supervisors, interested parties that have notified the  
16 Administrator to be placed on a notification list for this purpose, and the Surplus Property Citizens'  
17 Advisory Committee shall review such information and, within 45 days after submission, make  
18 recommendations to the Board of Supervisors regarding the disposition of the Surplus or  
19 Underutilized Property ~~and~~ consistent with the policy set forth in Section 23A.10. The Board of  
20 Supervisors may by resolution approve a disposition consistent with such recommendations  
21 and this Chapter or approve a different disposition. Upon approval of such a resolution, it  
22 shall be the duty of the Administrator, the Executive Director and other City officials, as  
23 appropriate, to take all steps necessary to implement the resolution.

24 (e) The failure by any City department to comply with this Chapter 23A shall not invalidate the  
25 transfer or conveyance of any real property to a purchaser or encumbrancer for value.



1  
2 **SEC. 23A.12. WAIVER; AMENDMENT.**

3 *The Board of Supervisors may by ordinance waive the provisions of this Chapter 23A, including*  
4 *those provisions adopted by the voters, as applied to any particular property in order to further the*  
5 *purposes of the Chapter or for other public purposes, including the delivery, creation or expansion of*  
6 *health care, child care, education, open space, public safety, transit and infrastructure. The Board of*  
7 *Supervisors may by ordinance amend any provisions of this Chapter 23A relating to the timeline for*  
8 *reporting and holding public hearings.*  
9

10 Section 2. Scope of Ordinance. In enacting this ordinance, the People of the City and  
11 County of San Francisco intend to amend only those words, phrases, paragraphs,  
12 subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other  
13 constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions  
14 or deletions, in accordance with the "Note" that appears under the official title of the  
15 ordinance.  
16

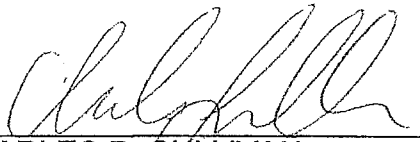
17 Section 3. Undertaking for the General Welfare. In enacting and implementing this  
18 ordinance, the City is assuming an undertaking only to promote the general welfare. It is not  
19 assuming, nor is it imposing on its officers and employees, an obligation for breach of which it  
20 is liable in money damages to any person who claims that such breach proximately caused  
21 injury.  
22

23 Section 4. Competing Measures. If this ordinance and another measure or measures  
24 regarding the disposition of surplus City property in any respect shall appear on the same  
25 Citywide election ballot, the provisions of such other measures shall be deemed to be in

1 conflict with this ordinance. If this ordinance shall receive a greater number of affirmative  
2 votes, the provisions of this ordinance shall prevail in their entirety and each and every  
3 provision of the other measure or measures shall be null and void in their entirety. If the other  
4 measure or measures shall receive a greater number of votes, the provisions of this ordinance  
5 shall take effect to the extent permitted by law.

6  
7 APPROVED AS TO FORM:  
8 DENNIS J. HERRERA, City Attorney

9  
10 By:



11 CHARLES R. SULLIVAN  
12 Deputy City Attorney

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BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

June 22, 2015

**File Nos. 150659 & 150661**

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones:

On June 16, 2015, Supervisor Kim introduced the following Motion to consider the proposed Initiative Ordinance for submission by the full Board, for the November 3, 2015 Election:

**File No. 150659 Initiative Ordinance - Administrative Code - Surplus City Property Ordinance**

Motion ordering submitted to the voters an Ordinance amending the Administrative Code to update provisions of the Surplus City Property Ordinance, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors, at an election to be held on November 3, 2015; and affirming the Planning Department's determination under the California Environmental Quality Act.

Supervisor Kim also introduced the following Hearing to consider the same proposed Initiative Ordinance submitted by four or more Supervisors, for the November 3, 2015 Election:

**File No. 150661 Hearing - Initiative Ordinance - Administrative Code - Surplus Public Lands**

Hearing to consider the proposed initiative ordinance submitted by four or more Supervisors to the voters at the November 3, 2015, Election entitled "Ordinance amending the Administrative Code to update and expand the applicability of

provisions of the Surplus City Property Ordinance and the public process around its implementation, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors."

These matters are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Alisa Somera, Committee Clerk  
Rules Committee

Attachment

c: Joy Navarrete, Environmental Planner  
Jeanie Poling, Environmental Planner

Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

-Jeanie Poling 7/6/15



**CITY AND COUNTY OF SAN FRANCISCO**  
**OFFICE OF THE CONTROLLER**

**Ben Rosenfield**  
**Controller**

**Todd Rydstrom**  
**Deputy Controller**

July 8, 2015

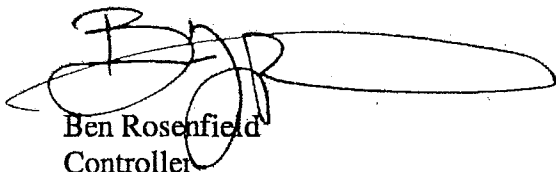
Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place Room 244  
San Francisco, CA 94102-4689

RE: File 150661 - Surplus Public Lands & File 150659 - Surplus City Property Ordinance

Dear Ms. Calvillo,

This letter references both files, which contain the same amendment language. Should the proposed ordinance be approved by the voters, it would have little impact on the cost of government. The amendment expands the affordability criteria for housing developed through the process established by the original ordinance and creates a waiting period of 120 days before property can be used for any purpose other than affordable housing. Additionally, the amendment clarifies City policy priorities for how the City should develop these surplus properties and the intended recipients of the resulting affordable housing. Barring these administrative changes, the essential components of the ordinance, and their associated costs, remain the same.

Sincerely,



Ben Rosenfield  
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet.



## THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

**THE  
VOICE OF  
AFFORDABLE  
HOUSING  
SINCE 1979**



### EXECUTIVE DIRECTOR

Amie Fishman

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Northern California  
Community Loan Fund

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BRIDGE Housing

Dan Wu  
Charities Housing

Malcolm Young  
Chinatown Community  
Development Center

July 8, 2015

Supervisor John Avalos, Chair  
Supervisor Katy Tang, Vice Chair  
Supervisor Malia Cohen  
Board of Supervisors Rules Committee  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-3689

Dear Supervisors Avalos, Tang, and Cohen,

On behalf of The Non-Profit Housing Association of Northern California (NPH), I write to communicate our strong support for the proposed initiative to revise the Surplus City Property Ordinance and urge you to vote to place this initiative on the November 3, 2015 ballot.

NPH is the collective voice of those who support, build and finance affordable housing. We promote the proven methods of the non-profit sector and focus government policy on housing solutions for lower-income people who suffer disproportionately from the housing affordability crisis.

Given the current real estate pressures in San Francisco, finding and securing sites for affordable housing is extremely difficult. With land for development scarce, nonprofit affordable housing developers are forced to compete with market-rate developers of luxury apartments and condominiums. Therefore, the dedication of publicly-held land for 100% affordable housing developments is a best practice and a key to increasing the supply of long-term affordable homes in the City. For sites sold or leased to private development, a 50% affordable housing minimum is required. Public land should be used for public benefit and not for real estate speculation and private, market-rate development.

Amending the Administrative Code to update and expand the applicability of provisions in the Surplus City Property Ordinance and the public process around its implementation will help address the urgent crisis of housing affordability and displacement in San Francisco that requires immediate action. Surplus and underutilized public land is a unique opportunity for San Francisco to meet its affordable housing needs by maximizing the amount of housing affordable to households of extremely low, very low, low, and moderate incomes. Proposed changes to the existing ordinance will also clarify that the sale or lease of surplus land at less than fair market value for affordable housing development is consistent with the goals and objectives of San Francisco's Housing Element and in line with California Government Code Section 54226.

