

RESOLUTION NO. 110-2007

Adopted October 2, 2007

ENDORSING THE SHIPYARD LEGACY FUND REPORT, INCLUDING ITS RECOMMENDATIONS REGARDING INVESTMENT PRIORITIES AND A QUASI-PUBLIC ENTITY TO IMPLEMENT THE COMMUNITY BENEFITS PROGRAM OF THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE HUNTERS POINT SHIPYARD; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

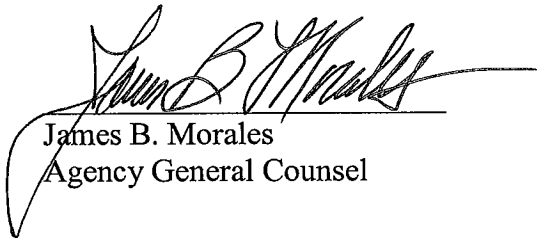
1. The Disposition and Development Agreement for the Hunters Point Shipyard-Phase 1 ("DDA") between the Redevelopment Agency of the City and County of San Francisco ("Agency") and Lennar-BVHP, LLC ("Developer") provides for a revenue sharing plan in which the net proceeds from land sales will be shared between the Agency and the Developer. Under Attachment 23 to the DDA, the Agency will use its share of the net land proceeds ("Investment Funds") for enhanced community benefits related to the Hunters Point Shipyard ("Shipyard") and the Bayview Hunters Point area ("BVHP").
2. The DDA also requires the Agency to collaborate with the community to develop a plan to form an independent quasi-public entity ("QPE") that will be responsible for advising the Commission on the distribution of the Investment Funds.
3. In December 2004, the Agency issued a Request for Proposals. On July 19, 2005, the Commission adopted Resolution No. 117-2005 authorizing a personal services contract with Urban Strategies Council, a California nonprofit corporation ("USC"), to provide technical assistance and outreach services to the Hunters Point Shipyard Citizens Advisory Committee ("CAC") and the BVHP community in connection with the formation of a QPE ("Contract"). On February 7, 2006, the Commission approved a First Amendment to the Contract by Resolution No. 14-2006 to provide additional funds in the amount of \$77,000 to implement a community engagement plan. On December 19, 2006, the Commission approved a Second Amendment to the Contract by Resolution No. 162-2006 to extend the Contract term to allow USC and the CAC additional time to get community input.
4. Since September 2005, USC has held over 25 public meetings in the community on this project. As a result of USC's work with the CAC and the community, it has prepared two reports: 1) "Development of a Community Benefits Investment Roadmap" (July 20, 2007) (Attachment Two to the Commission Memorandum in support of this Resolution) and 2) "Designing a Quasi-Public Entity to Direct the Shipyard Legacy Fund" (July 31, 2007) (Attachment Three to the Commission Memorandum in support of this Resolution). Collectively, these two reports constitute the "Shipyard Legacy Fund Report."

5. The Shipyard Legacy Fund Report contains CAC-approved recommendations regarding investment priority areas, an initial set of program investments, and a proposed QPE organizational type. The Shipyard Legacy Fund Report recommends, among other things, that the Agency give great deference to the recommendations of the QPE when it reviews and approves any proposed use of net land sale proceeds resulting from the implementation of the DDA.
6. On August 22, 2007, the CAC approved the Shipyard Legacy Fund Report. On September 18, 2007, the Commission held an informational workshop on this matter at its regularly scheduled public meeting.
7. The CAC desires that the Commission endorse the Shipyard Legacy Fund Report.
8. Endorsement of the Shipyard Legacy Fund Report is a planning and feasibility study that is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15262. The Shipyard Legacy Fund Report included recommendations for use of the net proceeds and may eventually result in physical changes of the environment; however, endorsement of the report will not independently result in any physical environmental changes.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that it endorses the Shipyard Legacy Fund Report, which is attached to the Commission Memorandum in support of this Resolution and identified as Attachments Two and Three of the Commission Memorandum.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel