

Campbell (Office of the Budget and Legislative Analyst); Elizabeth Dietrich and Anne Pearson (Office of the City Attorney); provided an overview and responded to questions raised throughout the discussion. Christopher Peterson; Speaker; Lilia O'Neal; Sara Louie; George Flashman; Speaker; Francisco DaCosta; Charlie Shammon; David Gray; Melissa McClaire; Erica; Diane Louise; Joseph Smith; Jean Barish; Laura Fried; Mary Harris; Pam Tal Lee; Wynn Kaufman; John Winston; Jessie Fuentes; Milo Charles; Phil Gordon; Robert Tuckman; Jennifer Higgies; Frank; Ms. Snyder; Don Masumi; Speaker; Theodore Randolph; Dr. Adam Buck; Maluka Goblin; Michael Arons; Speaker; Madeline Miller; C. U.; Hillary Bornstein; Peter Warfield; Vishal; Jonathan Randolph; Setta Tima; Marcus I.; Adam Brandt; Speaker; Kenneth Gaffold; Felicity; Christopher Whitfield; Robin Kim; Speaker; Sam Dorch; David Brackman; Mr. Smith; Daniel Wood; Kaden Miller; spoke on various concerns relating to the hearing matter.

- | | | | |
|---|----------------------|---------------------|--------|
| 1 | Board of Supervisors | 08/11/2020 ADOPTED | Passed |
| 1 | Mayor | 08/21/2020 APPROVED | |



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 200740

File Type: Resolution

Status: Passed

Enacted: 373-20

Effective: 08/21/2020

Version: 1

In Control: Clerk of the Board

File Name: Sale of Real Estate - Reservoir Community Partners, LLC - Balboa Reservoir - \$11,400,000

Date Introduced: 07/07/2020

Requester:

Cost:

Final Action: 08/21/2020

Comment: 10 Day Mail
10 Day On Site (PUC)

Title: Resolution approving and authorizing the execution of an Agreement for Sale of Real Estate for the conveyance by the City, acting through the San Francisco Public Utilities Commission (SFPUC), to Reservoir Community Partners, LLC of approximately 16.4 acres of real property in Assessor's Parcel Block No. 3180, Lot No. 190, located near Ocean Avenue and Frida Kahlo Way, for \$11,400,000; adopting findings under the California Environmental Quality Act; adopting findings that the conveyance is consistent with the General Plan, and the priority policies of Planning Code, Section 101.1; authorizing the Director of Property and/or the SFPUC's General Manager to execute the Agreement for Sale of Real Estate and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and authorizing the Director of Property and/or the SFPUC's General Manager to make certain modifications, as described herein, and take certain actions in furtherance of this Resolution, as described herein.

Sponsor: Yee

History of Legislative File 200740

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	07/07/2020	RECEIVED AND ASSIGNED	Budget and Finance Committee		
1	Clerk of the Board	07/17/2020	NOTICED			
1	Public Utilities Commission	07/17/2020	RESPONSE RECEIVED			
	<i>Public Utilities Commission confirmed proof of posting as required.</i>					
1	Budget and Finance Committee	07/29/2020	REFERRED WITHOUT RECOMMENDATION	Board of Supervisors		Passed
	<i>Heard in Committee. Speakers: President Norman Yee (Board of Supervisors); Leigh Lutenski (Office of Economic and Workforce Development); Michael Carlin (Public Utilities Commission); Joe Kirchofer (Avalon Bay); Severin</i>					

1 [Sale of Real Estate - Reservoir Community Partners, LLC - Balboa Reservoir - \$11,400,000]

2
3 **Resolution approving and authorizing the execution of an Agreement for Sale of Real**
4 **Estate for the conveyance by the City, acting through the San Francisco Public Utilities**
5 **Commission, to Reservoir Community Partners, LLC of approximately 16.4 acres of**
6 **real property in Assessor's Parcel Block No. 3180, Lot No. 190, located near Ocean**
7 **Avenue and Frida Kahlo Way, for \$11,400,000; adopting findings under the California**
8 **Environmental Quality Act; adopting findings that the conveyance is consistent with**
9 **the General Plan, and the priority policies of Planning Code, Section 101.1; authorizing**
10 **the Director of Property and/or the SFPUC's General Manager to execute the**
11 **Agreement for Sale of Real Estate and related documents for the sale of the property,**
12 **including an Open Space License, Promissory Note, Deed of Trust, Amended and**
13 **Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition**
14 **Agreement; and authorizing the Director of Property and/or the SFPUC's General**
15 **Manager to make certain modifications, as described herein, and take certain actions in**
16 **furtherance of this Resolution, as described herein.**

17
18 WHEREAS, The City and County of San Francisco (the "City"), under the jurisdiction of
19 the San Francisco Public Utilities Commission (the "SFPUC"), owns approximately 17.6 acres
20 of certain real property located near Frida Kahlo Way and Ocean Avenue, commonly known
21 as Balboa Reservoir in San Francisco, California, also known as Assessor's Parcel Block
22 3180, Lot 190 (the "Balboa Reservoir"); and

23 WHEREAS, In 1957, the SFPUC originally constructed the Balboa Reservoir for water
24 storage but never used the site for its intended water storage purpose; and

1 WHEREAS, In April of 2015, by Ordinance No. 45-15, the Board of Supervisors
2 established the Balboa Reservoir Community Advisory Committee ("BRCAC") to advise the
3 Board of Supervisors, the Mayor, and City departments, and to provide a regular venue for
4 interested community stakeholders and the general public to discuss any proposed
5 development at the Balboa Reservoir; and

6 WHEREAS, As set forth in Ordinance No. 45-15, the City chose the Balboa
7 Reservoir as a potential site under the Public Land for Housing Program, an interdepartmental
8 program to coordinate development of certain City lands with the goal of providing affordable
9 housing and other public benefits, and the City recognized this site as an opportunity for it to
10 realize a substantial amount of new affordable housing while still allowing the SFPUC to
11 receive fair market value for the land; and

12 WHEREAS, Ordinance No. 45-15 further noted that the City must receive input from
13 the individuals and communities that will be most directly impacted by the project, including
14 residents, businesses, and educational institutions in the area immediately surrounding the
15 Balboa Reservoir; and

16 WHEREAS, The BRCAC has held monthly public meetings and played a key role in
17 development of the Request for Qualifications and Request for Proposals that the City has
18 issued for the Balboa Reservoir; and

19 WHEREAS; City College has taken part in planning the project at the Balboa Reservoir
20 throughout the development process, including having a designated seat on the BRCAC,
21 participating on the evaluation and selection panels for the Request for Qualifications and the
22 Request for Proposals relating to the project, presentations by the City to the City College
23 Board of Trustees, and consultations with City College administration; and

24 WHEREAS; The SFPUC has been engaged in planning the proposed Balboa
25 Reservoir project for the last five years through the City's Public Land for Housing Program,

1 which coordinates development of certain of the City's public land assets with the goal of
2 providing affordable housing and other benefits for the public; and

3 WHEREAS, In August of 2017, after extensive community outreach, issuance of a
4 Request for Qualifications and then a Request for Proposals to solicit developers interested in
5 acquiring and developing the Balboa Reservoir, a selection panel including representatives
6 from the City, City College, and the BRCAC selected the development team consisting of a
7 joint venture comprised of the master co-developers, AvalonBay Communities and Bridge
8 Housing (collectively, the "Developer"), with Mission Housing, Pacific Union Development
9 Company, and Habitat for Humanity of Greater San Francisco participating on the
10 development team; and

11 WHEREAS, On November 14, 2017 by Resolution No. 17-0225, the SFPUC
12 Commission approved an Exclusive Negotiating Agreement ("ENA") between City, through
13 the SFPUC, and the Developer, authorizing the parties to negotiate the terms and conditions
14 for the development and sale of the Balboa Reservoir; and

15 WHEREAS, Pursuant to the ENA, the parties have negotiated several transaction
16 documents for the sale and development of approximately 16.4 acres of the Balboa Reservoir
17 site ("Property"), including a Development Agreement ("Development Agreement") (File No.
18 200635) pursuant to which the City will realize significantly more community benefits than it
19 would through application of existing City ordinances, regulations, and policies, in exchange
20 for granting the Developer a vested right to build the project subject to specified regulations,
21 rules and policies governing the design, construction, fees and exactions, use and other
22 aspects of the project; and

23 WHEREAS, The Development Agreement provides for approximately 1,100 units of
24 housing, including approximately fifty percent (50%), or 550 homes, as housing units
25 affordable to persons and families of low and moderate income. Approximately 150 of these

1 affordable housing units will be earmarked for educators, and City College faculty and staff
2 will have first priority to those units. The development project includes approximately 1,000
3 units of mixed-income affordable and market-rate multi-family rental residential housing and
4 100 for-sale residential units, ground-floor community space, approximately 4 acres of
5 privately owned and publicly accessible open space, parking garages, and a 100 seat child-
6 care facility with 50% of the seats made affordable to low income families (the "Project"); and

7 WHEREAS, The Project includes extensive investments in public infrastructure,
8 including new water distribution, emergency firefighting water system and auxiliary water
9 supply facilities, stormwater management improvements, sanitary sewer systems, power
10 facilities, and street lighting that are expected to cost approximately \$39,000,000 and that will
11 be dedicated to the City, at no cost to the City, upon completion; and

12 WHEREAS, While we are living in a global pandemic combined with a housing
13 shortage crisis, the Project will provide critical and essential affordable housing, generate
14 approximately 460 construction jobs during construction and an approximately \$1.7 Million
15 annual increase in general fund revenues to the City, infrastructure improvements, and a
16 number of other important community benefits that will strengthen the City during economic
17 uncertainty; and

18 WHEREAS, The Project includes affordable housing that exceeds the requirements of
19 the Planning Code for inclusionary affordable housing and is keeping with the goals of the
20 Public Land for Housing Initiative established by Mayor Ed Lee, and with voter approved
21 Proposition K in 2015; and

22 WHEREAS, The parties have negotiated an Agreement for Sale of Real Estate (the
23 "Purchase and Sale Agreement"), a copy of which is on file with the Clerk of the Board of
24 Supervisors under File No. 200740, in conjunction with the Development Agreement for the
25 SFPUC to sell the Property to the Developer for \$11,400,000. In June of 2020 a MAI

1 appraiser appraised the fair market value of the Property at \$11,400,000; and

2 WHEREAS, Under the Purchase and Sale Agreement, the closing date will occur no
3 later than December 31, 2022, and the Developer will pay to the SFPUC: (i) a non-refundable
4 Initial Payment of \$500,000 upon City's execution of the Purchase and Sale Agreement; (ii)
5 annual pre-closing deposits of \$400,000; and (iii) annual interest at the rate of three percent
6 through the closing; and

7 WHEREAS, Under the Purchase and Sale Agreement, the Developer may elect to
8 have the City provide carryback financing on the balance of the purchase price at the closing,
9 in which case the Developer will issue a promissory note ("Promissory Note") to the City
10 secured by a first-lien deed of trust ("Deed of Trust") on the Property. Once the Developer has
11 paid the principal balance of the loan down to \$5,700,000, the City will release the lien of its
12 Deed of Trust from the Phase 1 portion of the Property and will retain the lien of the Deed of
13 Trust on the Phase 2 portion of the Property. The Promissory Note will be paid in full by
14 December 31, 2028; and

15 WHEREAS, The City, under the SFPUC's jurisdiction, will retain an 80-foot-wide
16 approximately one-acre parcel of land ("Retained Fee"), with surface appurtenances and a
17 subsurface SFPUC water transmission line, north of Ocean Avenue along the southern
18 boundary of the Balboa Reservoir. The SFPUC and the Developer have negotiated a 20-year
19 open space license ("Open Space License") for the use of approximately 44,431 square feet
20 of the Retained Fee. The Open Space License requires the Developer to use the license area
21 for the installation and maintenance of public open space for the benefit of Project residents
22 and the general public. The use fee for the Open Space License starting in year 11 of the
23 license term will be \$32,380 per year, with 4% annual increases, or the Developer may elect
24 to make an upfront lump sum payment of \$112,000; and

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1 WHEREAS, The Project will provide an important community benefit to residents in
2 San Francisco and promote a public purpose by creating significant housing and affordable
3 housing, open space, and other public benefits as described in the Development Agreement;
4 and

5 WHEREAS, The parties also have negotiated a Recognition Agreement, which
6 provides for the SFPUC's recognition of performance, cure, and reassignment rights between
7 the master co-developers of the Project; and

8 WHEREAS, To facilitate planned street circulation for the Project, the SFPUC will
9 record a Declaration of Restrictions ("Declaration") that will allow a portion of the Retained
10 Fee area to be used as dedicated public right-of-way for purposes of constructing and
11 subsequent use of the planned extension of Lee Avenue where it crosses the Retained Fee;
12 and

13 WHEREAS, The Balboa Reservoir is subject to a 2012 Access Easement Agreement
14 between City, through the SFPUC, and City College ("Original Easement"), which
15 contemplated that City College would construct and maintain an accessway on the Property,
16 and City College has not yet constructed the accessway as required by the Original
17 Easement. To facilitate planned street circulation for the Project, the parties negotiated an
18 amendment to the Original Easement ("Amended Easement"). Under the Amended
19 Easement, the City will obtain additional land to widen the Accessway, and in return for
20 conveyance in fee of the revised easement area from City College to City, City will relieve City
21 College of its obligation to construct the Accessway to current City standards as required by
22 the Original Easement and will relieve City College from liability for certain encroaching
23 unpermitted utility facilities on City property; and

24 WHEREAS, On January 1, 2020, new amendments to the State Surplus Lands Act
25 under Assembly Bill 1486 took effect which imposed additional requirements on some projects

1 but excludes from those requirements properties that have an existing exclusive negotiating
2 agreement and will be conveyed by December 31, 2022. Because the City entered the ENA
3 relating to the Property in December of 2017, and the disposition of the Property will be
4 completed by December 31, 2022, the additional requirements do not apply to the Project;
5 and

6 WHEREAS, The SFPUC Commission determined that the Property is surplus to its
7 needs by Resolution 20-0135, dated June 23, 2020, a copy of which is on file with the Clerk of
8 the Board of Supervisors in File No. 200740; and

9 WHEREAS, San Francisco Charter Section 8B.121(a) grants the SFPUC Commission
10 the exclusive charge of the real property assets under the SFPUC Commission's jurisdiction;
11 Charter Section 8B.121(e) provides that the SFPUC Commission may transfer real property
12 interests the SFPUC Commission declares to be surplus to the needs of any utility, and
13 Charter Section 9.118(c) provides that any sale of real property owned by the City must be
14 approved in advance by the Board of Supervisors; and

15 WHEREAS, The San Francisco Planning Commission unanimously approved the
16 Development Agreement by Resolution R-20735 on May 28, 2020, and the San Francisco
17 Municipal Transportation Agency unanimously consented to the Development Agreement by
18 Resolution No. 200616-055 on June 16, 2020. The SFPUC Commission unanimously
19 consented to the Development Agreement and approved the Purchase and Sale Agreement
20 by Resolution 20-0135, dated June 23, 2020; and

21 WHEREAS, The effectiveness of the Purchase and Sale Agreement is contingent upon
22 approval of the Development Agreement by the Board of Supervisors, and the Board of
23 Supervisors is considering approval of the Development Agreement pursuant to an ordinance,
24 a copy of which is on file with the Clerk of the Board of Supervisors under File No. 200423;
25 and

1 WHEREAS, On May 28, 2020, in Motion No. 20730, the Planning Commission certified
2 the Balboa Reservoir Final Subsequent Environmental Impact Report ("FSEIR") in
3 accordance with the California Environmental Quality Act ("CEQA") Public Resources Code
4 sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. sections 15000 et seq.),
5 and Chapter 31 of the San Francisco Administrative Code. On that same day, in Motion No.
6 20731, the Planning Commission adopted CEQA Findings, a Statement of Overriding
7 Considerations, and a Mitigation Monitoring and Reporting Program; and

8 WHEREAS, The Planning Commission Secretary is the custodian of records for the
9 Planning Commission FSEIR materials and related records are available at the Planning
10 Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 and at
11 <http://ab900balboa.com>. These records have been made available to the public for review
12 and are incorporated herein by reference; and

13 WHEREAS, This Board of Supervisors has reviewed and considered the information
14 contained in the FSEIR, the findings contained in Planning Commission Motion Numbers
15 20730 and 20731, and all written and oral information provided by the Planning Department,
16 the public, relevant public agencies, SFPUC and other experts and the administrative files for
17 the Project; now, therefore, be it

18 RESOLVED, That this Board of Supervisors has reviewed and considered the FSEIR
19 and record as a whole, finds that the FSEIR is adequate for its use as the decision-making
20 body for the Purchase and Sale Agreement, the Promissory Note, the Deed of Trust, the
21 Declaration, the Recognition Agreement, the Open Space License, and the Amended
22 Easement, and incorporates the CEQA findings contained in Motion No. 20731, including the
23 Statement of Overriding Considerations and the Mitigation and Monitoring Program as though
24 set forth in this Resolution; and be it further

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1 RESOLVED, That this Board of Supervisors further finds that since the FSEIR was
2 finalized, there have been no substantial project changes and no substantial changes in
3 project circumstances that would require major revisions to the FSEIR due to the involvement
4 of new significant environmental effects or an increase in the severity of previously identified
5 significant impacts, and there is no new information of substantial importance that would
6 change the conclusions set forth in the FSEIR, and be it