Passage of the initiative will update the existing code to match the State of California's recently adopted Assembly Bill 2135, requiring local agencies and school districts to give first priority to affordable housing when disposing of surplus land through sale or lease. It will also create a policy that other state and special district agencies with land in San Francisco should prioritize permanently affordable housing when considering disposition and development of sites.



## THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

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### EXECUTIVE DIRECTOR

Amie Fishman

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Andrea Papanastassiou  
Northern California  
Community Loan Fund

Cynthia Parker  
BRIDGE Housing

Dan Wu  
Charities Housing

Malcolm Young  
Chinatown Community  
Development Center

We thank you for your leadership in addressing the affordability crisis in San Francisco and urge you to vote to place this initiative on the ballot.

Sincerely,

Amie Fishman  
Executive Director  
Non-Profit Housing Association of Northern California (NPH)

BOARD of SUPERVISORS



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San Francisco 94102-4689  
Tel. No. 554-5184  
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TDD/TTY No. 554-5227

## MEMORANDUM

TO: Ben Rosenfield, City Controller

FROM: Alisa Somera, Clerk, Rules Committee  
Board of Supervisors

DATE: June 22, 2015

SUBJECT: INITIATIVE ORDINANCE MOTION & HEARING INTRODUCED  
November 3, 2015 Election

---

The Board of Supervisors' Rules Committee has received the following Motion to consider the proposed Initiative Ordinance for submission by the full Board, for the November 3, 2015 Election, introduced by Supervisor Kim on June 16, 2015.

**File No. 150659 Initiative Ordinance - Administrative Code - Surplus City Property Ordinance**

Motion ordering submitted to the voters an Ordinance amending the Administrative Code to update provisions of the Surplus City Property Ordinance, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors, at an election to be held on November 3, 2015; and affirming the Planning Department's determination under the California Environmental Quality Act.

Supervisor Kim also introduced the following Hearing to consider the same proposed Initiative Ordinance submitted by four or more Supervisors, for the November 3, 2015 Election:

**File No. 150661 Hearing - Initiative Ordinance - Administrative Code - Surplus Public Lands**

Hearing to consider the proposed initiative ordinance submitted by four or more Supervisors to the voters at the November 3, 2015, Election entitled "Ordinance amending the Administrative Code to update and expand the applicability of provisions of the Surplus City Property Ordinance and the public process around



its implementation, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors."

These matters are being referred to you in accordance with Elections Code, Section 305(B)(2) and Rules of Order 2.22.3. Please review and prepare a financial analysis on the proposed measures prior to the first Rules Committee hearing.

If you have any questions or concerns please call me at (415) 554-4447 or email: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller  
Peg Stevenson, City Performance Director

BOARD of SUPERVISORS



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San Francisco 94102-4689  
Tel. No. 554-5184  
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TDD/TTY No. 554-5227

June 22, 2015

**File Nos. 150659 & 150661**

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones:

On June 16, 2015, Supervisor Kim introduced the following Motion to consider the proposed Initiative Ordinance for submission by the full Board, for the November 3, 2015 Election:

**File No. 150659     Initiative Ordinance - Administrative Code - Surplus City Property Ordinance**

Motion ordering submitted to the voters an Ordinance amending the Administrative Code to update provisions of the Surplus City Property Ordinance, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors, at an election to be held on November 3, 2015; and affirming the Planning Department's determination under the California Environmental Quality Act.

Supervisor Kim also introduced the following Hearing to consider the same proposed Initiative Ordinance submitted by four or more Supervisors, for the November 3, 2015 Election:

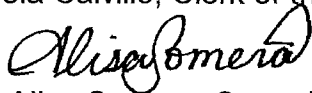
**File No. 150661     Hearing - Initiative Ordinance - Administrative Code - Surplus Public Lands**

Hearing to consider the proposed initiative ordinance submitted by four or more Supervisors to the voters at the November 3, 2015, Election entitled "Ordinance amending the Administrative Code to update and expand the applicability of

provisions of the Surplus City Property Ordinance and the public process around its implementation, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors."

These matters are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Alisa Somera, Committee Clerk  
Rules Committee

Attachment

c: Joy Navarrete, Environmental Planner  
Jeanie Poling, Environmental Planner

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Nicole Elliott, Mayor's Office  
Jon Givner, Office of the City Attorney  
Naomi Kelly, City Administrator  
John St. Croix, Executive Director, Ethics Commission  
John Arntz, Director, Department of Elections  
Harvey Rose, Budget and Legislative Analyst  
John Rahaim, Director, Planning Department  
Olson Lee, Director, Mayor's Office of Housing and Community Development  
Richard Carranza, Superintendent, San Francisco Unified School District  
Monique Moyer, Executive Director, San Francisco Port  
John Martin, Director, San Francisco Airport  
Harlan Kelly, Jr., General Manager, Public Utilities Commission  
Ed Reiskin, Executive Director, Municipal Transportation Agency  
Phil Ginsburg, General Manager, Recreation and Park Department  
John Updike, Director, Division of Real Estate  
Bevan Dufty, Director, Housing Opportunity Partnerships & Engagement

FROM: Alisa Somera, Clerk, Rules Committee  
Board of Supervisors

DATE: June 22, 2015

SUBJECT: INITIATIVE ORDINANCE MOTION & HEARING INTRODUCED  
November 3, 2015 Election

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The Board of Supervisors' Rules Committee has received the following Motion to consider the proposed Initiative Ordinance for submission by the full Board, for the November 3, 2015 Election, introduced by Supervisor Kim on June 16, 2015.

**File No. 150659      Initiative Ordinance - Administrative Code - Surplus City  
Property Ordinance**

Motion ordering submitted to the voters an Ordinance amending the Administrative Code to update provisions of the Surplus City Property Ordinance, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors, at an election to be held on November 3, 2015; and affirming the Planning Department's determination under the California Environmental Quality Act.

Supervisor Kim also introduced the following Hearing to consider the same proposed Initiative Ordinance submitted by four or more Supervisors, for the November 3, 2015 Election:

**File No. 150661      Hearing - Initiative Ordinance - Administrative Code - Surplus Public Lands**

Hearing to consider the proposed initiative ordinance submitted by four or more Supervisors to the voters at the November 3, 2015, Election entitled "Ordinance amending the Administrative Code to update and expand the applicability of provisions of the Surplus City Property Ordinance and the public process around its implementation, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors."

These matters are being referred to you in accordance with Board Rules of Order 2.22.4. Please review and submit any reports or comments you wish to be considered with the legislative files.

If you have any questions or concerns, please call me at (415) 554-4447 or email: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c:     Debra Newman, Office of the Budget and Legislative Analyst  
        Severin Campbell, Office of the Budget and Legislative Analyst  
        Gabriela Loeza, Office of the Budget and Legislative Analyst  
        Scott Sanchez, Planning Department  
        AnMarie Rodgers, Planning Department  
        Aaron Starr, Planning Department  
        Sophie Hayward, Office of Housing and Community Development  
        Chris Armentrout, San Francisco Unified School District  
        Jamila Brooks, San Francisco Unified School District  
        Elaine Forbes, San Francisco Port  
        Cathy Widener, San Francisco Airport  
        Juliet Ellis, Public Utilities Commission  
        Kate Breen, Municipal Transportation Agency  
        Janet Martinsen, Municipal Transportation Agency  
        Dillon Auyoung, Municipal Transportation Agency  
        Sarah Ballard, Recreation and Park Department  
        Dee Schexnayder, Housing Opportunity Partnerships & Engagement  
        Christine Keener, Housing Opportunity Partnerships & Engagement

BoS-11, COB  
old/new Comm. Clerk  
Leg. Rep.

