

## RESOLUTION NO. 54-2011

*Adopted May 3, 2011*

**AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH SEIFEL CONSULTING, INC., A CALIFORNIA CORPORATION, TO INCREASE THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$47,500, FOR CONSULTING SERVICES RELATED TO THE CHOICE NEIGHBORHOODS INITIATIVE GRANT APPLICATION FOR THE REVITALIZATION OF ALICE GRIFFITH PUBLIC HOUSING; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM**

### BASIS FOR RESOLUTION

1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and rehabilitation of blighted areas and for the purpose of increasing, improving, and preserving San Francisco's supply of affordable housing.
2. On March 23, 2007, the HOPE SF Task Force recommended to the Mayor and Board of Supervisors of the City and County of San Francisco (the "City") that the City pursue the rebuilding of San Francisco's most distressed public housing sites, including the Alice Griffith Housing Development ("Alice Griffith"), while increasing affordable housing and ownership opportunities, improving the quality of life for existing residents, and bringing together in one community new housing units of different income levels and building types.
3. On June 3, 2008, the voters of the City and County of San Francisco adopted Proposition G, the Jobs Parks and Housing Initiative ("Proposition G"), for revitalization of Candlestick Point and Phase II of Hunters Point Shipyard through the development of a mixed-use project (the "Project"). Proposition G encouraged the rebuilding of Alice Griffith as part of the Project, consistent with the objectives set forth in Proposition G and subject to consultation with the residents of Alice Griffith and approval by all applicable governmental agencies. The voters also encouraged the City, the Agency, and other public agencies with applicable jurisdiction to proceed as expeditiously as possible to implement Proposition G.
4. On June 3, 2010, the Agency Commission adopted Resolution No. 69-2010, and authorized the Agency Executive Director to execute a Disposition and Development Agreement (the "DDA") with CP Development Co., LP ("CP Development"), for the Project, including a proposed plan for the rebuilding of

Alice Griffith within a new, mixed-income community (“Alice Griffith Plan”). The Agency Commission based its action on the California Environmental Quality Act (“CEQA”) findings set forth in Resolution No. 59-2010. In order to implement its responsibilities regarding Alice Griffith under the DDA, CP Development entered into a joint venture development agreement with McCormack Baron Salazar, Inc. (“MBS”), in recognition of MBS’s experience and expertise in public housing replacement projects.

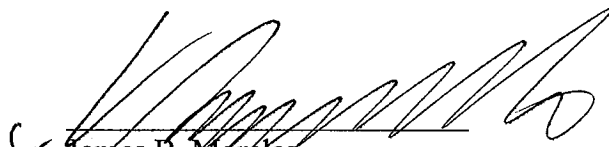
5. On July 6, 2010, by Resolution No. 93-2010, the Agency Commission authorized the Agency Executive Director to execute a Memorandum of Understanding between the Agency, the San Francisco Housing Authority (“Housing Authority”), the Mayor’s Office of Housing, and the San Francisco Office of Economic and Workforce Development (“MOU”), which memorializes the parties’ interest in revitalizing Alice Griffith and sets forth their roles and responsibilities required to advance this goal, in conformance with the principles and goals of HOPE SF, Proposition G, and the DDA.
6. On October 14, 2010, the Housing Authority Commissioners authorized the Housing Authority’s Executive Director to execute an Exclusive Negotiating Rights Agreement for the Alice Griffith Plan (“ENRA”) with CP Development and MBS (together, the “Developer”), which sets forth the procedures and standards by which the Housing Authority and the Developer shall proceed with the revitalization program.
7. In order to implement the objectives of the MOU and the provisions of the DDA and ENRA, substantial financial resources are required. The Agency has committed to providing a portion of this funding in the DDA, but non-Agency and non-City funds are required. On October 5, 2010, staff provided the Commission with an Informational Memorandum advising that the Agency, Housing Authority, MBS, CP Development, and other Alice Griffith stakeholders would be submitting a first round application to the United States Department of Housing and Urban Development (“HUD”) for approximately \$30 million in Choice Neighborhoods Initiative Grant funding (“Choice Neighborhoods”) for the revitalization of Alice Griffith. On March 18, 2011, HUD notified the development team that it had selected the Alice Griffith Plan submission among 42 applicants as a finalist.
8. In October 2010, pursuant to the Agency’s Purchasing Policy Sec. IX.A. (1-4), the Agency executed a Personal Services Contract (“PSC”) with Seifel Consulting Inc. (“Seifel”), a San Francisco-based, woman-owned enterprise, for Seifel’s provision of grant-writing consulting for the preliminary round of the Choice Neighborhoods application process. Seifel provided editing, writing, and research that proved vital to the application process.

9. The Agency and its co-applicants now have the opportunity to submit a Round 2 application for a total of \$30,500,000, in competition with five other finalists. If awarded, the Alice Griffith development team will use this funding to accelerate and commence the revitalization of Alice Griffith, which includes the replacement of all 256 of the existing Alice Griffith public housing units and the construction of another 248 new affordable units.
10. The application deadline is June 1, 2011. HUD has advised that it plans on selecting two to four winners among whom it will divide the fiscal year ("FY") 2010 Choice Neighborhoods allocation, \$61 million, but that it also may divert FY 2011 funding for FY 2010 applicants, creating a strong chance of success for the Alice Griffith Transformation Plan.
11. The proposed First Amendment to the Seifel PSC will allow Seifel to continue to provide its unique skills and background, which are vital to submitting the highest quality application possible, to facilitate the Choice Neighborhoods Round 2 application.
12. The proposed First Amendment to the Seifel PSC is an Agency administrative activity that will not cause any change in the physical environment and is not a "project" as defined in CEQA Guidelines Section 15378(b)(5).

## RESOLUTION

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into a First Amendment to the Personal Services Contract with Seifel, Inc., a California corporation, in an amount not to exceed \$47,500 for grant-writing consulting related to the second round Choice Neighborhoods Initiative Grant application, substantially in the form lodged with the Agency General Counsel, and to enter into any and all ancillary documents or take any additional actions necessary to consummate the transaction.

**APPROVED AS TO FORM:**

  
for James B. Morales  
Agency General Counsel