7 FURTHER RESOLVED, That the Board of Supervisors hereby adopts Motion No.
8 20731, the Planning Commission adopted CEQA Findings, a Statement of Overriding
9 Considerations, and a Mitigation Monitoring and Reporting Program, dated May 29, 2020;
10 and, be it

11 FURTHER RESOLVED, This Board of Supervisors finds that, consistent with and in
12 furtherance of the goals of the Public Lands for Housing Program and Proposition K approved
13 by the voters in 2015, and in light of the continuing and unrelenting housing crisis in San
14 Francisco, the sale and development of the Property as set forth in the Purchase and Sale
15 Agreement and the Development Agreement is necessary and appropriate to further the City's
16 public purpose of promoting and providing affordable housing in San Francisco, and the public
17 interest and necessity demands and will not be inconvenienced by the sale and development
18 of the Property for these purposes; and, be it

19 FURTHER RESOLVED, That the City's Board of Supervisors, in accordance with the
20 recommendations of the SFPUC and the Director of Property, hereby approves the Purchase
21 and Sale Agreement, including the Promissory Note, the Deed of Trust, the Declaration, the
22 Recognition Agreement, the Open Space License, and the Amended Easement, which are
23 exhibits attached to the Purchase and Sale Agreement, and authorizes the SFPUC General
24 Manager to execute the Purchase and Sale Agreement and its exhibits and the Director of
25 Property to execute the Amended Easement, in substantially the form presented to the Board,

1 and to take any and all steps (including, but not limited to, the execution and delivery of any
2 and all certificates, agreements, notices, consents, escrow instructions, closing documents,
3 and other instruments or documents) as the Director of Property deems necessary or
4 appropriate to consummate the Amended Easement or the SFPUC General Manager deems
5 necessary or appropriate to consummate the Purchase and Sale Agreement and its exhibits,
6 or to otherwise effectuate the purpose and intent of this resolution, such determination to be
7 conclusively evidenced by the execution and delivery by such official of any such documents;
8 and, be it

9 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the SFPUC
10 General Manager to enter into any amendments or modifications to the Purchase and Sale
11 Agreement and enter into ancillary agreements (including the exhibits attached to the
12 Purchase and Sale Agreement) and any other documents or instruments in connection with
13 the Purchase and Sale Agreement that the SFPUC General Manager determines, in
14 consultation with the City Attorney, are in the City's best interest, do not materially decrease
15 the City's benefits or materially increase the City's liabilities or obligations in connection with
16 the proposed sale transaction, and are necessary and advisable to complete the proposed
17 sale transaction and effectuate the purpose and intent of this resolution, such determination to
18 be conclusively evidenced by the execution and delivery by the SFPUC General Manager of
19 any such additions, amendments, or other modifications; and, be it

20 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Director
21 of Property, in the name of and on behalf of the City, to enter into any amendments or
22 modifications to the Amended Easement and any other documents or instruments in
23 connection with the Amended Easement that the Director of Property determines, in
24 consultation with the City Attorney, are in City's best interest, do not materially decrease City's
25 benefits or materially increase the City's liabilities or obligations in connection with the

1 proposed sale transaction, and are necessary and advisable to complete the proposed
2 transaction and effectuate the purpose and intent of this resolution, such determination to be
3 conclusively evidenced by the execution and delivery by the Director of Property of any such
4 additions, amendments, or other modifications; and, be it

5 FURTHER RESOLVED, That the Director of Property and/or the SFPUC General
6 Manager is hereby authorized and urged, in the name and on behalf of the City and County,
7 to take any and all steps (including, but not limited to, the execution and delivery of any and all
8 certificates, agreements, notices, consents, escrow instructions, closing documents and other
9 instruments or documents) as the Director of Property or the SFPUC General Manager deem
10 necessary or appropriate, in order to consummate the conveyance of the Property pursuant to
11 the Purchase and Sale Agreement and the Amended Easement, or to otherwise effectuate
12 the purpose and intent of this Resolution, such determination to be conclusively evidenced by
13 the execution and delivery by the Director of Property and/or the SFPUC General Manager of
14 any such documents; and, be it

15 FURTHER RESOLVED, That the Director of Property shall provide the Clerk of the
16 Board of Supervisors a fully executed copy of the Purchase and Sale Agreement within thirty
17 (30) days of signature of same; and, be it

18 FURTHER RESOLVED, That the actions in this resolution are conditioned upon the
19 Board of Supervisors approval of the Development Agreement, and this resolution shall not be
20 operative unless and until the Development Agreement legislation in Clerk of the Board of
21 Supervisors File No. 200423 is final and effective.

1 RECOMMENDED:

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3 _____

4 General Manager
San Francisco Public Utilities Commission

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City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 200740

Date Passed: August 11, 2020

Resolution approving and authorizing the execution of an Agreement for Sale of Real Estate for the conveyance by the City, acting through the San Francisco Public Utilities Commission (SFPUC), to Reservoir Community Partners, LLC of approximately 16.4 acres of real property in Assessor's Parcel Block No. 3180, Lot No. 190, located near Ocean Avenue and Frida Kahlo Way, for \$11,400,000; adopting findings under the California Environmental Quality Act; adopting findings that the conveyance is consistent with the General Plan, and the priority policies of Planning Code, Section 101.1; authorizing the Director of Property and/or the SFPUC's General Manager to execute the Agreement for Sale of Real Estate and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and authorizing the Director of Property and/or the SFPUC's General Manager to make certain modifications, as described herein, and take certain actions in furtherance of this Resolution, as described herein.

July 29, 2020 Budget and Finance Committee - REFERRED WITHOUT RECOMMENDATION

August 11, 2020 Board of Supervisors - ADOPTED

Ayes: 10 - Fewer, Haney, Mandelman, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee
Noes: 1 - Mar

File No. 200740

I hereby certify that the foregoing
Resolution was ADOPTED on 8/11/2020 by
the Board of Supervisors of the City and
County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

8.21.20

Date Approved

1 [Sale of Real Estate - Reservoir Community Partners, LLC - Balboa Reservoir - \$11,400,000]

2
3 **Resolution approving and authorizing the execution of an Agreement for Sale of Real**
4 **Estate for the conveyance by the City, acting through the San Francisco Public Utilities**
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9 **the General Plan, and the priority policies of Planning Code, Section 101.1; authorizing**
10 **the Director of Property and/or the SFPUC's General Manager to execute the**
11 **Agreement for Sale of Real Estate and related documents for the sale of the property,**
12 **including an Open Space License, Promissory Note, Deed of Trust, Amended and**
13 **Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition**
14 **Agreement; and authorizing the Director of Property and/or the SFPUC's General**
15 **Manager to make certain modifications, as described herein, and take certain actions in**
16 **furtherance of this Resolution, as described herein.**

17
18 WHEREAS, The City and County of San Francisco (the "City"), under the jurisdiction of
19 the San Francisco Public Utilities Commission (the "SFPUC"), owns approximately 17.6 acres
20 of certain real property located near Frida Kahlo Way and Ocean Avenue, commonly known
21 as Balboa Reservoir in San Francisco, California, also known as Assessor's Parcel Block
22 3180, Lot 190 (the "Balboa Reservoir"); and

23 WHEREAS, In 1957, the SFPUC originally constructed the Balboa Reservoir for water
24 storage but never used the site for its intended water storage purpose; and

1 WHEREAS, In April of 2015, by Ordinance No. 45-15, the Board of Supervisors
2 established the Balboa Reservoir Community Advisory Committee ("BRCAC") to advise the
3 Board of Supervisors, the Mayor, and City departments, and to provide a regular venue for
4 interested community stakeholders and the general public to discuss any proposed
5 development at the Balboa Reservoir; and

6 WHEREAS, As set forth in Ordinance No. 45-15, the City chose the Balboa
7 Reservoir as a potential site under the Public Land for Housing Program, an interdepartmental
8 program to coordinate development of certain City lands with the goal of providing affordable
9 housing and other public benefits, and the City recognized this site as an opportunity for it to
10 realize a substantial amount of new affordable housing while still allowing the SFPUC to
11 receive fair market value for the land; and

12 WHEREAS, Ordinance No. 45-15 further noted that the City must receive input from
13 the individuals and communities that will be most directly impacted by the project, including
14 residents, businesses, and educational institutions in the area immediately surrounding the
15 Balboa Reservoir; and

16 WHEREAS, The BRCAC has held monthly public meetings and played a key role in
17 development of the Request for Qualifications and Request for Proposals that the City has
18 issued for the Balboa Reservoir; and

19 WHEREAS; City College has taken part in planning the project at the Balboa Reservoir
20 throughout the development process, including having a designated seat on the BRCAC,
21 participating on the evaluation and selection panels for the Request for Qualifications and the
22 Request for Proposals relating to the project, presentations by the City to the City College
23 Board of Trustees, and consultations with City College administration; and

24 WHEREAS; The SFPUC has been engaged in planning the proposed Balboa
25 Reservoir project for the last five years through the City's Public Land for Housing Program,

1 which coordinates development of certain of the City's public land assets with the goal of
2 providing affordable housing and other benefits for the public; and

3 WHEREAS, In August of 2017, after extensive community outreach, issuance of a
4 Request for Qualifications and then a Request for Proposals to solicit developers interested in
5 acquiring and developing the Balboa Reservoir, a selection panel including representatives
6 from the City, City College, and the BRCAC selected the development team consisting of a
7 joint venture comprised of the master co-developers, AvalonBay Communities and Bridge
8 Housing (collectively, the "Developer"), with Mission Housing, Pacific Union Development
9 Company, and Habitat for Humanity of Greater San Francisco participating on the
10 development team; and

11 WHEREAS, On November 14, 2017 by Resolution No. 17-0225, the SFPUC
12 Commission approved an Exclusive Negotiating Agreement ("ENA") between City, through
13 the SFPUC, and the Developer, authorizing the parties to negotiate the terms and conditions
14 for the development and sale of the Balboa Reservoir; and

15 WHEREAS, Pursuant to the ENA, the parties have negotiated several transaction
16 documents for the sale and development of approximately 16.4 acres of the Balboa Reservoir
17 site ("Property"), including a Development Agreement ("Development Agreement") (File No.
18 200635) pursuant to which the City will realize significantly more community benefits than it
19 would through application of existing City ordinances, regulations, and policies, in exchange
20 for granting the Developer a vested right to build the project subject to specified regulations,
21 rules and policies governing the design, construction, fees and exactions, use and other
22 aspects of the project; and

23 WHEREAS, The Development Agreement provides for approximately 1,100 units of
24 housing, including approximately fifty percent (50%), or 550 homes, as housing units
25 affordable to persons and families of low and moderate income. Approximately 150 of these

1 affordable housing units will be earmarked for educators, and City College faculty and staff
2 will have first priority to those units. The development project includes approximately 1,000
3 units of mixed-income affordable and market-rate multi-family rental residential housing and
4 100 for-sale residential units, ground-floor community space, approximately 4 acres of
5 privately owned and publicly accessible open space, parking garages, and a 100 seat child-
6 care facility with 50% of the seats made affordable to low income families (the "Project"); and

7 WHEREAS, The Project includes extensive investments in public infrastructure,
8 including new water distribution, emergency firefighting water system and auxiliary water
9 supply facilities, stormwater management improvements, sanitary sewer systems, power
10 facilities, and street lighting that are expected to cost approximately \$39,000,000 and that will
11 be dedicated to the City, at no cost to the City, upon completion; and

12 WHEREAS, While we are living in a global pandemic combined with a housing
13 shortage crisis, the Project will provide critical and essential affordable housing, generate
14 approximately 460 construction jobs during construction and an approximately \$1.7 Million
15 annual increase in general fund revenues to the City, infrastructure improvements, and a
16 number of other important community benefits that will strengthen the City during economic
17 uncertainty; and

18 WHEREAS, The Project includes affordable housing that exceeds the requirements of
19 the Planning Code for inclusionary affordable housing and is keeping with the goals of the
20 Public Land for Housing Initiative established by Mayor Ed Lee, and with voter approved
21 Proposition K in 2015; and

22 WHEREAS, The parties have negotiated an Agreement for Sale of Real Estate (the
23 "Purchase and Sale Agreement"), a copy of which is on file with the Clerk of the Board of
24 Supervisors under File No. 200740, in conjunction with the Development Agreement for the
25 SFPUC to sell the Property to the Developer for \$11,400,000. In June of 2020 a MAI

1 appraiser appraised the fair market value of the Property at \$11,400,000; and

2 WHEREAS, Under the Purchase and Sale Agreement, the closing date will occur no
3 later than December 31, 2022, and the Developer will pay to the SFPUC: (i) a non-refundable
4 Initial Payment of \$500,000 upon City's execution of the Purchase and Sale Agreement; (ii)
5 annual pre-closing deposits of \$400,000; and (iii) annual interest at the rate of three percent
6 through the closing; and

7 WHEREAS, Under the Purchase and Sale Agreement, the Developer may elect to
8 have the City provide carryback financing on the balance of the purchase price at the closing,
9 in which case the Developer will issue a promissory note ("Promissory Note") to the City
10 secured by a first-lien deed of trust ("Deed of Trust") on the Property. Once the Developer has
11 paid the principal balance of the loan down to \$5,700,000, the City will release the lien of its
12 Deed of Trust from the Phase 1 portion of the Property and will retain the lien of the Deed of
13 Trust on the Phase 2 portion of the Property. The Promissory Note will be paid in full by
14 December 31, 2028; and

15 WHEREAS, The City, under the SFPUC's jurisdiction, will retain an 80-foot-wide
16 approximately one-acre parcel of land ("Retained Fee"), with surface appurtenances and a
17 subsurface SFPUC water transmission line, north of Ocean Avenue along the southern
18 boundary of the Balboa Reservoir. The SFPUC and the Developer have negotiated a 20-year
19 open space license ("Open Space License") for the use of approximately 44,431 square feet
20 of the Retained Fee. The Open Space License requires the Developer to use the license area
21 for the installation and maintenance of public open space for the benefit of Project residents
22 and the general public. The use fee for the Open Space License starting in year 11 of the
23 license term will be \$32,380 per year, with 4% annual increases, or the Developer may elect
24 to make an upfront lump sum payment of \$112,000; and

25 ///

1 WHEREAS, The Project will provide an important community benefit to residents in
2 San Francisco and promote a public purpose by creating significant housing and affordable
3 housing, open space, and other public benefits as described in the Development Agreement;
4 and

5 WHEREAS, The parties also have negotiated a Recognition Agreement, which
6 provides for the SFPUC's recognition of performance, cure, and reassignment rights between
7 the master co-developers of the Project; and

8 WHEREAS, To facilitate planned street circulation for the Project, the SFPUC will
9 record a Declaration of Restrictions ("Declaration") that will allow a portion of the Retained
10 Fee area to be used as dedicated public right-of-way for purposes of constructing and
11 subsequent use of the planned extension of Lee Avenue where it crosses the Retained Fee;
12 and

13 WHEREAS, The Balboa Reservoir is subject to a 2012 Access Easement Agreement
14 between City, through the SFPUC, and City College ("Original Easement"), which
15 contemplated that City College would construct and maintain an accessway on the Property,
16 and City College has not yet constructed the accessway as required by the Original
17 Easement. To facilitate planned street circulation for the Project, the parties negotiated an
18 amendment to the Original Easement ("Amended Easement"). Under the Amended
19 Easement, the City will obtain additional land to widen the Accessway, and in return for
20 conveyance in fee of the revised easement area from City College to City, City will relieve City
21 College of its obligation to construct the Accessway to current City standards as required by
22 the Original Easement and will relieve City College from liability for certain encroaching
23 unpermitted utility facilities on City property; and

24 WHEREAS, On January 1, 2020, new amendments to the State Surplus Lands Act
25 under Assembly Bill 1486 took effect which imposed additional requirements on some projects

1 but excludes from those requirements properties that have an existing exclusive negotiating
2 agreement and will be conveyed by December 31, 2022. Because the City entered the ENA
3 relating to the Property in December of 2017, and the disposition of the Property will be
4 completed by December 31, 2022, the additional requirements do not apply to the Project;
5 and

6 WHEREAS, The SFPUC Commission determined that the Property is surplus to its
7 needs by Resolution 20-0135, dated June 23, 2020, a copy of which is on file with the Clerk of
8 the Board of Supervisors in File No. 200740; and

9 WHEREAS, San Francisco Charter Section 8B.121(a) grants the SFPUC Commission
10 the exclusive charge of the real property assets under the SFPUC Commission's jurisdiction;
11 Charter Section 8B.121(e) provides that the SFPUC Commission may transfer real property
12 interests the SFPUC Commission declares to be surplus to the needs of any utility, and
13 Charter Section 9.118(c) provides that any sale of real property owned by the City must be
14 approved in advance by the Board of Supervisors; and

15 WHEREAS, The San Francisco Planning Commission unanimously approved the
16 Development Agreement by Resolution R-20735 on May 28, 2020, and the San Francisco
17 Municipal Transportation Agency unanimously consented to the Development Agreement by
18 Resolution No. 200616-055 on June 16, 2020. The SFPUC Commission unanimously
19 consented to the Development Agreement and approved the Purchase and Sale Agreement
20 by Resolution 20-0135, dated June 23, 2020; and