President, District 5  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-7630  
Fax No. 554-7634  
TDD/TTY No. 544-5227

London Breed

## PRESIDENTIAL ACTION

Date: 7/10/15

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

☐ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. \_\_\_\_\_  
(Primary Sponsor)

Title. \_\_\_\_\_

☒ Transferring (Board Rule No. 3.3)

File No. 150659 Kim  
(Primary Sponsor)

Title. Initiative Ordinance - Administrative Code - S<sub>1</sub>

From: Rules Committee

To: Land Use & Transportation Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

London Breed, President  
Board of Supervisors

Member, Board of Supervisors  
District 6



4.15  
*Angela Calvillo*  
City and County of San Francisco

JANE KIM

To: Angela Calvillo  
Fr: April Veneracion  
Re: *AC* ~~Intent to~~ Withdraw Request to File #150659 - Initiative Ordinance -  
Administrative Code - Surplus City Property Ordinance  
Date: July 15, 2015

---

Please consider this notification from Supervisor Kim that she <sup>*Q*</sup> ~~intends to~~ withdraw her request to File # #150659 - Initiative Ordinance - Administrative Code - Surplus City Property Ordinance. She would like to remain as primary sponsor of the initiative.

*cd*

## Ausberry, Andrea

---

**From:** Caldeira, Rick (BOS)  
**Sent:** Wednesday, July 15, 2015 5:20 PM  
**To:** Calvillo, Angela (BOS)  
**Cc:** Ausberry, Andrea; Bruss, Andrea (BOS); Mar, Eric (BOS); Campos, David (BOS); Cohen, Malia (BOS); Wiener, Scott; Avalos, John (BOS); Kim, Jane (BOS); Givner, Jon (CAT)  
**Subject:** RE: Sponsorships for Item #150659

Madam Clerk,

Please be advised that by 5:00 p.m. we have received no confirmation from Supervisor Avalos regarding his co-sponsorship, and I wanted to provide an update for all. As you are aware, we received a request from Supervisor Kim at 4:15 p.m. withdrawing her request to file the matter, therefore retaining her Primary Sponsorship.

Therefore, we have the following sponsorship for File No. 150659:

Supervisors Kim; Avalos, Cohen, Wiener

Regards, Rick.

---

**From:** Caldeira, Rick (BOS)  
**Sent:** Wednesday, July 15, 2015 2:22 PM  
**To:** Calvillo, Angela (BOS)  
**Cc:** Ausberry, Andrea; Bruss, Andrea (BOS); Mar, Eric (BOS); Campos, David (BOS); Cohen, Malia (BOS); Wiener, Scott; Avalos, John (BOS); Kim, Jane (BOS); 'Jon Givner'  
**Subject:** Sponsorships for Item #150659

Madam Clerk,


Please be advised, per your direction, Supervisor Mar was removed as a co-sponsor at 2:07 p.m. and Supervisor Campos was removed as a co-sponsor at 2:12 p.m.

Please be further advised that we have received co-sponsorship requests from Supervisor Cohen at 1:59 p.m. and from Supervisor Wiener at 2:10 p.m.

Therefore, we are still awaiting direction from Supervisor Avalos on his current co-sponsorship. If he requests to be removed as co-sponsor, we shall inquire with Supervisors Cohen and Wiener on whether they would like to assume primary sponsorship.

Regards,

**Rick Caldeira, MMC**  
**Legislative Deputy**  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102  
Phone: (415) 554-7711 | Fax: (415) 554-5163  
[rick.caldeira@sfgov.org](mailto:rick.caldeira@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.



*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

## Caldeira, Rick (BOS)

---

**From:** Caldeira, Rick (BOS)  
**Sent:** Wednesday, July 15, 2015 2:22 PM  
**To:** Calvillo, Angela (BOS)  
**Cc:** Ausberry, Andrea; Bruss, Andrea (BOS); Mar, Eric (BOS); Campos, David (BOS); Cohen, Malia (BOS); Wiener, Scott; Avalos, John (BOS); Kim, Jane (BOS); 'Jon Givner'  
**Subject:** Sponsorships for Item #150659

Madam Clerk,

Please be advised, per your direction, Supervisor Mar was removed as a co-sponsor at 2:07 p.m. and Supervisor Campos was removed as a co-sponsor at 2:12 p.m.

