

File No. 160652

Committee Item No. 13
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date June 17, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" 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 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: Linda Wong Date June 10, 2016
Completed by: Linda Wong Date _____

1 [Real Property Purchase - 440 Turk Street - San Francisco Housing Authority - Not to Exceed
2 \$5,000,000]

3 **Resolution authorizing the execution and acceptance of a Purchase and Sale**
4 **Agreement by and between the City and the Housing Authority of the City and**
5 **County of San Francisco ("Seller"), for the real property located at 440 Turk Street**
6 **(Assessor's Parcel Block No. 0336, Lot No. 005) for no greater than \$5,000,000;**
7 **and finding the proposed transaction is in conformance with the City's General**
8 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

9
10 WHEREAS, Effective July 1, 2016 the City will launch the new Department of
11 Homelessness and Supportive Housing (HOM) to help homeless residents
12 permanently exit the street and move into housing and services; and

13 WHEREAS, HOM's staffing is expected to be populated largely through
14 transfers of employees from the Department of Human Services and the Human
15 Services Agency in an effort to better coordinate the provision of services; and

16 WHEREAS, Placing all such staff engaged in outreach, sheltering and
17 supportive housing within one location affords the most efficient means of ensuring a
18 coordinated approach to delivering such services; and

19 WHEREAS, 440 Turk Street (the "Property") is Assessor's Parcel Block No.
20 0336, Lot No. 005, owned by the Seller, proximate to many of those served by HOM,
21 and is readily available for occupancy following modest improvements; and

22 WHEREAS, The acquisition of the Property meets a goal of Seller to monetize
23 their interest in the Property, while benefiting the City and County of San Francisco;
24 and

1 WHEREAS, The Planning Department, through General Plan Referral letter
2 dated _____, 2016, ("Planning Letter"), which is on file with the Clerk
3 of the Board of Supervisors under File No. _____, has verified that the City's
4 acquisition of the Property is consistent with the General Plan, and the eight priority
5 policies under Planning Code, Section 101.1; and

6 WHEREAS, The Director of Property, in consultation with and as approved by
7 the Office of the City Attorney, intends to negotiate a proposed Purchase and Sale
8 Agreement for the Property, (the "Agreement"), with a purchase price that shall not
9 exceed \$5,000,000 (the "Purchase Price"); and

10 WHEREAS, An MAI appraiser shall be competitively selected to perform an
11 appraisal of the Property, to determine the fair market value; now, therefore, be it

12 RESOLVED, That the Board of Supervisors hereby finds that the acquisition of
13 the Property is consistent with the General Plan, and eight priority policies of
14 Planning Code, Section 101.1, and hereby incorporates such findings by reference as
15 though fully set forth in this Resolution; and, be it

16 FURTHER RESOLVED, That the Purchase Price for the Property shall not
17 exceed \$5,000,000; and, be it

18 FURTHER RESOLVED, That the Purchase Price for the Property shall not
19 exceed the approved appraised value of the Property, as determined by an MAI
20 appraiser; and, be it

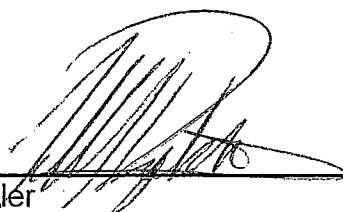
21 FURTHER RESOLVED, That in accordance with the recommendation of the
22 Director of Property and Mayor, the jurisdiction of the Acquisition Site will be assigned
23 upon close of escrow to the Real Estate Division to be managed and operated on
24 behalf of HOM; and, be it

1 FURTHER RESOLVED, That the execution, delivery and performance of the
2 Agreement is hereby approved and the Director of Property (or his designee) are
3 hereby authorized to execute the Agreement, in substantially the form of Agreement
4 referenced herein, on behalf of the City and any such other documents that are
5 necessary or advisable to complete the transaction contemplated by the Agreement
6 and effectuate the purpose and intent of this Resolution; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director
8 of Property (or his designee), in consultation with the City Attorney, to enter into any
9 additions, amendments or other modifications to the Agreement and any other
10 documents or instruments necessary in connection therewith, that the Director of
11 Property determines are in the best interests of the City, do not materially decrease
12 the benefits to the City with respect to the Property, do not materially increase the
13 obligations or liabilities of the City, and are necessary or advisable to complete the
14 transaction contemplated in the Agreement and that effectuate the purpose and intent
15 of this Resolution, such determination to be conclusively evidenced by the execution
16 and delivery by the Director of Property (or his designee) of any such additions,
17 amendments, or other modifications; and, be it


18 FURTHER RESOLVED, That the Director of Property shall provide the Clerk
19 of the Board of Supervisors a fully executed copy of the Purchase and Sale
20 Agreement within thirty (30) days of signature of same.

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Controller
Availability of funds is subject to the
enactment of the annual appropriation
ordinance.

RECOMMENDED:



Director of Property

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Mayor Edwin M. Lee *mw*
RE: Real Property Purchase – 440 Turk Street – San Francisco Housing
Authority – Not to Exceed \$5,000,000
DATE: May 31, 2016

Attached for introduction to the Board of Supervisors is a resolution authorizing the execution and acceptance of a Purchase and Sale Agreement by and between the City and the Housing Authority of the City and County of San Francisco ("Seller"), for the real property located at 440 Turk Street (Block 0336, Lot 005) for no greater than \$5,000,000; and finding the proposed transaction is in conformance with the City's General Plan, and the eight priority policies of Planning Code, Section 101.1.

I respectfully request that this item be calendared in Budget & Finance Committee on June 17, 2016.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 MAY 31 PM 1:36
BY *W*

Member, Board of Supervisor
District 2



MARK FARRELL

RECEIVED
BOARD OF SUPERVISORS
City and County of San Francisco

2016 JUN -9 PM 3:30

fw

DATE: June 9, 2016

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Farrell
Chairperson

RE: Budget and Finance Committee
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Budget and Finance Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on June 21, 2016, as Committee Reports:

160638 Administrative Code – Department of Homelessness and Supportive Housing
Ordinance amending the Administrative Code to establish a new Department of Homelessness and Supportive Housing; transfer homeless-related functions previously performed by the Department of Human Services to the new department; and establish the Local Homeless Coordinating Board to advise the new department on homeless policy and serve as the Continuum of Care governing body in accordance with federal regulations.

160652 Real Property Purchase – 440 Turk Street – San Francisco Housing Authority – Not to Exceed \$5,000,000
Resolution authorizing the execution and acceptance of a Purchase and Sale Agreement by and between the City and the Housing Authority of the City and County of San Francisco (“Seller”), for the real property located at 440 Turk Street (Assessor’s Parcel Block No. 0336, Lot No. 005) for no greater than \$5,000,000; and finding the proposed transaction is in conformance with the City’s General Plan, and the eight priority policies of Planning Code, Section 101.1

160653 Homelessness and Supportive Housing Fund – Approval of FYs 2016-207 and 2017-2018 Expenditure Plans
Resolution approving the FYs 2016-2017 and 2017-2018 Expenditure Plans for the Department of Homelessness and Supportive Housing Fund.

This matter will be heard in the Budget and Finance Committee on June 17, 2016, at 10:00 a.m.