21 WHEREAS, The effectiveness of the Purchase and Sale Agreement is contingent upon
22 approval of the Development Agreement by the Board of Supervisors, and the Board of
23 Supervisors is considering approval of the Development Agreement pursuant to an ordinance,
24 a copy of which is on file with the Clerk of the Board of Supervisors under File No. 200423;
25 and

1 WHEREAS, On May 28, 2020, in Motion No. 20730, the Planning Commission certified
2 the Balboa Reservoir Final Subsequent Environmental Impact Report ("FSEIR") in
3 accordance with the California Environmental Quality Act ("CEQA") Public Resources Code
4 sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. sections 15000 et seq.),
5 and Chapter 31 of the San Francisco Administrative Code. On that same day, in Motion No.
6 20731, the Planning Commission adopted CEQA Findings, a Statement of Overriding
7 Considerations, and a Mitigation Monitoring and Reporting Program; and

8 WHEREAS, The Planning Commission Secretary is the custodian of records for the
9 Planning Commission FSEIR materials and related records are available at the Planning
10 Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 and at
11 <http://ab900balboa.com>. These records have been made available to the public for review
12 and are incorporated herein by reference; and

13 WHEREAS, This Board of Supervisors has reviewed and considered the information
14 contained in the FSEIR, the findings contained in Planning Commission Motion Numbers
15 20730 and 20731, and all written and oral information provided by the Planning Department,
16 the public, relevant public agencies, SFPUC and other experts and the administrative files for
17 the Project; now, therefore, be it

18 RESOLVED, That this Board of Supervisors has reviewed and considered the FSEIR
19 and record as a whole, finds that the FSEIR is adequate for its use as the decision-making
20 body for the Purchase and Sale Agreement, the Promissory Note, the Deed of Trust, the
21 Declaration, the Recognition Agreement, the Open Space License, and the Amended
22 Easement, and incorporates the CEQA findings contained in Motion No. 20731, including the
23 Statement of Overriding Considerations and the Mitigation and Monitoring Program as though
24 set forth in this Resolution; and be it further

25 ///

1 RESOLVED, That this Board of Supervisors further finds that since the FSEIR was
2 finalized, there have been no substantial project changes and no substantial changes in
3 project circumstances that would require major revisions to the FSEIR due to the involvement
4 of new significant environmental effects or an increase in the severity of previously identified
5 significant impacts, and there is no new information of substantial importance that would
6 change the conclusions set forth in the FSEIR, and be it

7 FURTHER RESOLVED, That the Board of Supervisors hereby adopts Motion No.
8 20731, the Planning Commission adopted CEQA Findings, a Statement of Overriding
9 Considerations, and a Mitigation Monitoring and Reporting Program, dated May 29, 2020;
10 and, be it

11 FURTHER RESOLVED, This Board of Supervisors finds that, consistent with and in
12 furtherance of the goals of the Public Lands for Housing Program and Proposition K approved
13 by the voters in 2015, and in light of the continuing and unrelenting housing crisis in San
14 Francisco, the sale and development of the Property as set forth in the Purchase and Sale
15 Agreement and the Development Agreement is necessary and appropriate to further the City's
16 public purpose of promoting and providing affordable housing in San Francisco, and the public
17 interest and necessity demands and will not be inconvenienced by the sale and development
18 of the Property for these purposes; and, be it

19 FURTHER RESOLVED, That the City's Board of Supervisors, in accordance with the
20 recommendations of the SFPUC and the Director of Property, hereby approves the Purchase
21 and Sale Agreement, including the Promissory Note, the Deed of Trust, the Declaration, the
22 Recognition Agreement, the Open Space License, and the Amended Easement, which are
23 exhibits attached to the Purchase and Sale Agreement, and authorizes the SFPUC General
24 Manager to execute the Purchase and Sale Agreement and its exhibits and the Director of
25 Property to execute the Amended Easement, in substantially the form presented to the Board,

1 and to take any and all steps (including, but not limited to, the execution and delivery of any
2 and all certificates, agreements, notices, consents, escrow instructions, closing documents,
3 and other instruments or documents) as the Director of Property deems necessary or
4 appropriate to consummate the Amended Easement or the SFPUC General Manager deems
5 necessary or appropriate to consummate the Purchase and Sale Agreement and its exhibits,
6 or to otherwise effectuate the purpose and intent of this resolution, such determination to be
7 conclusively evidenced by the execution and delivery by such official of any such documents;
8 and, be it

9 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the SFPUC
10 General Manager to enter into any amendments or modifications to the Purchase and Sale
11 Agreement and enter into ancillary agreements (including the exhibits attached to the
12 Purchase and Sale Agreement) and any other documents or instruments in connection with
13 the Purchase and Sale Agreement that the SFPUC General Manager determines, in
14 consultation with the City Attorney, are in the City's best interest, do not materially decrease
15 the City's benefits or materially increase the City's liabilities or obligations in connection with
16 the proposed sale transaction, and are necessary and advisable to complete the proposed
17 sale transaction and effectuate the purpose and intent of this resolution, such determination to
18 be conclusively evidenced by the execution and delivery by the SFPUC General Manager of
19 any such additions, amendments, or other modifications; and, be it

20 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Director
21 of Property, in the name of and on behalf of the City, to enter into any amendments or
22 modifications to the Amended Easement and any other documents or instruments in
23 connection with the Amended Easement that the Director of Property determines, in
24 consultation with the City Attorney, are in City's best interest, do not materially decrease City's
25 benefits or materially increase the City's liabilities or obligations in connection with the

1 proposed sale transaction, and are necessary and advisable to complete the proposed
2 transaction and effectuate the purpose and intent of this resolution, such determination to be
3 conclusively evidenced by the execution and delivery by the Director of Property of any such
4 additions, amendments, or other modifications; and, be it

5 FURTHER RESOLVED, That the Director of Property and/or the SFPUC General
6 Manager is hereby authorized and urged, in the name and on behalf of the City and County,
7 to take any and all steps (including, but not limited to, the execution and delivery of any and all
8 certificates, agreements, notices, consents, escrow instructions, closing documents and other
9 instruments or documents) as the Director of Property or the SFPUC General Manager deem
10 necessary or appropriate, in order to consummate the conveyance of the Property pursuant to
11 the Purchase and Sale Agreement and the Amended Easement, or to otherwise effectuate
12 the purpose and intent of this Resolution, such determination to be conclusively evidenced by
13 the execution and delivery by the Director of Property and/or the SFPUC General Manager of
14 any such documents; and, be it

15 FURTHER RESOLVED, That the Director of Property shall provide the Clerk of the
16 Board of Supervisors a fully executed copy of the Purchase and Sale Agreement within thirty
17 (30) days of signature of same; and, be it

18 FURTHER RESOLVED, That the actions in this resolution are conditioned upon the
19 Board of Supervisors approval of the Development Agreement, and this resolution shall not be
20 operative unless and until the Development Agreement legislation in Clerk of the Board of
21 Supervisors File No. 200423 is final and effective.

1 RECOMMENDED:

2 
3 _____

4 General Manager
San Francisco Public Utilities Commission

5 n:\legana\as2020\2000401\01462704.docx

Item 5 Files 20-0740	Department: San Francisco Public Utilities Commission
EXECUTIVE SUMMARY	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> The proposed resolution authorizes the purchase and sale agreement between the San Francisco Public Utilities Commission (SFPUC) and Reservoir Community Partners, LLC ("Reservoir Community Partners") in which SFPUC will sell the Balboa Reservoir site, consisting of approximately 16.4 acres, located near Ocean Avenue and Frida Kahlo Way, for \$11,400,000 and lease a 1.2 acre parcel for 20-years for \$112,000 (upfront) or \$388,757 (if paid in annual installments). <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> The proposed Purchase and Sale Agreement includes an as-is base sale price of \$11,400,000 and requires the buyer to pay an initial payment of \$500,000 to the SFPUC and then annual deposits of \$400,000 until the closing date, which under the proposed Agreement is November 17, 2022 or earlier. The sale price is based on an independent appraisal completed in June 2020 (appraisal date is January 1, 2020). The appraisal used an "alternative development plan" with 33 percent affordable housing as the proposed development with 50 percent affordable housing was found not to be the "highest and best use" from a financial perspective. The appraisal considers expected revenues minus development costs and subsidies needed to meet the 33 percent affordable requirement in the "alternative development plan". The proposed Agreement provides the buyer the option for seller financing at an interest rate of 3 percent after closing. If exercised, the buyer would pay the remaining portion of the sale price (\$10.1 million) in annual installments, along with larger balloon payments linked to completion of development agreement milestones with all payments due by the end of 2028. Total payments to the City would equal \$13.86 million. The Agreement would not go into effect until the Development Agreement for the Balboa Reservoir (File 20-0423) is executed. If approved, the related Development Agreement would waive the Administrative Code Chapter 23 requirement for an appraisal review. The SFPUC Real Estate Director indicated that an appraisal review is not needed due to the experience of the appraiser, validation of appraisal inputs provided by third-party consultants, and self-certification by the appraiser. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> Approval of the proposed resolution is policy matter for the Board of Supervisors. 	

MANDATE STATEMENT

City Charter Section 8B.121 grants the SFPUC Commission the exclusive charge of the real property assets under the SFPUC Commission's jurisdiction, and provides that the SFPUC Commission may transfer real property interests the SFPUC Commission declares to be surplus to the needs of any utility.

City Charter Section 9.118(c) provides that any sale of real property owned by the City must be approved in advance by the Board of Supervisors.

City Administrative Code Section 23.3 provides for the Director of Real Estate to convey City-owned property, subject to approval by the Board of Supervisors, including a determination by the Board of Supervisors that the public interest or necessity demands or will not be inconvenienced by conveyance of the property. The Board of Supervisors may authorize conveyance of City-owned property by resolution without advertisement, public auction, or competitive bidding if such processes are determined to be impractical, impossible, or is otherwise not in the public interest. Section 23.3 requires a fair market appraisal of the property, and if the appraised value is greater than \$200,000, an appraisal review.

BACKGROUND

The City, through the San Francisco Public Utilities Commission (SFPUC), owns land known as the Balboa Reservoir. Despite its name, the SFPUC has never developed the site as a reservoir, a portion of which is currently licensed to City College and used as a parking lot for City College students and staff. On June 23, 2020, the SFPUC's Commission determined that this land was surplus property, after completing noticing required by State law, a process which began in 2016. After a competitive solicitation, the SFPUC approved an exclusive negotiating agreement with Reservoir Community Partners, LLC, a joint-venture consisting of AvalonBay Communities, a for-profit developer, and Bridge Housing, a non-profit developer, as master developers. Also pending before the Budget & Finance Committee is File 20-0423, which would approve a Development Agreement between the City and Reservoir Community Partners for the project. The proposed sale of this surplus land is conditioned on the approval of the Development Agreement.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution (1) authorizes the purchase and sale agreement between the San Francisco Public Utilities Commission (SFPUC) and Reservoir Community Partners, LLC ("Reservoir Community Partners") in which SFPUC will sell the Balboa Reservoir site, consisting of approximately 16.4 acres, located near Ocean Avenue and Frida Kahlo Way, for \$11,400,000; (2) adopts findings under the California Environmental Quality Act (CEQA); (3) adopts findings that the conveyance is consistent with the General Plan, and the priority policies of Planning Code, Section 101.1; (4) authorizes the Director of Real Estate and/or the SFPUC's General Manager to execute the sale agreement and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and (5) authorizes the Director of Real Estate and/or the SFPUC's General Manager to make certain

modifications, as described herein, and take certain actions in furtherance of this Resolution, as described herein.

Purchase and Sale Agreement

The proposed Purchase and Sale Agreement includes an as-is base sale price of \$11,400,000 and requires the buyer, Reservoir Community Partners, to pay an initial payment of \$500,000 to the SFPUC within five days of the effective date of this Agreement. Reservoir Community Partners will then make annual deposits of \$400,000 until the closing date, which under the proposed Agreement is November 17, 2022 or earlier. The initial payment and deposits will be deducted from the base sale price; however, the base sale price will accrue three percent interest per year starting from the effective date of the Agreement, except during any period of litigation delay. As discussed below, the Agreement allows Reservoir Community Partners the option to seek seller financing, which would spread the remaining payment for the land through calendar year 2028. Under the proposed agreement, the SFPUC would retain approximately an acre of property known as the “retained fee area” so that it can continue to access previously installed water infrastructure.

Other Terms

The City, through the SFPUC, has an existing revocable license agreement with City College for use of parking on part of the property to be sold; the buyer will become responsible for the terms of this parking license.

California Environmental Quality Act

In May 2020 the Planning Commission certified the Balboa Reservoir Final Subsequent Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code. The proposed resolution would approve the Planning Commission’s CEQA Findings, including the Final Subsequent Environmental Impact Report, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, dated May 28, 2020.

Development Agreement

The effective date of the Purchase and Sale Agreement is the day when all three conditions are met: (1) the Board of Supervisors approves proposed legislation, (2) the related Development Agreement is effective (File 20-0423), and (3) this Purchase and Sale Agreement is approved by both parties.

FISCAL IMPACT

Sale Price & Appraisal

The sale price of the property is consistent with the appraisal that was completed by Clifford Advisory in January 2020. To assess the fair market value, the appraisal is based on a land-use assumption of 33 percent affordable housing on-site, which was included in the project’s Request for Proposals, not the 50 percent affordable housing on-site that is included in the pending Development Agreement. The appraised value was based on the expected revenues generated

from the adjusted development plan minus the cost of installing site utilities and developing the property for housing, including the subsidy cost related to the required 33 percent affordable housing units.

If approved, the pending Development Agreement would waive the Administrative Code Chapter 23 requirement to obtain an appraisal review. The SFPUC Real Estate Director indicated that an appraisal review is not necessary due to the experience of the initial appraiser, validation of appraisal inputs provided by third-party consultants, and self-certification by the appraiser.

According to the SFPUC, the land sale proceeds would be assigned to the Water Enterprise fund balance for future use, which has not yet been determined.

Seller Financing

The proposed Agreement provides Reservoir Community Partners the option for seller financing after closing. If exercised, Reservoir Community Partners would pay the remaining portion of the sale price in annual installments while accruing three percent interest. The annual installments of the seller financing would be \$400,000 through December 31, 2026 and then escalate to \$600,000 after a balloon payment in 2026 after completion of Phase 1 of the development, as described in the project's pending Development Agreement (File 20-0423). The Promissory Carry Back Note attached to the proposed Agreement requires that the remaining sale price and any accrued interest be completely paid by December 31, 2028. Table 1 below shows the expected payment schedule for the seller financing option.

Exhibit 1: Seller Financing Payment Schedule: Payments to SFPUC

Base sale price	\$11,400,000
Initial payment	\$500,000
Pre-closing deposits	
2021	400,000
2022	400,000
Loan payments	
2023	400,000
2024	400,000
2025	400,000
2026	400,000
Balloon payment 1	
2027	3,669,399
Loan payment	
2027	600,000
Balloon payment 2	
2028	6,693,764
Total Payments	\$13,863,163

Source: Exhibit H to Proposed Agreement; Secured Promissory Carry Back Note

Note: Balloon payment 1 is based on a \$5.7 million base balloon payment minus the payments to that plus accrued interest. Balloon payment 2 is the remaining balance of the sale price plus accrued interest.

As shown above, the total payments to the City under the seller financing option would be \$13.9 million. According to the SFPUC and OEWD, the seller financing option was requested by Reservoir Community Partners and agreed to by the SFPUC in order to spread the cost of the land purchase over the course of the development. The three-percent interest rate is based on MOHCD's 2019 Underwriting Guidelines for affordable housing financing.¹

Open Space License Fee

As noted above, the proposed Agreement includes a twenty-year Open Space License Agreement, which would require Reservoir Community Partners to pay a license fee to access land within the project area that would remain under the jurisdiction of the SFPUC (a 1.2 acre "Retained Fee Parcel"). The fee would be \$112,000 if paid at closing and assigned to a nonprofit entity or a total of \$388,757 if paid in annual installments, which would not begin until year eleven of the proposed license agreement. The area would be developed into open space. The fair market appraisal use value of \$227,000 for use of the Retained Fee Parcel is discounted to \$112,000 to reflect the SFPUC's Commission long-standing policy providing a 50 percent rental discount to qualified non-profit entity tenants.

POLICY CONSIDERATION

The proposed Development Agreement waives the Administrative Code Chapter 23 requirement that the City obtain an appraisal review for the value of the land proposed to be sold.

Because of the waiver of an appraisal review, and the possibility that Reservoir Community Partners will exercise the seller financing option during which the City will have to carry a loan for its sale of land of \$10.1 million for eight years, we consider approval of the proposed resolution to be a policy matter for the Board of Supervisors.

RECOMMENDATION

Approval of the proposed resolution is policy matter for the Board of Supervisors.

