

1 [Master Development Agreement - Sunnydale Development Co., LLC - Sunnydale HOPE SF
2 Project]

3 **Resolution authorizing the execution of the Master Development Agreement between**
4 **the Housing Authority of the City and County of San Francisco, Sunnydale**
5 **Development Co., LLC, a California limited liability company and the City and County of**
6 **San Francisco, for the Sunnydale HOPE SF Project at the approximately 50-acre site**
7 **located in Visitacion Valley and generally bounded by McLaren Park to the north,**
8 **Crocker Amazon Park on the west, Hahn Street on the east, and Velasco on the south;**
9 **and making findings under the California Environmental Quality Act, and findings of**
10 **conformity with the General Plan, and with the eight priority policies of Planning Code,**
11 **Section 101.1(b).**

12
13 WHEREAS, HOPE SF is the nation’s first large-scale public housing transformation
14 collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and
15 creating vibrant mixed-income communities without mass displacement of current residents;
16 and

17 WHEREAS, Launched in 2007, HOPE SF is a 20-year human and real estate capital
18 commitment by the City; and

19 WHEREAS, HOPE SF, the City’s signature anti-poverty and equity initiative, is
20 committed to breaking intergenerational patterns related to the insidious impacts of trauma
21 and poverty, and to creating economic and social opportunities for current public housing
22 residents through deep investments in education, economic mobility, health and safety; and

23 WHEREAS, The Sunnydale HOPE SF project (the “Project”) is generally bounded by
24 McLaren Park to the north, Crocker Amazon Park on the west, Hahn Street on the east, and
25 Velasco on the south; and

1 WHEREAS, The San Francisco Housing Authority (“SFHA”) owns and operates 775
2 units of public housing on the approximately 50-acre site of the Project, which is located in
3 Visitacion Valley neighborhood of the City; and

4 WHEREAS, The Project is a mixed use, mixed income development with several
5 different components, including: (i) construction of the public infrastructure to support the
6 Project; (ii) development of private, mixed-use affordable housing on affordable parcels in
7 accordance with an affordable housing plan; (iii) development of private, mixed-use residential
8 projects on market rate parcels; and (iv) development of community improvements (e.g., open
9 space areas, community facilities) throughout the Project; and

10 WHEREAS, The Sunnydale HOPE master plan consists of a maximum of 1,700 units,
11 of which 775 are replacement units for existing Sunnydale-Velasco households and 196 are
12 additional affordable housing units, there are also up to 731 units that will be for market rate
13 housing units; and

14 WHEREAS, The master plan includes all new streets and utility infrastructure, 6.5
15 acres of new open spaces, and approximately 60,000 square feet of new neighborhood
16 serving spaces; and

17 WHEREAS, The Master Development Agreement (the “Agreement”) outlines land
18 conveyance by the SFHA to the master developer and associated provisions to ensure
19 completion of the Project; and

20 WHEREAS, Developer filed an application with the City's Planning Department for
21 approval of a development agreement relating to the Project Site (the "Development
22 Agreement") under Chapter 56; a copy of the Development Agreement is on file with the Clerk
23 of the Board in File No. 161164; and

24 WHEREAS, The Board of Supervisors is considering the Development Agreement for
25 the Project concurrently with this resolution; and

1 WHEREAS, The Board of Supervisors established the HOPE SF fund through
2 Ordinance No. 180-07 (Board File No. 070849), and affirmed its commitment to HOPE SF
3 through Resolution No. 556-07; and

4 WHEREAS, The Planning Commission of the City’s Planning Department took the
5 following actions on July 9, 2016: Certified the Final Environmental Impact Report (Motion
6 No. 19409); Adopted CEQA Findings including a statement of overriding considerations
7 (Motion No. 19784); and, Adopted Findings of Consistency with the General Plan and
8 Planning Code, Section 101.1 (Motion No. 19785) for the Project; and

9 WHEREAS, The Board of Supervisors on _____ by
10 Ordinance No. _____ adopted all of the findings of the Planning Commission of
11 July 9, 2015, including findings under CEQA, and findings of consistency with the General
12 Plan and Planning Code, Section 101.1; and

13 WHEREAS, Ordinance No. _____ is on file with the Clerk of the Board of
14 Supervisors in File No. 161164 and is incorporated herein by reference; now, therefore, be it

15 RESOLVED, That in accordance with the recommendation of the Director of Mayor’s
16 Office of Housing and Community Development (“MOHCD”), the Board of Supervisors hereby
17 approves and authorizes the Director of MOHCD (or his designee) to execute the Agreement
18 on behalf of the City between the City and County of San Francisco, the Housing Authority of
19 the City and County of San Francisco and Sunnydale Development Co., LLC, for the
20 development of the Project, and the Director of MOHCD (or his designee) is hereby
21 authorized to execute any such other documents that are necessary or advisable to effectuate
22 the Agreement and the purpose and intent of this Resolution; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
24 MOHCD (or his designee) to enter into any and all documents and take any and all actions
25 which such party, in consultation with the City Attorney, determines are in the best interest of

1 the City, do not materially increase the obligations of the City or materially decrease the
2 benefits to the City, are necessary and advisable to consummate the performance of the
3 purposes and intent of this Resolution and comply with all applicable laws, including the City's
4 Charter; any such actions are solely intended to further the purposes of this Resolution, and
5 are subject in all respects to the terms of this Resolution, and such official shall consult with
6 the City Attorney before execution of documents that include amendments from what was
7 previously submitted to the Board, and thereafter provide to the Clerk of the Board the final
8 document, as signed by the parties, together with a marked copy to show any changes within
9 30 days of execution for inclusion in the official file; and, be it

10 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
11 heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors.

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