Please be further advised that we have received co-sponsorship requests from Supervisor Cohen at 1:59 p.m. and from Supervisor Wiener at 2:10 p.m.

Therefore, we are still awaiting direction from Supervisor Avalos on his current co-sponsorship. If he requests to be removed as co-sponsor, we shall inquire with Supervisors Cohen and Wiener on whether they would like to assume primary sponsorship.

Regards,

**Rick Caldeira, MMC**  
**Legislative Deputy**  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102  
Phone: (415) 554-7711 | Fax: (415) 554-5163  
rick.caldeira@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

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MEMORANDUM

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Date: July 15, 2015

To: Supervisor Jane Kim  
Supervisor John Avalos  
Supervisor David Campos  
Supervisor Eric Mar

Cc: Supervisor Malia Cohen

From: ~~AC~~ Angela Calvillo, Clerk of the Board

Subject: Primary Sponsorship: File No. 150659 - Initiative Ordinance -  
Administrative Code - Surplus City Property Ordinance

---

The above referenced matter is currently pending in Land Use and Transportation Committee and we have received direction, as of Wednesday, July 15, 2015, at 8:16 a.m., from Supervisor Cohen, Chair of Land Use and Transportation Committee, to schedule this matter for Monday, July 20, 2015, pursuant to Board Rule 2.12 (Pending Legislation). The Chair has until Thursday, July 16, 2015, by 9:30 a.m. to finalize said Committee Agenda.

Please be advised that Supervisor Jane Kim, as of Wednesday, July 15, 2015, at 12:00 p.m., has requested to be removed as the Primary Sponsor for the above referenced item and requested this matter be filed pursuant to Board Rule 3.40 (Filing of Inactive Matters). Be further advised, that we are currently tracking the following co-sponsors (Supervisors John Avalos, David Campos, and Eric Mar). Therefore, please let me know if you would like to remove your name as a Co-Sponsor or assume Primary Sponsorship on the above referenced matter **by 5:00 p.m., on Wednesday, July 15, 2015.**

If Primary Sponsorship is not assumed on this matter by one of the Co-Sponsors, or from another Supervisor, the matter shall be filed in accordance to Board Rule 3.40 (Filing of Inactive Matters). If Primary Sponsorship is assumed on this matter, either by one of the Co-Sponsors, or from another Supervisor, the matter shall be

scheduled, pursuant to the direction of the Chair of the Land Use and Transportation Committee as noted above. Please note, in accordance with Board Rule 2.11 (Sponsors and Co-sponsors), requests to be added as a sponsor, outside of a meeting, for matters pending in Committee, shall be made, in writing, to the Clerk of the Board, Legislative Deputy, and to the Committee Clerk and shall be listed in the order received.

Sincerely,

Angela Calvillo  
Clerk of the Board

**Caldeira, Rick (BOS)**

---

**From:** Cretan, Jeff (BOS)  
**Sent:** Wednesday, July 15, 2015 2:10 PM  
**To:** Calvillo, Angela (BOS)  
**Cc:** Caldeira, Rick (BOS); Power, Andres; Bruss, Andrea (BOS)  
**Subject:** Item 150659

Hello,

Please add Supervisor Wiener as a sponsor of item 150659.

Jeff Cretan  
Legislative Aide  
Office of Supervisor Scott Wiener  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 274  
San Francisco, CA 94102  
(415) 554-6968

**Caldeira, Rick (BOS)**

---

**From:** Bruss, Andrea (BOS)  
**Sent:** Wednesday, July 15, 2015 1:59 PM  
**To:** Calvillo, Angela (BOS); Caldeira, Rick (BOS); Ausberry, Andrea  
**Subject:** Request to Co-Sponsor File 150659

All –  
Please add Supervisor Cohen as a co-sponsor to File 150659 [Initiative Ordinance – Administrative Code – Surplus City  
Property Ordinance]  
Thanks