¹ https://sfmohcd.org/sites/default/files/UGs-%20NPLH%20Edition%20Final%20June%2017%202019_0.pdf

AGREEMENT FOR SALE OF REAL ESTATE

by and between

**the CITY AND COUNTY OF SAN FRANCISCO,
acting by and through
its Public Utilities Commission,
as Seller**

and

**RESERVOIR COMMUNITY PARTNERS, LLC,
as Buyer**

**for the sale and purchase of
Balboa Reservoir
Assessor's Block 3180, Lot 190
San Francisco, California**

_____, 2020

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LIST OF EXHIBITS

EXHIBIT A-1	Real Property Description
EXHIBIT A-2	Real Property Depiction
EXHIBIT B	Permitted Transferee PSA Assignment
EXHIBIT C	College Easement Amendment
EXHIBIT D	Quitclaim Deed
EXHIBIT E	Initial Approvals
EXHIBIT F	Existing Agreements
EXHIBIT G	Open Space License
EXHIBIT H-1	Seller Financing Note
EXHIBIT H-2	Seller Financing Deed of Trust
EXHIBIT I	Workforce Declaration
EXHIBIT J	Insurance
EXHIBIT K	Bill of Sale
EXHIBIT L	General Assignment
EXHIBIT M	Recognition Agreement
EXHIBIT N	Memorandum
EXHIBIT O	Preliminary Title Report

AGREEMENT FOR SALE OF REAL ESTATE

(Balboa Reservoir, Assessor's Block 3180, Lot 190, San Francisco)

THIS AGREEMENT FOR SALE OF REAL ESTATE (this "**Agreement**") dated as of _____, 2020 ("**Agreement Date**"), is by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**" or "**Seller**"), acting by and through its Public Utilities Commission ("**SFPUC**"), and RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company ("**Buyer**"). City and Buyer are each a "**Party**" and are sometimes collectively referred to in this Agreement as the "**Parties**."

RECITALS

A. City, under the jurisdiction of the SFPUC, owns the approximately 16-acre Balboa Reservoir site, which is more particularly described in Exhibit A-1, which property is labelled as "Development Parcel" and depicted on Exhibit A-2 (the "Property"). The Property is located immediately west of the Ocean Avenue Campus of the San Francisco Community College District (the "College"), to the south of Archbishop Riordan High School, to the east of the Westwood Park neighborhood, and to the north of the Avalon Ocean Avenue apartments. City will not convey, and the Property does not include, an approximately 80 foot wide strip of land along the southern border of the Property labelled "Retained Parcel" as depicted on Exhibit A-2, which land contains essential SFPUC infrastructure.

B. City conducted an extensive public process to solicit and select a qualified entity to plan and develop a housing oriented mixed-use project on the Property in 2016 and 2017. On August 23, 2017, the developer selection process for the Property concluded with the selection of Buyer as the highest scoring proposal. City and Buyer entered into an Exclusive Negotiation Agreement dated as of December 8, 2017, and have negotiated the terms of a development project to be constructed on the Property (the "**Project**"), including this Agreement, zoning and entitlements for the Property, and a Development Agreement including an Affordable Housing Plan, Open Space Plan, Workforce Agreement, Child Care Program, Transportation Demand Management and Street Improvement Plan, and Master Infrastructure Plan.

C. As proposed, the Property will be developed for mixed uses and will deliver approximately 1,100 units of residential housing, of which approximately 50% will be affordable units. The Project will also include retail, open space, parking, child care and related uses. The SFPUC has recommended sale of the Property to Buyer pursuant to Resolution No. _____.

D. Buyer desires to purchase the Property, and City is willing to sell the Property, subject to approval by City's Board of Supervisors and Mayor on the terms and conditions set forth below.

ACCORDINGLY, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Buyer hereby agree as follows:

1. DEFINITIONS.

1.1. **Additional Encumbrances** is defined in Section 4.1 of this Agreement.

1.2. **Agents** means the elective or appointive boards, commissions, members, officers, employees, contractors, representatives or agents of either Party.

1.3. **Agreement** means this Agreement for Sale of Real Estate.

1.4. **Agreement Date** is defined in the opening paragraph of this Agreement.

1.5. **AVB** means AVB Balboa, LLC, a Delaware limited liability company.

1.6. **Base Price** means Eleven Million Four Hundred Thousand Dollars (\$11,400,000), as increased by the Interest Rate (provided that the Base Price will not accrue interest during any Litigation Delay Extension). For the avoidance of doubt, the Initial Payment and the Deposits will be credited against the Base Price to be paid by Buyer at Closing.

1.7. **BHC** means Bridge Housing Corporation, a California corporation.

1.8. **BHC/AVB PSA Assignment** is defined in Section 11.2(c)(iii) of this Agreement.

1.9. **Business Plan Law** is defined in Section 5.6 of this Agreement.

1.10. **Buyer** means RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company.

1.11. **Buyer's Conditions Precedent** is defined in Section 6.2(a) of this Agreement.

1.12. **Buyer Designee Request Letter** is defined in Section 7.2(b) of this Agreement.

1.13. **City** means the City and County of San Francisco, a municipal corporation.

1.14. **California Superfund** is defined in Section 5.6 of this Agreement.

1.15. **CERCLA** is defined in Section 5.6 of this Agreement.

1.16. **City Costs** is defined in the Development Agreement.

1.17. **City's Conditions Precedent** is defined in Section 6.3(a) of this Agreement.

1.18. **Clean Water Act** is defined in Section 5.6 of this Agreement.

1.19. **Closing** means the consummation of the purchase and sale of the Property contemplated by this Agreement.

1.20. **Closing Date** means Thursday, November 17, 2022 or such earlier or later date as the parties agree upon in their reasonable discretion, but in no event beyond the Outside Closing Date.

1.21. **College** is defined in Recital A.

1.22. **College Easement** means that certain Access Easement Agreement by and between the City and College dated May 17, 2012 and recorded on May 17, 2012 in the Official Records of San Francisco County, California under Serial No. 2012-J414058.

1.23. **College Easement Amendment** means the Amended and Restated Access Easement Agreement, to be entered into by City and College, in substantially the form attached as **Exhibit C** or otherwise as acceptable to the Parties in each of their sole discretion.

1.24. **Community Facilities District** means the plan for the community facilities district that will govern the Project, attached to the Development Agreement as **Exhibit O**.

1.25. **Conditions of Title** is defined in Section 4.1 of this Agreement.

1.26. **Deed** means the quitclaim deed by which City will quitclaim its interest in and to the Property to Buyer, in the form attached as **Exhibit D**.

1.27. **Deposits** is defined in Section 3.2(a) of this Agreement. “Deposits” does not include the Initial Payment.

1.28. **Development Agreement** means that certain Development Agreement for the Project by and between City and Buyer dated as of the Agreement Date and recorded (or to be recorded) in the Official Records of San Francisco County, California.

1.29. **Effective Date** means the first date on which all of the following have been completed: (a) City's Board of Supervisors and Mayor have adopted or enacted a resolution or an ordinance approving and authorizing this Agreement and the transactions contemplated by this Agreement; (b) the Effective Date of the Development Agreement has occurred; and (c) this Agreement is executed and delivered by both Parties, provided that this Agreement is executed within thirty (30) days of the Effective Date of the Development Agreement.

1.30. **Existing Agreements** will mean those certain agreements by and between City, and certain third-parties, for the use and occupancy of all or any portion of the Property, as such agreements and parties are identified on **Exhibit F**.

1.31. **FEMA** is defined in Section 5.3(c) of this Agreement.

1.32. **FIRM** is defined in Section 5.3(c) of this Agreement.

1.33. **General Conditions** is defined in Section 6.1(a) of this Agreement.

1.34. **Initial Approvals** means the City approvals, entitlements, and permits listed in **Exhibit E** attached.

1.35. **Initial Payment** means the non-refundable payment in the amount of \$500,000 paid by Buyer to the SFPUC within five (5) days after the Effective Date, as further described in Section 3.1. The Initial Payment will be credited against the Purchase Price at Closing.

1.36. **Intercreditor Agreement** is defined in Section 3.4 of this Agreement.

1.37. **Interest Rate** means the fixed interest rate of three percent (3%) per annum.

1.38. **Litigation Delay** means the period of time equal to the number of days starting from the commencement of any litigation that is filed by any third-party challenging the Development Agreement or any of the Initial Approvals, if such litigation is subject to the

streamlined litigation period of section 21185 of the California Public Resources Code and directly or indirectly delays the Development Agreement or any such Initial Approval, but not including any period pending the outcome of an electoral vote on a referendum, and continuing until the end of such litigation. During a Litigation Delay, (i) the Interest Rate will not apply to increase the Base Price, and (ii) the Deposits which would otherwise be due during such period under Section 3.2, are extended on a day-for-day basis, and will be due and payable to the SFPUC on the earlier to occur of sixty (60) days after the end of any Litigation Delay or the Closing Date. In addition, the Closing Date shall be extended until the date that is ten (10) days following the conclusion of the Litigation Delay, but in no event beyond the Outside Closing Date. The Parties will document the start and end of a Litigation Delay in writing within thirty (30) days of such start and end.

1.39. **Memorandum** is defined in Section 11.19 of this Agreement.

1.40. **Open Space License** means the license agreement between the SFPUC and Buyer in substantially the form attached as **Exhibit G**, as may be modified by the Parties in each of their sole discretion.

1.41. **Outside Closing Date** means Friday, December 30, 2022.

1.42. **Parties** is defined in the opening paragraph of this Agreement.

1.43. **Permitted Activities** is defined in **Exhibit J** of this Agreement.

1.44. **Permitted Transferee** is defined in Section 11.2(c) of this Agreement.

1.45. **Permitted Transferee PSA Assignment** means the assignment substantially in the form attached as **Exhibit B**.

1.46. **Pre-Approved Transfers** is defined in Section 11.2(c) of this Agreement.

1.47. **Preliminary Title Report** means that certain preliminary title report issued by Title Company under Order No. 5605681-156-TJK-JM, dated October 7, 2019 covering the Property and attached as **Exhibit O**.

1.48. **Project** means a mixed-use development that will include on-site affordable units and that will include residential (both rental and for-sale), retail, open space, parking, child care and related uses and which will be developed on the Property in accordance with the Development Agreement.

1.49. **Property** is defined in Recital A of this Agreement.

1.50. **Property Conditions** is defined in Section 5.2.

1.51. **Proposition 65** is defined in Section 5.6.

1.52. **Purchase Price** means the Base Price, as increased by the Interest Rate.

1.53. **RCP** means RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company, the "**Buyer**" under this Agreement.

- 1.54. **RCP/AVB PSA Assignment** is defined in Section 11.2(c)(ii).
- 1.55. **RCP/BHC PSA Assignment** is defined in Section 11.2(c)(i).
- 1.56. **RCRA** is defined in Section 5.6.
- 1.57. **Recognition Agreement** is defined in Section 11.2(c)(vi) of this Agreement.
- 1.58. **SARA** is defined in Section 5.6.
- 1.59. **Seller** is defined in the opening paragraph of this Agreement.
- 1.60. **Seller Financing Election Notice** is defined in Section 3.4 of this Agreement.
- 1.61. **Seller Financing** is defined in Section 3.4 of this Agreement.
- 1.62. **Seller Financing Note** is defined in Section 3.4 of this Agreement.
- 1.63. **Seller Financing Deed of Trust** is defined in Section 3.4 of this Agreement.
- 1.64. **Seller Financing Loan Documents** is defined in Section 3.4 of this Agreement.
- 1.65. **SFPUC** is defined in the opening paragraph of this Agreement.
- 1.66. **Subdivision Map** means any map that Buyer submits for the Property with respect to the Project under the California Subdivision Map Act, California Government Code Section 66410 *et seq.*, and the San Francisco Subdivision Code, which may include, but not be limited to, tentative or vesting tentative subdivision maps, final or vesting final subdivision maps and any tentative or final parcel map, or transfer map, including phased final maps to the extent authorized under an approved tentative subdivision map.
- 1.67. **Third-Party Financing Source** is defined in Section 3.4 of this Agreement.
- 1.68. **Title Company** means Chicago Title Insurance Company or such other title company agreed upon by City and Buyer.
- 1.69. **Title Policy** is defined in Section 6.2(a)(ii) of this Agreement.
- 1.70. **Transferee Request Letter** is defined in Section 11.2(a) of this Agreement.
- 1.71. **TSCA** is defined in Section 5.6.
- 1.72. **Willful Default** means that a court of competent jurisdiction determines that the Closing did not occur solely due to (i) a material default of an obligation of City under this Agreement, which default was within City's reasonable control to perform or to remedy, and which City failed to perform or to remedy, or (ii) an outside circumstance which City had an obligation to remedy under this Agreement, was within City's reasonable control to remedy, and which City failed to remedy.
- 1.73. **Workforce Declaration** is defined in Section 4.3 of this Agreement.

2. SALE AND PURCHASE.

2.1. Sale and Purchase. Subject to the terms, covenants and conditions of this Agreement, City agrees to sell to Buyer, and Buyer agrees to purchase from City, City's interest in the Property.

2.2. Interim Uses of the Property.

(a) License Agreements. Buyer acknowledges that certain portions of the Property are subject to those agreements described on Exhibit F (collectively, the "**Existing Agreements**"). The Existing Agreements include an agreement entitled "**San Francisco Water Department Revocable Permit No. 1654A**" dated as of June 17, 1996 (the "**Parking License Agreement**"), allowing the Property to be used for parking. City will transfer its title in the Parking License Agreement to Buyer at the Closing pursuant to an Assignment and Assumption of Licenses in the form attached as Exhibit F (the "**Assignment of Licenses**"). Except for the Parking License Agreement, City will terminate the Existing Agreements prior to Closing. Buyer acknowledges and agrees that the area described as licensed to College under the Parking License Agreement is no longer accurate and does not reflect the conveyances between City and College that were evidenced by that certain Certificate of Compliance recorded in the Official Records of San Francisco County on May __, 2012. Seller agrees that during the term of this Agreement, Buyer may pursue, at Buyer's sole option and sole cost: (i) an estoppel certificate from the College with respect to the Parking License Agreement, and/or (ii) an amendment to the Parking License Agreement from the College that will be effective after the Closing Date, where the estoppel may be in form and substance satisfactory to Buyer in Buyer's sole discretion and the amendment must be in form and substance reasonably satisfactory to Seller, provided, however, that neither will constitute a Buyer's Condition Precedent

(b) Additional Agreements. Excepting the College Easement Amendment, and to the extent necessary or advisable in connection with the Initial Approvals, this Agreement, and/or the Open Space License, City will not enter into any amendments to the Existing Agreements, any new agreements, or any encumbrances which allow any third party the right to use or occupy any portion of the Property, or grant any third party any right in and to the Property, without Buyer's consent, unless (i) such agreement is terminable without cause by City upon thirty (30) days prior notice without penalty, and (ii) City delivers such termination notice at least thirty (30) days prior to the Closing Date.

(c) Third-Party Rights. To the actual knowledge of Rosanna Russell, SFPUC Real Estate Director, without duty of inquiry or investigation, City has not granted any third parties any right to use or occupy any portion of the Property which is currently in effect, except for the Existing Agreements.

(d) Service Contracts. City will not enter into, terminate or amend any contract for services with respect to the Property without Buyer's prior written approval, unless (i) such agreement is terminable without cause by City upon thirty (30) days prior notice without penalty, and (ii) City delivers such termination notice at least thirty (30) days prior to the Closing Date.

(e) Personal Property and Improvements. City will neither transfer nor remove any personal property, fixtures or other improvements from the Property without Buyer's prior

written approval. City will not make any alterations to any portion of the Property without Buyer's prior written approval.

(f) Maintenance and Operation. City will cause the Property to be maintained and operated consistent with current operating standards for the Property and in accordance with City's past practices. City will be responsible for, and will promptly pay or cause to be paid, all amounts that relate to the ownership or operation of the Property and that relate to, or arise from, the time period prior to the Closing Date. In the event that the SFPUC is served with any legal action or proceeding related to the Property, City will provide Buyer with prompt notice thereof.

3. PURCHASE PRICE. The Purchase Price for the Property is equal to the Base Price together with the interest that accrues thereon at the Interest Rate. At Closing, Buyer shall receive a credit against the Purchase Price equal to the Initial Payment and any Deposits paid to Seller under this Agreement.

3.1. Initial Payment. Within five (5) business days after the Effective Date, Buyer will pay the Initial Payment to the SFPUC Real Estate Director. The Initial Payment will be considered as separate and independent consideration for City's entering into this Agreement and City's agreement to sell the Property to Buyer on the Closing Date. The Initial Payment will be applied against the Base Price at Closing. The Initial Payment will be non-refundable, and City will retain the Initial Payment in all events, even if City is in Willful Default of this Agreement.

3.2. Deposits.

(a) Amount of Deposits. Buyer will pay directly to the SFPUC an annual deposit equal to Four Hundred Thousand Dollars (\$400,000) (each, a "**Deposit**" and collectively, the "**Deposits**") on or before each anniversary of the Effective Date until the Closing occurs. Buyer will notify Title Company of its payments of the Deposits at the time it makes the payments.

(b) Litigation Delays. During a Litigation Delay, the Deposits which would otherwise be due hereunder shall be extended on a day-for-day basis, and will be due and payable to the SFPUC within sixty (60) days of the end of any Litigation Delay.

(c) Non-Refundable Nature. The Deposits are separate and independent consideration for City's agreement to grant Buyer access and use of the Property prior to any Closing. Therefore, the Deposits will be non-refundable, except in the event that this Agreement is terminated by Buyer due to the failure of a Buyer's Condition Precedent, in which case City will refund the Deposits to Buyer without interest.

3.3 Interest Rate. The Base Price will increase by accruing interest at the Interest Rate from the Effective Date until the Closing Date, except that the Interest Rate will not apply to increase the Base Price during any Litigation Delay.

3.4 Seller Financing. At Buyer's sole option, with notice delivered to City no less than forty-five (45) days prior to the Closing Date (the "**Seller Financing Election Notice**"), Buyer may elect to pay the balance of the Purchase Price (less the Initial Payment and less any Deposits) by the delivery of a purchase money promissory note in favor of the City for the amount of said balance (the "**Seller Financing**"). The Seller Financing shall: (i) be reflected in the form of the

promissory note attached as **Exhibit H-1** (the “**Seller Financing Note**”), and (ii) be secured by a first-priority deed of trust secured by the Property in the form attached as **Exhibit H-2** (the “**Seller Financing Deed of Trust**,” and collectively with the Seller Financing Note, the “**Seller Financing Loan Documents**”). At the Closing, Buyer and City will execute the Seller Financing Loan Documents, and Buyer will record the Seller Financing Deed of Trust in first lien priority against the Property in the Official Records of San Francisco County, California, at Buyer’s sole cost and expense. In the event that Buyer does not timely deliver the Seller Financing Election Notice to Seller, then Buyer shall automatically be deemed to have elected to close on the purchase of the Property without the Seller Financing. In the event that Buyer elects to obtain the Seller Financing, and Buyer also elects to obtain funds for the purchase and/or development of the Property from any other third-party source (including, without limitation, construction financing, permanent financing, and/or a grant) (the “**Third-Party Financing Source**”), then City agrees to use good-faith, diligent efforts to reach an agreement with the Third-Party Financing Source on a reasonable and customary form of intercreditor agreement (the “**Intercreditor Agreement**”).

4. TITLE.

4.1. Conditions of Title. Buyer acknowledges receipt of the Preliminary Title Report and approves all of the exceptions contained in the Preliminary Title Report. At the Closing, City will quitclaim its interest in and to the Property to Buyer by quitclaim deed in the form attached as **Exhibit D** (the “**Deed**”). Title to the Property will be subject to (a) liens of local real estate taxes and assessments, (b) all existing exceptions and encumbrances, whether or not disclosed by a current preliminary title report or the public records or any other documents reviewed by Buyer pursuant to Section 5 of this Agreement, and any other exceptions to title that would be disclosed by an accurate and thorough investigation, survey, or inspection of the Property, (c) all items of which Buyer has actual or constructive notice or knowledge, (d) the Development Agreement and all documents entered into pursuant to the Development Agreement, (e) this Agreement, the Open Space License, and all documents entered into pursuant to this Agreement, and (f) the College Easement Amendment. All of the foregoing exceptions to title will be referred to collectively as the “**Conditions of Title**.” City agrees that (a) from and after the date upon which Developer executes this Agreement and through the date upon which City executes this Agreement, City will not enter into any amendments, agreements, encumbrances, contracts, or transfer or remove any personal property, fixtures, or improvements from the Property that would be prohibited or would require Buyer’s prior consent pursuant to Sections 2.2(b), 2.2(d), 2.2(e), or 2.2(f) (collectively, “**Additional Encumbrances**”), without first obtaining Buyer’s prior consent, not to be unreasonably withheld, and (b) that “**Conditions of Title**” does not include any exceptions to title arising from any such Additional Encumbrances during such time period.

4.2. Buyer’s Responsibility for Title Insurance. Buyer understands and agrees that at and after the Closing, the right, title and interest in the Property will not exceed that vested in City, and City is under no obligation to furnish any policy of title insurance in connection with the transactions contemplated by this Agreement. Buyer recognizes that any fences or other physical monuments of the Property’s boundary lines may not correspond to the legal description of the Property. City will not be responsible for any discrepancies in the parcel area or location of the property lines or any other matters that an accurate survey or inspection might reveal. It is Buyer’s sole responsibility to obtain a survey from an independent surveyor and a policy of title insurance from the Title Company, if desired.

4.3. Local Hire and Prevailing Wage Requirements. Reference is made to Section 3.2 and Section 4.6 of the Development Agreement respecting certain local hire and prevailing wage requirements, which are hereby incorporated into this Agreement as if set forth in full, and which Buyer will comply with at all times. At the Closing, Buyer and City will record against the Property in the Official Records of San Francisco County, California, a declaration in the form attached as Exhibit I (the "**Workforce Declaration**").

5. "AS-IS" PURCHASE; RELEASE OF CITY.

5.1. Due Diligence and Time for Satisfaction of Conditions. Buyer acknowledges that as of the Effective Date and the Closing Date, Buyer has and will have been given a full opportunity to investigate the Property, either independently or through agents of Buyer's own choosing, including the opportunity to conduct such appraisals, inspections, tests, audits, verifications, inventories, investigations and other due diligence regarding the economic, physical, environmental, title, and legal conditions of the Property as Buyer deems fit, as well as the suitability of the Property for Buyer's intended uses. Buyer will have the continued right to access the Property prior to the Closing Date pursuant to Section 5.4 of this Agreement.

5.2. Buyer's Independent Investigation. Buyer represents and warrants to City as of the Effective Date that Buyer has and as of the Closing Date Buyer will have performed a diligent and thorough inspection and investigation of each and every aspect of the Property to the extent deemed necessary by Buyer in Buyer's sole and absolute discretion, either independently or through agents of Buyer's choosing, including the following matters (collectively, the "**Property Conditions**").

(a) All matters relating to title including the existence, quality, nature and adequacy of City's interest in the Property and the existence of physically open and legally sufficient access to the Property.

(b) The zoning and other legal status of the Property, including the compliance of the Property or its operation with any applicable codes, laws, regulations, statutes, ordinances and private or public covenants, conditions and restrictions, and all governmental and other legal requirements such as taxes, assessments, use permit requirements, and building and fire codes.

(c) The quality, nature, adequacy, and physical condition of the Property, including the structural elements, and all other physical and functional aspects of the Property.

(d) The quality, nature, adequacy, and physical, geological and environmental condition of the Property (including soils and any groundwater), and the presence or absence of any Hazardous Materials in, on, under or about the Property or any other real property in the vicinity of the Property. As used in this Agreement, "**Hazardous Material**" will mean any material that, because of its quantity, concentration or physical or chemical characteristics, is now or hereafter deemed by any federal, state or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.

(e) The suitability of the Property for Buyer's intended uses.

(f) The economics and development potential, if any, of the Property.

(g) All other matters of material significance affecting the Property.

5.3. Property Disclosures.

(a) California law requires sellers to disclose to buyers the presence or potential presence of certain Hazardous Materials. Accordingly, Buyer is hereby advised that occupation of the Property may lead to exposure to Hazardous Materials such as, but not limited to, gasoline, diesel and other vehicle fluids, vehicle exhaust, office maintenance fluids, tobacco smoke, methane, and building materials containing chemicals, such as formaldehyde. Further, there are Hazardous Materials located on the Property, which are described in the Phase 1 Environmental Assessment and Soil, Asbestos, and Lead-Based Paint Evaluation dated February 18, 2005, copies of which are in Buyer's possession. By execution of this Agreement, Buyer acknowledges that the notices and warnings set forth above satisfy the requirements of California Health and Safety Code Section 25359.7 and related statutes.

(b) On November 2, 2015, the Federal Emergency Management Agency ("**FEMA**") issued a preliminary Flood Insurance Rate Map ("**FIRM**") that identifies Special Flood Hazard Areas along City's shoreline, with designations of "**Zone A**" (areas subject to coastal flooding) and "**Zone V**" (areas subject to coastal flooding and hazards that accompany wave action). The affected City property includes its waterfront piers, parts of Mission Bay, Hunters Point Shipyard, Candlestick Point, Treasure and Yerba Buena Islands, and an area adjacent to Islais Creek. FEMA expects to finalize the FIRM in mid-2020, which may have significant impacts for developing new structures and reconstructing or repairing existing structures in the identified areas.

(c) Under San Francisco Police Code Article 51 ("**Article 51**"), property owners in San Francisco are required to disclose to transferees and prospective transferees if the subject property is a Flood Risk Parcel, meaning that it is subject to Deep and Contiguous Flooding in a 100-Year Storm (each as defined in Article 51), as shown on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map. The Property is a Flood Risk Parcel.

(d) According to the United States Geological Survey, roughly one-quarter of the San Francisco Bay region may be exposed to liquefaction. More information about the potential areas of liquefaction may be found at <http://geomaps.wr.usgs.gov/sfgeo/liquefaction/susceptibility.htm>.

5.4. Entry and Indemnity.

(a) Buyer agrees that it has been provided, without representation or warranty of any kind whatsoever, any reports, studies and other related information in City's possession that are known to the SFPUC Real Estate Director that reasonably relate to the Property, and excluding therefrom all of City's internal memoranda or reports, any privileged or confidential information, and any appraisals of the Property. Buyer agrees that it has conducted all due diligence activities, inspections, and studies of the Property as it deems necessary or appropriate and has examined and investigated to its full satisfaction all facts, circumstances, and matters relating to the Property. Although Buyer has completed its due diligence investigations for the Property, Buyer may desire to enter the Property in connection with the planning of the Project (but not for any construction related activities whatsoever). In connection with any entry by Buyer or its Agents onto the Property, Buyer will give City reasonable advance written notice of such

entry and will conduct such entry and any inspections in connection therewith so as to minimize, to the extent possible, interference with uses being made of the Property and otherwise in a manner and on terms and conditions acceptable to City. All entries by Buyer or its Agents onto the Property to perform any testing or other investigations that could affect the physical condition of the Property (including soil borings) or the use of the Property will be made only pursuant to the terms and conditions of a permit to enter in form and substance satisfactory to City. Without limiting the foregoing, prior to any entry to perform any on-site testing, Buyer will give City written notice thereof, including the identity of the company or persons who will perform such testing, the precise time and location of the testing, and the proposed scope of the testing. City will have the right to approve, disapprove, or condition and limit the proposed testing, in City's sole discretion, within ten (10) business days after receipt of such notice. If Buyer or its Agents take any sample from the Property in connection with any approved testing, Buyer will provide to City a portion of such sample being tested to allow City, if it so chooses, to perform its own testing. City or its representative may be present to observe any testing or other inspection performed on the Property. Buyer will promptly deliver to City copies of any reports relating to any testing or other inspection of the Property performed by Buyer or its Agents, but will not deliver copies of any such reports to any other person or entity without Buyer's prior written approval. Buyer will keep all test results and information strictly confidential, and will indemnify, reimburse, defend and hold City harmless from and against any loss, cost, expense, or damage resulting from Buyer's failure to keep any information obtained from an inspection or testing of the Property strictly confidential; provided, however, Buyer will not be liable if and to the extent Buyer is required to disclose such information pursuant to a court order. In connection with any entry onto or testing of the Property, Buyer will comply with all laws, ordinances, rules, regulations, orders and the like issued or promulgated by any local, state or federal governmental agency.

(b) Buyer will maintain, and will require that its Agents maintain, public liability and property damage insurance in accordance with the requirements set forth on Exhibit J attached, and Buyer will provide City with evidence of such insurance coverage upon request from City.

(c) To the fullest extent permitted under law, Buyer will indemnify, defend and hold harmless City, its Agents, and each of them, from and against any liabilities, costs, damages, losses, liens, claims, and expenses (including reasonable fees of attorneys, experts and consultants and related costs) arising out of or relating to any entry on, under or about the Property by Buyer, its Agents, contractors and subcontractors in performing the inspections, testings or inquiries provided for in this Agreement, whether prior to the date of this Agreement or during the term of this Agreement, including any injuries or deaths to any persons (including Buyer's Agents) and damage to any property, from any cause whatsoever. The foregoing indemnity will survive beyond the Closing, or, if the sale is not consummated, beyond the termination of this Agreement.

5.5. "As-Is" Purchase. BUYER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT CITY IS SELLING AND BUYER IS PURCHASING CITY'S INTEREST IN THE PROPERTY ON AN "AS-IS WITH ALL FAULTS" BASIS. BUYER IS RELYING SOLELY ON ITS INDEPENDENT INVESTIGATION AND NOT ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM CITY OR ITS AGENTS AS TO ANY MATTERS CONCERNING THE PROPERTY, ITS SUITABILITY FOR BUYER'S INTENDED USES OR ANY OF THE PROPERTY CONDITIONS. CITY

DOES NOT GUARANTEE THE LEGAL, PHYSICAL, GEOLOGICAL, ENVIRONMENTAL OR OTHER CONDITIONS OF THE PROPERTY, NOR DOES IT ASSUME ANY RESPONSIBILITY FOR THE COMPLIANCE OF THE PROPERTY OR ITS USE WITH ANY STATUTE, ORDINANCE OR REGULATION. IT IS BUYER'S SOLE RESPONSIBILITY TO DETERMINE ALL BUILDING, PLANNING, ZONING, AND OTHER REGULATIONS RELATING TO THE PROPERTY AND THE USES TO WHICH IT MAY BE PUT.

5.6. Release of City. As part of its agreement to purchase the Property in its "As-Is With All Faults" condition, effective as of the Closing Date, Buyer, on behalf of itself and its successors and assigns, waives any right to recover from, and forever releases and discharges, City, its Agents, and their respective heirs, successors, legal representatives and assigns, from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with (i) Buyer's and its Agents and customer's past, present and future use of the Property, (ii) the physical, geological or environmental condition of the Property, including any Hazardous Material in, on, under, above or about the Property, and (iii) any federal, state, local or administrative law, rule, regulation, order or requirement applicable thereto, including the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA", also commonly known as the "Superfund" law), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") (42 U.S.C. Sections 9601-9657), the Resource Conservation and Recovery Act of 1976, as amended by the Solid Waste and Disposal Act of 1984 (collectively, "RCRA") (42 U.S.C. Sections 6901-6987), the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (collectively the "Clean Water Act") (33 U.S.C. Section 1251 et seq.), the Toxic Substances Control Act ("TSCA") (15 U.S.C. Sections 2601-2629), Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Carpenter-Presley-Tanner Hazardous Substance Account Law (commonly known as the "California Superfund" law) (California Health and Safety Code Sections 25300-25395), Hazardous Waste Control Act (California Health and Safety Code Section 25100 et seq.), Hazardous Materials Release Response Plans and Inventory Law (commonly known as the "Business Plan Law") (California Health and Safety Code Section 25500 et seq.), Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.), Safe Drinking Water and Toxic Enforcement Act of 1986 (commonly known as "Proposition 65") (California Health and Safety Code Section 25249.5 et seq.).

In connection with the foregoing release, Buyer expressly waives the benefits of Section 1542 of the California Civil Code, which provides as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

BY PLACING ITS INITIALS BELOW, BUYER SPECIFICALLY ACKNOWLEDGES AND CONFIRMS THE VALIDITY OF THE RELEASES MADE ABOVE AND THE FACT THAT BUYER WAS REPRESENTED BY COUNSEL WHO EXPLAINED, AT THE TIME THIS AGREEMENT WAS MADE, THE CONSEQUENCES OF THE ABOVE RELEASES.

INITIALS: BUYER: _____



NOTWITHSTANDING THE FOREGOING, CITY AGREES THAT THE FOREGOING RELEASE IS NOT INTENDED TO, NOR DOES IT, RELEASE CITY FROM ITS OBLIGATIONS UNDER THIS AGREEMENT.

6. CONDITIONS PRECEDENT.

6.1. Conduct of the Parties Prior to Closing. Each Party will make good faith efforts to use due diligence to take all actions reasonably necessary to attempt to satisfy or cause to be satisfied each of the conditions precedent to the obligation of the other Party to proceed with Closing; provided that in the performance of City's obligations under this Agreement, City will not be required to expend City funds, other than for City Costs in accordance with the Development Agreement, and Buyer agrees to reimburse City for such City Costs. If any Buyer's Condition Precedent or City's Condition Precedent is not satisfied because a Party frustrated its satisfaction by some affirmative act or negligent omission, the non-satisfaction of such Buyer's Condition Precedent or City's Condition Precedent will not excuse that Party's obligations under this Agreement.

6.2. Buyer's Conditions Precedent. Buyer's obligation to purchase the Property is subject to the satisfaction (or waiver by Buyer in its sole discretion) of the following conditions precedent on or before the Closing Date ("Buyer's Conditions Precedent"):

(a) Initial Approvals. The Initial Approvals are effective.

(b) Absence of Litigation. No action or proceeding before any court or other governmental body is filed or otherwise instituted that restrains or prohibits the transactions contemplated by this Agreement.

(c) Title Policy. At or before the Closing, Title Company will have issued or committed to issue to Buyer its standard form CLTA Owner's Policy of Title Insurance or at Buyer's option an ALTA Owner's Policy of Title Insurance, showing fee title to the Property vested in Buyer subject to the Conditions of Title, with any endorsements reasonably requested by Buyer (the "Title Policy"). The Title Policy will be issued with liability in an amount equal to the Purchase Price. Buyer will pay the expense of the Title Policy.