.....  
**Andrea Bruss**  
Office of Supervisor Malia Cohen  
(415)554-7672

## Ausberry, Andrea

---

**From:** Veneracion, April (BOS)  
**Sent:** Wednesday, July 15, 2015 12:00 PM  
**To:** Caldeira, Rick (BOS); Somera, Alisa (BOS); Ausberry, Andrea; Bruss, Andrea (BOS)  
**Subject:** FW: File #150659 - Initiative Ordinance - Administrative Code - Surplus City Property Ordinance

---

**From:** April Veneracion [mailto:[april.veneracion@gmail.com](mailto:april.veneracion@gmail.com)]  
**Sent:** Wednesday, July 15, 2015 11:58 AM  
**To:** Veneracion, April (BOS) <[april.veneracion@sfgov.org](mailto:april.veneracion@sfgov.org)>  
**Subject:** File #150659 - Initiative Ordinance - Administrative Code - Surplus City Property Ordinance

Dear Rick and Alisa,

Supervisor Kim would like to file File #150659 - Initiative Ordinance - Administrative Code - Surplus City Property Ordinance.

Dear Andrea and Andrea,

Please do not schedule this item for the Land Use agenda for July 20th.

Thank you,  
April

April Veneracion Ang  
Legislative Aide  
Supervisor Jane Kim, District Six  
San Francisco Board of Supervisors  
(415) 554-7972 Office  
(415) 554-7974 Fax  
[april.veneracion@sfgov.org](mailto:april.veneracion@sfgov.org)

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-a

Booth, COB  
Old/New Comm.  
Leg. Rep.

President, District 5  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-7630  
Fax No. 554-7634  
TDD/TTY No. 544-5227

London Breed

### PRESIDENTIAL ACTION

Date: 7/10/15

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

☐ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. \_\_\_\_\_ (Primary Sponsor)

Title. \_\_\_\_\_

☒ Transferring (Board Rule No. 3.3)

File No. 150659 Kim  
(Primary Sponsor)

Title. Initiative Ordinance - Administrative Code - S

From: Rules Committee

To: Land Use & Transportation Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

*London Breed*

London Breed, President  
Board of Supervisors



Member, Board of Supervisors  
District 10



City and County of San Francisco

SAFETY

2015 JUL 22 PM 4:59

25

**MALIA COHEN**  
**馬莉亞郭嫻**

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DATE: July 22, 2015  
TO: Angela Calvillo  
Clerk of the Board of Supervisors  
  
FROM: Supervisor Malia Cohen  
Chairperson  
  
RE: Land Use and Transportation Committee  
COMMITTEE REPORT

---

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on July 28, 2015, as a Committee Report:

**150659 [Initiative Ordinance - Administrative Code - Surplus City Property Ordinance]**

**Motion ordering submitted to the voters an Ordinance amending the Administrative Code to update provisions of the Surplus City Property Ordinance, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor's Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors, at an election to be held on November 3, 2015; and affirming the Planning Department's determination under the California Environmental Quality Act.**

This matter will be heard in the Land Use and Transportation Committee on July 27, 2015, at 1:30 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Malia".

Malia Cohen  
Member, Board of Supervisors

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- ☐ 2. Request for next printed agenda Without Reference to Committee.
- ☐ 3. Request for hearing on a subject matter at Committee.
- ☐ 4. Request for letter beginning "Supervisor [ ] inquires"
- ☐ 5. City Attorney request.
- ☐ 6. Call File No. [ ] from Committee.
- ☐ 7. Budget Analyst request (attach written motion).
- ☐ 8. Substitute Legislation File No. [ ]
- ☐ 9. Reactivate File No. [ ]
- ☐ 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☐ Planning Commission    ☐ Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

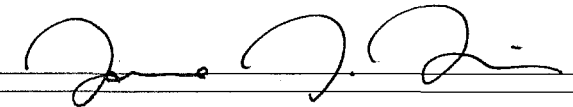
Supervisors Kim, Avalos, Campos and Mar

**Subject:**

Initiative Ordinance - Administrative Code - Surplus Public Lands

**The text is listed below or attached:**

See attached.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

150659