(d) Possession. Exclusive possession of the Property, subject to parties in possession pursuant to or claiming under the Parking License Agreement, will be delivered to Buyer on the Closing Date in accordance with Section 2.2; provided, however, Buyer acknowledges and agrees that if City is unable to deliver such exclusive possession on the Closing Date, then such failure shall not constitute a default by City under this Agreement, but shall constitute a failure of a Buyer's Condition Precedent, in which event Buyer may elect to waive the condition and proceed to Closing, or may terminate this Agreement. In the event that Buyer elects to terminate the Agreement pursuant to this Section 6.2(d), the Initial Payment will be retained by City, the Deposits will be returned to Buyer without interest, and neither Party will have any further rights or obligations under this Agreement except as provided in Sections 6.4 [Entry and Indemnity], 11.2 [Brokers], or 13.4 [Authority of Buyer] or as otherwise expressly provided in this Agreement.

INITIALS: BUYER: jk

NOTWITHSTANDING THE FOREGOING, CITY AGREES THAT THE FOREGOING RELEASE IS NOT INTENDED TO, NOR DOES IT, RELEASE CITY FROM ITS OBLIGATIONS UNDER THIS AGREEMENT.

6. CONDITIONS PRECEDENT.

6.1. Conduct of the Parties Prior to Closing. Each Party will make good faith efforts to use due diligence to take all actions reasonably necessary to attempt to satisfy or cause to be satisfied each of the conditions precedent to the obligation of the other Party to proceed with Closing; provided that in the performance of City's obligations under this Agreement, City will not be required to expend City funds, other than for City Costs in accordance with the Development Agreement, and Buyer agrees to reimburse City for such City Costs. If any Buyer's Condition Precedent or City's Condition Precedent is not satisfied because a Party frustrated its satisfaction by some affirmative act or negligent omission, the non-satisfaction of such Buyer's Condition Precedent or City's Condition Precedent will not excuse that Party's obligations under this Agreement.

6.2. Buyer's Conditions Precedent. Buyer's obligation to purchase the Property is subject to the satisfaction (or waiver by Buyer in its sole discretion) of the following conditions precedent on or before the Closing Date ("Buyer's Conditions Precedent"):

(a) Initial Approvals. The Initial Approvals are effective.

(b) Absence of Litigation. No action or proceeding before any court or other governmental body is filed or otherwise instituted that restrains or prohibits the transactions contemplated by this Agreement.

(c) Title Policy. At or before the Closing, Title Company will have issued or committed to issue to Buyer its standard form CLTA Owner's Policy of Title Insurance or at Buyer's option an ALTA Owner's Policy of Title Insurance, showing fee title to the Property vested in Buyer subject to the Conditions of Title, with any endorsements reasonably requested by Buyer (the "Title Policy"). The Title Policy will be issued with liability in an amount equal to the Purchase Price. Buyer will pay the expense of the Title Policy.

(d) Possession. Exclusive possession of the Property, subject to parties in possession pursuant to or claiming under the Parking License Agreement, will be delivered to Buyer on the Closing Date in accordance with Section 2.2; provided, however, Buyer acknowledges and agrees that if City is unable to deliver such exclusive possession on the Closing Date, then such failure shall not constitute a default by City under this Agreement, but shall constitute a failure of a Buyer's Condition Precedent, in which event Buyer may elect to waive the condition and proceed to Closing, or may terminate this Agreement. In the event that Buyer elects to terminate the Agreement pursuant to this Section 6.2(d), the Initial Payment will be retained by City, the Deposits will be returned to Buyer without interest, and neither Party will have any further rights or obligations under this Agreement except as provided in Sections 6.4 [Entry and Indemnity], 11.2 [Brokers], or 13.4 [Authority of Buyer] or as otherwise expressly provided in this Agreement.

(e) Subdivision Map. A Subdivision Map is approved by the Parties and recorded at the Closing in the Official Records for San Francisco County.

(f) Performance by City. City performs or causes to occur all actions that it is required to perform or cause to occur under this Agreement at or before the Closing, in each case in all material respects.

(g) Outside Dates. Buyer has until 5:00 p.m. Pacific Standard time on the Closing Date to review and approve or waive Buyer's Conditions Precedent. If the Closing does not occur by the Outside Closing Date due to the failure of a Buyer's Condition Precedent, and Buyer notifies City in writing that it does not wish to proceed with the purchase of the Property, then this Agreement will terminate, the Initial Payment will be retained by City, and any Deposits will be refunded to Buyer without interest. If Buyer elects to proceed with the purchase of the Property, then Buyer will, before the Closing Date, notify City in writing that Buyer has approved or waived all such matters. If before the Closing Date Buyer fails to give City such written notice, fails to object to any of Buyer's Conditions Precedent and fails to proceed to Closing, then Buyer will be deemed to have waived Buyer's right to purchase the Property, and the Deposits will be retained by City. Notwithstanding the foregoing, if Buyer provides written notice that any of Buyer's Conditions Precedent contained within Section 6.2 above have not been satisfied by the Closing Date, then City may, but will have no obligation to remove or remedy any objectionable matter (except to the extent provided in the lead in sentence of Section 6.1(a)). If City agrees to remove or remedy the objectionable matter, it will notify Buyer within ten (10) days following receipt of Buyer's notice of non-satisfaction, and the Closing will be delayed for so long as City diligently pursues such removal or remedy (but in no event will such delay extend beyond the Outside Closing Date). If and when City elects not to remove or remedy the objectionable matter, which City may do at any time including following an initial election to pursue remedial or corrective actions, this Agreement will automatically terminate, the Deposits will be returned to Buyer without interest, and neither Party will have any further rights or obligations under this Agreement except as provided in Section 5.4 [Entry and Indemnity], Section 9.2 [Brokers], or Section 11.4 [Authority of Buyer] or as otherwise expressly provided in this Agreement.

6.3. City's Conditions Precedent. City's obligation to sell the Property to Buyer is subject to the satisfaction (or waiver by City in its sole discretion) of the following conditions precedent on or before the Closing ("**City's Conditions Precedent**"):

(a) Initial Approvals. The Initial Approvals are effective.

(b) Absence of Litigation. No action or proceeding before any court or other governmental body is filed or otherwise instituted that restrains or prohibits the transactions contemplated by this Agreement.

(c) City Approvals. Resolutions approving and authorizing the transactions contemplated by this Agreement and finding that the public interest or necessity demands or will not be inconvenienced by the sale of the Property in accordance with City's Administrative Code, are adopted by the SFPUC and City's Board of Supervisors and Mayor, in their respective sole and absolute discretion, are obtained. If such City legislative approval of this Agreement is not duly enacted on or before June 30, 2021, City in its sole discretion may terminate this Agreement.

(d) Subdivision Map. A Subdivision Map is approved by the Parties and recorded at the Closing in the Official Records for San Francisco County.

(e) Performance by Buyer. Buyer performs or causes to occur all actions that it is required to perform or cause to occur at or before the Closing, in each case in all material respects and provided that Buyer has notice from City and a reasonable opportunity to cure (other than the obligation to timely Close, for which Buyer will have no notice or opportunity to cure). If such failure cannot reasonably be cured by the Closing Date, then Buyer's cure period will be extended for so long as is reasonably necessary to cure, not to exceed sixty (60) days and in no event beyond the Outside Closing Date.

Each of City's Conditions Precedent are intended solely for the benefit of City. If any of City's Conditions Precedent are not satisfied as provided above, then City may, at its option, terminate this Agreement. Upon any such termination, neither Party will have any further rights or obligations under this Agreement except as provided in Section 5.4 [Entry and Indemnity], Section 9.2 [Brokers], or Section 11.4 [Authority of Buyer] or as otherwise expressly provided in this Agreement.

7. ESCROW AND CLOSING.

7.1. Escrow. Within thirty (30) days after the Effective Date, Buyer and City will deposit an executed counterpart of this Agreement with Title Company, at One Embarcadero Center, Suite 250 San Francisco, California 94111, Attention: MaryPat Noeker, and this instrument will serve as the instructions to the Title Company as the escrow holder for the Closing. City and Buyer agree to execute such supplementary escrow instructions as may be appropriate to enable the Title Company to comply with the terms of this Agreement; provided, however, in the event of any conflict between the provisions of this Agreement and any supplementary escrow instructions, the terms of this Agreement will control.

7.2. Closing Date and Procedures.

(a) Date and Location of Closing. The Closing will be held, and delivery of all items to be made at the Closing under the terms of this Agreement will be made, at the offices of the Title Company on (A) the Closing Date, or (B) such earlier or later date and time as Buyer and City agree in each of their reasonable discretion, but in no event beyond the Outside Closing Date. The Closing Date may not be extended without the prior written approval of both City and Buyer.

(b) Buyer's Designees. Buyer may elect to designate multiple entities to receive particular portions of the Property via direct quitclaim deeds from City at Closing, provided that (i) each such entity is concurrently assigned all of the rights and obligations under the Development Agreement through the execution of a Development Agreement assignment substantially in the form attached to the Development Agreement, and applicable to each such portion of the Property, and (ii) if such entity is not a Permitted Transferee, that such entity meets the experience and financial capacity requirements described in the Balboa Reservoir Request for Qualifications dated November 10, 2016, as appropriate to develop the designated portion of the Property and determined by City in its reasonable discretion. In connection with a request for approval of an entity that is not a Permitted Transferee, (i) Buyer will submit a written request to City, together with the name of the proposed designee and such other information as the City may

reasonably require (the “**Buyer Designee Request Letter**”), (ii) City will have thirty (30) days following receipt of the Buyer Designee Request Letter and receipt of all information reasonably requested by City to grant or deny such consent, and (iii) if City denies such request, City must specify the reasons for denial. If Buyer designates other entities to receive particular portions of the Property via direct quitclaim deeds from City at Closing (and if such entities are not Permitted Transferees, they are approved by City), then City will execute and deliver such quitclaim deeds as are appropriate to effectuate the conveyances to such entities, provided that each such portion of the Property constitutes a legal parcel pursuant to the California Subdivision Map Act, where the forms of such quitclaim deeds are materially consistent with that attached as **Exhibit D**.

(c) **Deliverables**. On the Closing Date the parties will deliver the following:

(i) **City Deliverables**. City will deposit into escrow (A) the duly executed and acknowledged Deed conveying the Property to Buyer, (B) the duly executed and acknowledged Assignment of Licenses, (C) a bill of sale in the form of **Exhibit K** attached, with respect to any improvements on the Property, and (D) a general assignment in the form of **Exhibit L** attached, with respect to City’s intangible rights with respect to the Property.

(ii) **Buyer Deliverables**. Buyer will deposit the Base Price (after application of the Initial Payment and the Deposits), together with any other funds required for the Closing in accordance with this Agreement.

(iii) **City and Buyer Deliverables**. City and Buyer will each deposit duly executed and acknowledged (A) Seller Financing Loan Documents (if applicable), (B) Intercreditor Agreement (if applicable), (C) Open Space License, and (D) such other instruments as are reasonably required by the Title Company or otherwise reasonably required to effectuate the Closing.

7.3. **Prorations**. Real estate and personal property taxes (if any) and other expenses normal to the operation and maintenance with respect to the Property will all be prorated as of 12:01 a.m. on Closing Date, on the basis of a three hundred sixty-five (365)-day year. Any delinquent rents collected after the Closing will be paid immediately to City. City and Buyer hereby agree that if any of the above described prorations cannot be calculated accurately on the Closing Date, then the same will be calculated as soon as reasonably practicable after the Closing Date and either Party owing the other Party a sum of money based on such subsequent proration(s) will promptly pay said sum to the other Party.

8. **RISK OF LOSS**.

8.1. **Loss**.

(a) **Condemnation**. City will give Buyer notice of any commencement of condemnation proceedings affecting the Property. In the event that all or any portion of the Property is condemned, then Buyer may, at its option to be exercised within ten (10) days of City's notice of the commencement of condemnation proceedings, either terminate this Agreement or waive any right to terminate on account of such condemnation. If Buyer elects to terminate this Agreement or fails to give City notice within such ten (10)-day period that Buyer will proceed with the purchase, then this Agreement will terminate at the end of such ten (10)-day period, the SFPUC will return the Deposits (excluding the Initial Payment) without interest to Buyer, and

neither Party will have any further rights or obligations under this Agreement except as provided in Section 5.4 [Entry and Indemnity], Section 9.2 [Brokers], or Section 11.4 [Authority of Buyer] or otherwise expressly provided in this Agreement. If Buyer elects to proceed with the purchase of the Property, then upon the Closing, Buyer will receive a credit against the Base Price equal to the amount of any condemnation awards actually collected by City as a result of any such condemnation. If the awards have not been collected as of the Closing, then City will assign such awards to Buyer, and Buyer will not receive any credit against the Purchase Price with respect to such awards.

(b) Damage or Destruction. In the event that all or any portion of the Property is destroyed or damaged by fire or other casualty prior to the Closing Date, then this Agreement will not terminate, and Buyer will consummate the purchase for the full Purchase Price. In such event, then upon the Closing, Buyer will receive a credit against the Purchase Price payable under this Agreement equal to the amount of any insurance proceeds actually collected by City as a result of any such damage or destruction, less any sums expended by City toward the restoration or repair of the Property. If the proceeds have not been collected as of the Closing, then City will assign such proceeds to Buyer, except to the extent needed to reimburse City for sums expended to repair or restore the Property, and Buyer will not receive any credit against the Purchase Price with respect to such proceeds.

8.2. Self-Insurance. Notwithstanding anything to the contrary above, Buyer acknowledges that City self-insures and will not be obligated to purchase any third-party commercial liability insurance or property insurance.

9. EXPENSES.

9.1. Expenses. Buyer will pay any transfer taxes applicable to the sale, personal property taxes, title and escrow fees and recording charges and any other costs and charges incurred in connection with the Closing.

9.2. Brokers. Neither Party has had any contact or dealings regarding the sale of the Property, or any communication in connection with the sale of the Property, through any licensed real estate broker or other person who could claim a right to a commission or finder's fee in connection with this Agreement. Accordingly, any such commission or finder's fee, if due, will be paid pursuant to a separate written agreement between such broker or other person and the Party through which such broker or other person contracted. If any other broker or finder perfects a claim for a commission or finder's fee based upon any such contact, dealings, or communication, the Party through whom the broker or finder makes a claim will be responsible for such commission or fee and will indemnify and hold harmless the other Party from any and all claims incurred by the indemnified Party in defending against the same. The provisions of this Section will survive Closing and/or any termination of this Agreement.

10. LIQUIDATED DAMAGES.

10.1. FAILURE OF BUYER'S CONDITION PRECEDENT. IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED AFTER THE EFFECTIVE DATE DUE TO THE FAILURE OF A BUYER'S CONDITION PRECEDENT, AND BUYER IS NOT THEN IN DEFAULT, THEN CITY WILL RETAIN THE INITIAL PAYMENT AND WILL RETURN THE DEPOSITS, WITHOUT INTEREST, TO BUYER.

10.2. DEPOSITS AS LIQUIDATED DAMAGES. CITY WILL RETAIN THE INITIAL PAYMENT IN ANY EVENT IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED AFTER THE EFFECTIVE DATE, EVEN IF CITY IS IN WILLFUL DEFAULT. IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED AFTER THE EFFECTIVE DATE DUE TO BUYER'S DEFAULT, THEN CITY WILL ALSO RETAIN THE DEPOSITS AS LIQUIDATED DAMAGES AND AS CITY'S SOLE AND EXCLUSIVE REMEDY FOR DEFAULT OF THIS AGREEMENT. THE PARTIES HAVE AGREED THAT CITY'S ACTUAL DAMAGES, IN THE EVENT OF A FAILURE TO CONSUMMATE THIS SALE AS SPECIFIED IN THIS SECTION 10.2, WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. AFTER NEGOTIATION, THE PARTIES HAVE AGREED THAT, CONSIDERING ALL THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, THE AMOUNT OF THE DEPOSITS IS A REASONABLE ESTIMATE OF THE DAMAGES THAT CITY WOULD INCUR IN SUCH AN EVENT. BY PLACING THEIR RESPECTIVE INITIALS BELOW, EACH PARTY SPECIFICALLY CONFIRMS THE ACCURACY OF THE STATEMENTS MADE ABOVE AND THE FACT THAT EACH PARTY WAS REPRESENTED BY COUNSEL WHO EXPLAINED, AT THE TIME THIS AGREEMENT WAS MADE, THE CONSEQUENCES OF THIS LIQUIDATED DAMAGES PROVISION.

INITIALS: CITY: _____ BUYER:  _____

11. GENERAL PROVISIONS.

11.1. Notices. Any notice, consent, or approval required or permitted to be given under this Agreement will be in writing and will be given by (a) hand delivery, against receipt, (b) reliable next-business-day courier service that provides confirmation of delivery, or (c) United States registered or certified mail, postage prepaid, return receipt required, and addressed as follows:

CITY:

Real Estate Services Division
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor
San Francisco, California 94102
Attn: Real Estate Director
Re: Balboa Reservoir
Telephone: (415) 487-5210
E-mail: RES@sfgwater.org

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102
Attn: Andrico Penick, Director of Property
Re: Balboa Reservoir
Telephone: (415) 554-9823
E-mail: andrico.penick@sfgov.org

with copy to: Elizabeth Dietrich, Deputy City Attorney
Office of the City Attorney

10.2. DEPOSITS AS LIQUIDATED DAMAGES. CITY WILL RETAIN THE INITIAL PAYMENT IN ANY EVENT IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED AFTER THE EFFECTIVE DATE, EVEN IF CITY IS IN WILLFUL DEFAULT. IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED AFTER THE EFFECTIVE DATE DUE TO BUYER'S DEFAULT, THEN CITY WILL ALSO RETAIN THE DEPOSITS AS LIQUIDATED DAMAGES AND AS CITY'S SOLE AND EXCLUSIVE REMEDY FOR DEFAULT OF THIS AGREEMENT. THE PARTIES HAVE AGREED THAT CITY'S ACTUAL DAMAGES, IN THE EVENT OF A FAILURE TO CONSUMMATE THIS SALE AS SPECIFIED IN THIS SECTION 10.2, WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. AFTER NEGOTIATION, THE PARTIES HAVE AGREED THAT, CONSIDERING ALL THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, THE AMOUNT OF THE DEPOSITS IS A REASONABLE ESTIMATE OF THE DAMAGES THAT CITY WOULD INCUR IN SUCH AN EVENT. BY PLACING THEIR RESPECTIVE INITIALS BELOW, EACH PARTY SPECIFICALLY CONFIRMS THE ACCURACY OF THE STATEMENTS MADE ABOVE AND THE FACT THAT EACH PARTY WAS REPRESENTED BY COUNSEL WHO EXPLAINED, AT THE TIME THIS AGREEMENT WAS MADE, THE CONSEQUENCES OF THIS LIQUIDATED DAMAGES PROVISION.

INITIALS: CITY: _____ BUYER: JK

11. GENERAL PROVISIONS.

11.1. Notices. Any notice, consent, or approval required or permitted to be given under this Agreement will be in writing and will be given by (a) hand delivery, against receipt, (b) reliable next-business-day courier service that provides confirmation of delivery, or (c) United States registered or certified mail, postage prepaid, return receipt required, and addressed as follows:

CITY:
Real Estate Services Division
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor
San Francisco, California 94102
Attn: Real Estate Director
Re: Balboa Reservoir
Telephone: (415) 487-5210
E-mail: RES@sfgwater.org

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102
Attn: Andrico Penick, Director of Property
Re: Balboa Reservoir
Telephone: (415) 554-9823
E-mail: andrico.penick@sfgov.org

with copy to: Elizabeth Dietrich, Deputy City Attorney
Office of the City Attorney

City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4682
Attn: Real Estate & Finance Team
Re: Balboa Reservoir
Telephone:
E-mail:

BUYER: Reservoir Community Partners, LLC:

BHC Balboa Builders, LLC
c/o BRIDGE Housing
600 California Street, Suite 900
San Francisco, CA 94108
Attn: Brad Wiblin
Telephone: 415-321-3565
E-mail: bwiblin@bridgehousing.com

with a copy to: Lubin Olson & Niewiadomski LLP
600 Montgomery Street, 14th Floor
San Francisco, CA 94111
Phone: 415-955-5029
E-Mail: Banderson@lubinolson.com

with a copy to: AVB Balboa LLC
c/o AvalonBay Communities, Inc.
4040 Wilson Blvd., Suite 1000
Arlington, VA 22203
Attn: Brian R. Lerman, Vice President, Associate General Counsel
Phone: 703-317-4132
E-Mail: brian_lerman@avalonbay.com

with a copy to: c/o AvalonBay Communities, Inc.
455 Market Street, Suite 1650
San Francisco, CA 94105
Attn: Joe Kirchofer, Vice President, Development
Phone: 415-284-9082
E-Mail: joe_kirchofer@avalonbay.com

with a copy to: Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, FL 33131
Attn: Danielle Gonzalez, Esq.
Phone: 305-579-0633
E-Mail: gonzalezda@gtlaw.com

or to such other address as either Party may from time to time specify in writing to the other upon five (5) days' prior written notice in the manner provided above. A properly addressed notice transmitted by one of the foregoing methods will be deemed received upon confirmed delivery, attempted delivery, or rejected delivery. For convenience of the Parties, copies of notices may also be given by e-mail or tele facsimile to such e-mail addresses or facsimile numbers as may be provided from time to time. Neither Party may give official or binding notice by e-mail or facsimile. The effective time of a notice will not be affected by the receipt, prior to receipt of the original, of an e-mailed or tele facsimile copy of the notice.

11.2. Transfer; Successors and Assigns.

(a) Transfers Requiring SFPUC's Consent. Provided that any Transfer is made concurrently with an approved assignment of the corresponding rights and obligations under the Development Agreement through the execution of a Development Agreement assignment substantially in the form attached to the Development Agreement, Buyer may Transfer its rights under this Agreement to Affiliates and to other third-party transferees with the SFPUC General Manager's consent, which it will not withhold unreasonably if the following conditions are met: (i) Buyer provides notice to City at least thirty (30) days before the effective date of the Transfer, together with information about the details of the Transfer, including evidence supporting the creditworthiness, skill, capability, and experience of the transferee Affiliate or other third party transferee; and (ii) the SFPUC General Manager is satisfied that the proposed transferee Affiliate or other third party transferee, including any single-purpose entity specifically established for the Project, meets the same standards of creditworthiness, skill, capability, and experience as Co-Developers. In connection with any request for SFPUC consent, Buyer will submit a written request to City, together with the name of the proposed transferee and such other information as the City may reasonably require (the "**Transferee Request Letter**"). City shall have thirty (30) days following receipt of the Transferee Request Letter and receipt of all information reasonably requested by City to grant or deny such consent. If City denies such request, City must specify the reasons for denial.

(b) Definitions. The following definitions apply to this Section 11.2: (i) "**Affiliate**" means: (i) any person that Controls, is Controlled by, or is under Common Control with either Buyer or a Co-Developer, or (ii) a limited partnership or limited liability company formed for the tax credit syndication of an Affordable Parcel (as defined in the Development Agreement) where BHC or a nonprofit public benefit corporation Affiliated with BHC is the sole general partner or manager of that entity or is the manager or sole member of a limited liability company that is the sole general partner or manager of that entity; (ii) "**Co-Developer**" means each of AvalonBay Communities, Inc., a Maryland corporation and Bridge Housing Corporation, California nonprofit public benefit corporation; (iii) "**Control**" means a person holding or holding the right to acquire direct or indirect ownership of fifty percent (50%) or more of each class of equity interests or fifty percent (50%) or more of each class of interests that has a right to nominate, vote for, or otherwise select the members of the governing body; (iv) "**Common Control**" means two or more persons that are Controlled by another person; (v) "**Transfer**" means: (1) dissolution, merger, consolidation, or other reorganization, unless the Transfer is the result of a public transaction resulting in a new Controlling entity or entity under Common Control; (2) any cumulative or aggregate sale, assignment, encumbrance, or other transfer of fifty percent (50%) or more of legal or beneficial interests; (3) the withdrawal or substitution (whether voluntary, involuntary, or by operation of law and whether occurring at one time or over a period

of time) of any member or shareholder of Buyer owning fifty percent (50%) or more of the interests in Buyer or rights to its capital or profits; or (4) the occurrence of any of the events described in paragraphs (1), (2), or (3) of this clause (v) with respect to any Affiliate.

(c) Pre-Approved Transfers. The assignments to the parties described in this Section 11.2(c) (each, a “**Permitted Transferee**”) are consented to by City and the SFPUC without the requirement that any additional action be taken by or on behalf of City or the SFPUC at any time (the “**Pre-Approved Transfers**”):

(i) Assignment from RCP to BHC. City acknowledges and agrees that RCP intends to assign all (and not only a portion) of its rights and obligations under this Agreement to BHC, and that BHC intends to assume all of RCP’s rights and obligations under this Agreement (the “**RCP/BHC PSA Assignment**”), provided that RCP is not released from any past or prospective liability or obligation under this Agreement and such assignment is made substantially in the form of the Permitted Transferee PSA Assignment and concurrently with an approved assignment and assumption of all of the rights and obligations under the Development Agreement from RCP to BHC in substantially the form required by the Development Agreement. Immediately upon the RCP/BHC PSA Assignment, RCP and BHC will provide City with written notice thereof, which notice will include executed copies of the RCP/BHC PSA Assignment and the assignment of the Development Agreement from RCP to BHC. Upon City’s receipt of such notice and executed copies, City agrees to recognize BHC as the “Buyer” under this Agreement for all purposes.

(ii) Assignment from RCP to AVB. City further acknowledges and agrees that in lieu of the assignments set forth in Section 11.2(c)(i) of this Agreement, RCP may assign all (and not only a portion) of its rights and obligations under this Agreement to AVB, and AVB may assume all of RCP’s rights and obligations under this Agreement (the “**RCP/AVB Assignment**”), provided that RCP is not released from any past or prospective liability or obligation under this Agreement and such assignment is made substantially in the form of the Permitted Transferee PSA Assignment and concurrently with an approved assignment and assumption of all of the rights and obligations under the Development Agreement from RCP to AVB in substantially the form required by the Development Agreement. Immediately upon the RCP/AVB Assignment, RCP and AVB will provide City with written notice thereof, which notice will include executed copies of the RCP/AVB PSA Assignment and the assignment of the Development Agreement from RCP to AVB. Upon City’s receipt of such notice and executed copies, City agrees to recognize AVB as the “Buyer” under this Agreement for all purposes.

(iii) Assignment from BHC to AVB. City further acknowledges and agrees that if RCP assigns its rights and obligations under this Agreement to BHC pursuant to Section 11.2(c)(i) above, then in the event that AVB exercises its Reassignment Rights (as such term is defined in the Recognition Agreement) under the Recognition Agreement, BHC may assign all (and not only a portion) of its rights and obligations under this Agreement to AVB, and AVB may assume all of BHC’s rights and obligations under this Agreement (the “**BHC/AVB PSA Assignment**”), provided that BHC is not released from any past or prospective liability or obligation under this Agreement and such assignment is made substantially in the form of the Permitted Transferee PSA Assignment and concurrently with an approved assignment of all of the rights and obligations under the Development Agreement from BHC to AVB in substantially the form required by the Development Agreement. Immediately upon said the BHC Assignment,

BHC and AVB will provide the City with written notice thereof, which notice will include executed copies of the BHC/AVB PSA Assignment and the assignment of the Development Agreement from BHC to AVB. Upon City's receipt of such notice and executed copies, City agrees to recognize AVB as the "Buyer" under this Agreement.

(iv) Recognition Agreement. In connection with the Pre-Approved Transfers, simultaneously with the execution of this Agreement, the City, RCP, BHC and AVB will enter into and deliver the form of Recognition Agreement attached as **Exhibit M** (the "**Recognition Agreement**").

(d) Successors and Assigns. This Agreement will be binding upon, and inure to the benefit of, the Parties and their respective successors, heirs, legal representatives, administrators and assigns. Except as expressly provided herein, Buyer's rights and obligations under this Agreement will not be assignable without the prior written consent of City; provided, however, even if City approves any such proposed assignment, in no event will Buyer be released of any of its obligations under this Agreement.

11.3. Amendments. This Agreement may be amended or modified only by a written instrument signed by the Buyer and City. Any waiver of conditions or obligations under this Agreement only if in writing and signed by the Party waiving such conditions or obligations.

11.4. Authority of Buyer. Buyer represents and warrants to City that Buyer is a limited liability company, duly organized, validly existing, and in good standing under the laws of the State of Delaware and qualified to conduct business in the State of California. Buyer further represents and warrants to City that this Agreement and all documents executed by Buyer which are to be delivered to City at Closing: (a) are or at the time of Closing will be duly authorized, executed and delivered by Buyer; (b) are or at the time of Closing will be legal, valid and binding obligations of Buyer; and (c) do not and at the time of Closing will not violate any provision of any agreement or judicial order to which Buyer is a Party or to which Buyer is subject. Notwithstanding anything to the contrary in this Agreement, the foregoing representations and warranties and any and all other representations and warranties of Buyer contained in this Agreement or in other agreements or documents executed by Buyer in connection herewith, will survive the Closing Date.

11.5. Buyer's Representations and Warranties. Buyer makes the following representations as of the date of this Agreement and at all times throughout this Agreement:

(a) Buyer is a Delaware limited liability company duly organized and validly existing and in good standing under the laws of the jurisdiction in which it was formed, and qualified to conduct business in the State of California. Buyer has duly authorized by all necessary action the execution, delivery and performance of this Agreement. Buyer has duly executed and delivered this Agreement and this Agreement constitutes a legal, valid and binding obligation of Buyer, enforceable against Buyer in accordance with the terms of this Agreement.

(b) Buyer represents and warrants to City that it has not been suspended, disciplined or disbarred by, or prohibited from contracting with, any federal, state or local governmental agency. In the event Buyer has been so suspended, disbarred, disciplined or

prohibited from contracting with any governmental agency, it will immediately notify City of same and the reasons therefore together with any relevant facts or information requested by City. Any such suspension, debarment, discipline or prohibition may result in the termination or suspension of this Agreement.

(c) No document or instrument furnished or to be furnished by the Buyer to City in connection with this Agreement contains or will contain any untrue statement of material fact or omits or will omit a material fact necessary to make the statements contained therein not misleading, under the circumstances under which any such statement will have been made.

11.6. Governing Law. This Agreement will be governed by, subject to, and construed in accordance with the laws of the State of California and City's Charter and Administrative Code.

11.7. Merger of Prior Agreements. This Agreement, together with the exhibits and agreements executed in connection therewith, contain any and all representations, warranties and covenants made by Buyer and City and constitutes the entire understanding between the Parties with respect to the subject matter hereof. Any prior correspondence, memoranda or agreements are replaced in total by this Agreement together with the exhibits.

11.8. Parties and Their Agents. The term "**Buyer**" as used in this Agreement will include the plural as well as the singular. If Buyer consists of more than one (1) individual or entity, then the obligations under this Agreement imposed on Buyer will be joint and several.

11.9. Interpretation of Agreement. The article, Section and other headings of this Agreement and the table of contents are for convenience of reference only and will not affect the meaning or interpretation of any provision contained in this Agreement. Whenever the context so requires, the use of the singular will be deemed to include the plural and vice versa, and each gender reference will be deemed to include the other and the neuter. No representation, warranty, covenant, agreement or condition that is not expressed in this Agreement will be binding upon the parties to this Agreement or will affect or be effective to interpret, change or restrict the provisions of this Agreement. This Agreement has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Agreement. In addition, each Party has been represented by experienced and knowledgeable legal counsel. Accordingly, any rule of law (including California Civil Code Section 1654) or legal decision that would require interpretation of any ambiguities in this Agreement against the Party that has drafted it is not applicable and is waived. The provisions of this Agreement will be interpreted in a reasonable manner to effect the purposes of the Parties and this Agreement. Except as otherwise specifically provided, wherever in this Agreement one Party is required or requested to give its consent or approval to any matter or action by the other, such consent or approval will not be unreasonably withheld or delayed. Use of the word "**including**" or similar words will not be construed to limit any general term, statement or other matter in this Agreement, whether or not language of non-limitation, such as "**without limitation**" or similar words, are used. Each Exhibit to this Agreement is incorporated herein and made a part hereof as if set forth in full. Use of the word "**Section**" refers to the particular Section of this Agreement unless indicated otherwise.

11.10. Attorneys' Fees. If either Party fails to perform any of its respective obligations under this Agreement or if any dispute arises between the Parties concerning the meaning or interpretation of any provision of this Agreement, then the defaulting Party or the Party not

prevailing in such dispute, as the case may be, will pay any and all costs and expenses incurred by the other Party on account of such default or in enforcing or establishing its rights under this Agreement, including court costs and reasonable attorneys' fees and disbursements. For purposes of this Agreement, the terms "**court costs and reasonable attorneys' fees**" means the fees and expenses of counsel to the party, which may include printing, duplicating, and other expenses, air freight charges, hiring of experts, and fees billed for law clerks, paralegals, librarians, and others not admitted to the bar but performing services under the supervision of an attorney. The term "**court costs and attorneys' fees**" also includes all fees and expenses incurred with respect to appeals, mediation, arbitrations, and bankruptcy proceedings, and whether or not any action is brought with respect to the matter for which the fees and costs were incurred. For purposes of this Agreement, the reasonable fees of attorneys of the Office of the City Attorney of the City and County of San Francisco will be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter area of the law for which the City Attorney's services were rendered who practice in the City and County of San Francisco in law firms with approximately the same number of attorneys as employed by the City Attorney's Office.

11.11. Time of Essence. Time is of the essence with respect to the performance of the parties' respective obligations contained in this Agreement. All rights and remedies set forth in this Agreement will be cumulative, except as otherwise expressly provided.

11.12. No Merger; No Implied Waiver. The obligations contained in this Agreement will not merge with the transfer of title to the Property but will remain in effect until fulfilled. No failure by either Party to insist upon the strict performance of any obligation of the other Party or to exercise any right, power or remedy consequent upon a breach thereof will constitute a waiver of any such breach or of such term, covenant or condition. No express written waiver of any default or the performance of any provision hereof will affect any other default or performance, or cover any other period of time, other than the default, performance or period of time specified in such express waiver.

11.13. Proprietary Capacity. Buyer acknowledges and agrees that City is acting in its proprietary capacity with respect to the sale contemplated in this Agreement, and agrees that City is in no way constrained from acting in its regulatory capacity in any manner with regard to any approval relating to the Project. Buyer understands and agrees that City is entering into this Agreement in its capacity as a landowner with a proprietary interest in the Property and not as a regulatory agency of City with certain police powers. Except as specifically stated herein, Buyer further understands and agrees that no approval by City for purposes of this Agreement will be deemed to constitute any approval required by any federal, state, regional or City authority. To the fullest extent permitted by law, Buyer agrees to indemnify and hold City and Agents harmless from and against any loss, expense, cost, damage, attorney's fees, penalties, claims or liabilities which City or its Agents may incur as a result of Buyer's failure to obtain or comply with the terms and conditions of any regulatory approval relating to the Property or the Project.

11.14. Non-Liability of City Officials, Employees and Agents. Notwithstanding anything to the contrary in this Agreement, no Agent of City will be personally liable to Buyer, its successors and assigns, in the event of any default or breach by City or for any amount that may become due to Buyer, its successors and assigns, or for any obligation of City under this Agreement.

11.15. Conflicts of Interest. Through its execution of this Agreement, Buyer acknowledges that it is familiar with the provisions of Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions and agrees that if it becomes aware of any such fact during the term of this Agreement, Buyer will immediately notify City.

11.16. Notification of Prohibition on Contributions. Through its execution of this Agreement, Buyer acknowledges that it is familiar with Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with City for the selling or leasing of any land or building to or from any department of City whenever such transaction would require the approval by a City elective officer, the board on which that City elective officer serves, or a board on which an appointee of that individual serves, from making any campaign contribution to (1) the City elective officer, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual or candidate, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or twelve (12) months after the date the contract is approved. Buyer acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$100,000 or more. Buyer further acknowledges that (i) the prohibition on contributions applies to each Buyer; each member of Buyer's board of directors, and Buyer's chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than ten percent (10%) in Buyer; any subcontractor listed in the contract; and any committee that is sponsored or controlled by Buyer; and (ii) within thirty (30) days of the submission of a proposal for the contract, the City department with whom Buyer is contracting is obligated to submit to the Ethics Commission the parties to the contract and any subcontractor. Additionally, Buyer certifies that Buyer has informed each of the persons described in the preceding sentence of the limitation on contributions imposed by Section 1.126 by the time it submitted a proposal for the contract, and has provided the names of the persons required to be informed to the City department with whom it is contracting.

11.17. Sunshine Ordinance. Buyer understands and agrees that under City's Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) and the State Public Records Law (Gov. Code Section 6250 et seq.), this Agreement and any and all records, information, and materials submitted to City under this Agreement are public records subject to public disclosure. Buyer hereby acknowledges that City may disclose any records, information and materials submitted to City in connection with this Agreement.

11.18. Tropical Hardwood and Virgin Redwood Ban. The City and County of San Francisco urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code.

11.19. Recording; Memorandum; Survival. A memorandum of this Agreement in the form of Exhibit N will be executed by City and Buyer, and recorded by Buyer in the Official Records within thirty (30) days of the Effective Date (the "Memorandum"). If this Agreement is

terminated in accordance with its terms, then the Parties will promptly execute and deliver a termination of the Memorandum.

11.20. Severability. If any provision of this Agreement or the application thereof to any person, entity or circumstance will be invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons, entities or circumstances other than those as to which it is invalid or unenforceable, will not be affected thereby, and each other provision of this Agreement will be valid and be enforceable to the fullest extent permitted by law, except to the extent that enforcement of this Agreement without the invalidated provision would be unreasonable or inequitable under all the circumstances or would frustrate a fundamental purpose of this Agreement.

11.21. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, BUYER ACKNOWLEDGES AND AGREES THAT NO OFFICER OR EMPLOYEE OF CITY HAS AUTHORITY TO COMMIT CITY TO THIS AGREEMENT UNLESS AND UNTIL A RESOLUTION OF CITY'S BOARD OF SUPERVISORS IS DULY ENACTED APPROVING THIS AGREEMENT AND AUTHORIZING THE TRANSACTIONS CONTEMPLATED HEREBY. THEREFORE, ANY OBLIGATIONS OR LIABILITIES OF CITY HEREUNDER ARE CONTINGENT UPON THE DUE ENACTMENT OF SUCH A RESOLUTION, AND THIS AGREEMENT WILL BE NULL AND VOID IF CITY'S BOARD OF SUPERVISORS AND MAYOR DO NOT APPROVE THIS AGREEMENT IN THEIR RESPECTIVE SOLE DISCRETION. APPROVAL OF THE TRANSACTIONS CONTEMPLATED HEREBY BY ANY DEPARTMENT, COMMISSION OR AGENCY OF CITY WILL NOT BE DEEMED TO IMPLY THAT SUCH ORDINANCE WILL BE ENACTED NOR WILL ANY SUCH APPROVAL CREATE ANY BINDING OBLIGATIONS ON CITY.

[SIGNATURES ON FOLLOWING PAGE]

The Parties have duly executed this Agreement as of the respective dates written below.

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Harlan L. Kelly, Jr.
General Manager
San Francisco Public Utilities Commission
Date: _____

BUYER:

RESERVOIR COMMUNITY PARTNERS
LLC,
a Delaware limited liability company

BHC BALBOA BUILDERS, LLC,
a California limited liability company,
its Member

By: BRIDGE Housing Corporation
a California non-profit public benefit
corporation,
its Manager

By: BRAD WIBLIN
Name: BRAD WIBLIN
Title: EVP
Date: 6.9.2020

AVB BALBOA, LLC,
a Delaware limited liability company,
its Member

By: AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

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

By: _____
Elizabeth A. Dietrich
Deputy City Attorney

By: _____
Name: **Joe Kirchofer**
Title: **Vice President – Development**
Date: _____

APPROVED BY
SAN FRANCISCO PUBLIC UTILITIES
COMMISSION

Pursuant to Resolution No. _____
Adopted _____

Secretary

APPROVED BY BOARD OF SUPERVISORS

Pursuant to Resolution No. _____
Adopted _____

The Parties have duly executed this Agreement as of the respective dates written below.

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____

Harlan L. Kelly, Jr.

General Manager

San Francisco Public Utilities Commission

Date: _____

BUYER:

RESERVOIR COMMUNITY PARTNERS
LLC,
a Delaware limited liability company

BHC BALBOA BUILDERS, LLC,
a California limited liability company,
its Member

By: BRIDGE Housing Corporation
a California non-profit public benefit
corporation,
its Manager

By: _____

Name: _____

Title: _____

Date: _____

AVB BALBOA, LLC,
a Delaware limited liability company,
its Member

By: AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

APPROVED AS TO FORM:


DENNIS J. HERRERA, City Attorney

By: _____

Elizabeth A. Dietrich

Deputy City Attorney

By: _____

Name:  Joe Kirchofer

Title: Vice President – Development

Date: 6/9/20

APPROVED BY

SAN FRANCISCO PUBLIC UTILITIES
COMMISSION

Pursuant to Resolution No. _____

Adopted _____

Secretary

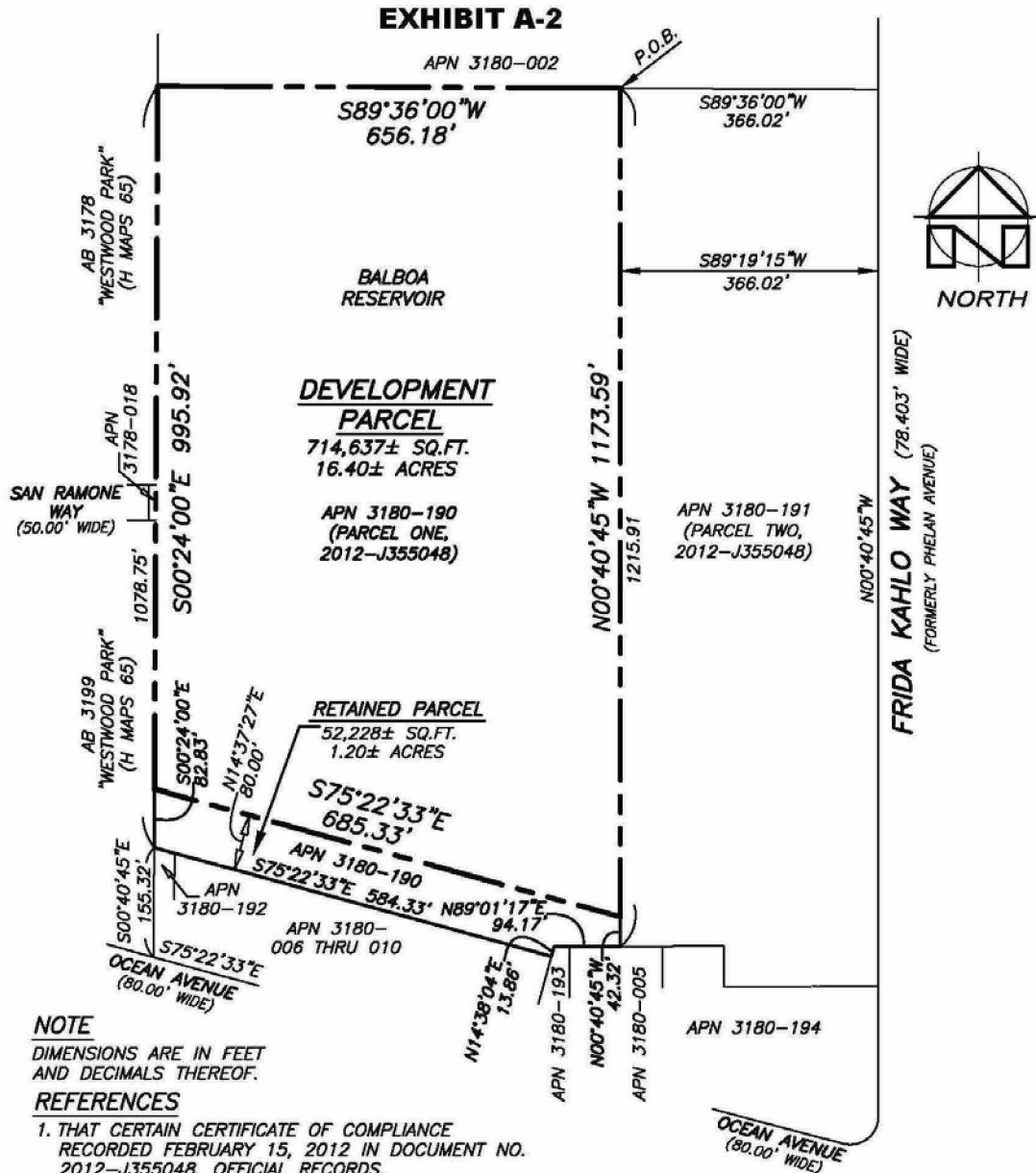
APPROVED BY BOARD OF SUPERVISORS

Pursuant to Resolution No. _____

Adopted _____

EXHIBIT A-2

REAL PROPERTY DEPICTION



BOUNDARY PLAT

ASSESSOR'S BLOCK 3180
SAN FRANCISCO, CALIFORNIA

BY JP CHKD. BR DATE 4-10-29 SCALE 1"=200' SHEET 1 OF 1 JOB NO. S-9668

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9668_BNDY PLAT.dwg

EXHIBIT B

Form of Assignment and Assumption Agreement

RECORDING REQUESTED BY
CLERK OF THE BOARD OF SUPERVISORS
OF THE CITY AND COUNTY OF SAN FRANCISCO
(Exempt from Recording Fees
Pursuant to Government Code
Section 27383)

AND WHEN RECORDED MAIL TO:

[Angela Calvillo]
Clerk of the Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

WITH A COPY TO:

San Francisco Public Utilities Commission
Attention: Real Estate Director
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

ASSIGNMENT AND ASSUMPTION AGREEMENT

RELATIVE TO AGREEMENT FOR SALE OF REAL ESTATE

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO AGREEMENT FOR SALE OF REAL ESTATE (hereinafter, the “**Assignment**”) is entered into this ____ day of _____, 20__, by and between RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company (“**Assignor**”) and _____, a _____ (“**Assignee**”).

RECITALS

A. Assignor and the City and County of San Francisco, a municipal corporation acting by and through its Public Utilities Commission, as seller (“**City**”), entered into that certain Agreement for Sale of Real Estate, (the “**Agreement**”) dated as of _____, 20__ for reference purposes, with respect to certain real property owned by City, as such property is more particularly described in the Agreement (the “**Property**”). A memorandum of the Agreement was recorded in the Official Records of the City and County of San Francisco on _____ as Document No. _____.

B. The Agreement provides that Assignor has the right to assign all of its rights, title, interest and obligations under the Agreement to a Pre-Approved Transferee with respect to all (but not to only a portion) of the Property, provided that Assignor is not released from any past or prospective liability or obligation under the Agreement.

C. Assignor desires to assign and Assignee desires to assume Assignor's right, title, interest, burdens and obligations under the Agreement with respect to and as related to the Property, as more particularly described below.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Defined Terms. Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to them in the Agreement.

2. Assignment of Agreement. Assignor hereby assigns to Assignee each and all of the rights, title, interest, burdens and obligations of Assignor under the Agreement with respect to the Property, provided, however, that Assignor shall not be released from any obligations or liabilities under the Agreement as a result of this Assignment.

3. Assumption of Agreement. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Assignor under the Agreement with respect to the Property, and agrees to observe and fully perform all the duties and obligations of Assignor under the Agreement, and to be subject to all the terms and conditions thereof. The parties intend that, upon the execution of this Assignment and conveyance of the Property to Assignee, Assignee shall become the "Buyer" under the Agreement with respect to the Property.

4. Reaffirmation of Indemnifications, Waivers and Releases. Assignee hereby consents to and expressly reaffirms any and all indemnifications, waivers and releases of City set forth in the Agreement as if Assignee were an original party to the Agreement, including without limitation the release of City set forth in Section 5.6 of the Agreement. Assignee has reviewed and is familiar with the terms and conditions of the Agreement. Assignee recognizes and acknowledges that, except as may be expressly set forth in the Agreement, City has not made any representation or warranty hereby, express or implied, regarding the amount, nature, or extent of any obligation, liability, or duty with respect to the Property or under the Agreement.

5. Assignee's Covenants. Assignee covenants and agrees that: (a) Assignee shall not challenge the enforceability of any provision or requirement of the Agreement; (b) Assignee shall not sue City in connection with any and all disputes between Assignor and Assignee arising from this Assignment or the Agreement; (c) Assignee shall indemnify City and its officers, agents and employees from, and if requested, shall defend them against any and all liabilities, costs, damages, losses, liens, claims, and expenses (including reasonable fees of attorneys, experts and consultants and related costs) resulting directly or indirectly from any dispute between Assignor and Assignee arising from this Assignment or the Agreement; (d) Assignee has obtained all consents to this Assignment that are required under any agreement to which it is a party or by which it is bound; and (e) the execution, delivery, and performance by Assignee of this Assignment (i) will not

contravene any legal requirements applicable to Assignee and (ii) will not conflict with, breach or contravene any agreement binding upon Assignee.

6. Representations and Warranties of Assignor. Assignor makes the following representations and warranties to City as of the Effective Date: (a) the Agreement is in full force and effect, and Assignor has not agreed to any amendment of any provision thereof; (b) to the actual knowledge of Assignor, no circumstance exists that with the giving of notice or passage of time, or both, would constitute an event of default by Assignor or City under the Agreement; (c) to the actual knowledge of Assignor, there are no set-offs or defenses against the enforcement of any right or remedy, or any duty or obligation, of City or Assignor under the Agreement; (d) Assignor has obtained all consents to this Assignment that are required under any agreement to which it is a party or by which it is bound; and (e) the execution, delivery, and performance by Assignor of this Assignment (i) will not contravene any legal requirements applicable to Assignor and (ii) will not conflict with, breach or contravene any agreement binding upon Assignor.

7. Binding on Successors. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns. This Assignment may be relied upon by Seller and Title Company as defined in the Agreement.

8. Notices. The notice address for Assignee under Section 11.1 of the Agreement shall be:

Attn: _____

With copy to:

Attn: _____

9. Counterparts. This Assignment may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument.

10. Governing Law. This Assignment and the legal relations of the parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of California, without regard to its principles of conflicts of law.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the day and year first written above.

ASSIGNOR:

[insert signature block]

ASSIGNEE:

[insert signature block]

EXHIBIT C

COLLEGE EASEMENT AMENDMENT

[See Attached]

Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:

City and County of San Francisco
San Francisco Public Utilities Commission
Real Estate Director
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

with a copy to:

Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

(Space above this line reserved for Recorder's use only)

AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT AND DEED
(Portion of Assessor's Parcel No. 1, Block 3180)

This Amended and Restated Access Easement Agreement and Deed (this "**Agreement**"), by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), and the SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, an institution of higher education organized under the State of California Education Code ("**College**"), is executed as of _____, 2020 (the "**Effective Date**"). City and College are sometimes collectively referred to in this Agreement as the "**Parties**" or singularly as a "**Party**."

RECITALS

A. City and College are parties to that certain Access Easement Agreement dated as of May 17, 2012, and recorded in the official records of the City and County of San Francisco ("**Official Records**") on May 17, 2012 as Document No. 2012-J414058-00 (the "**Original Agreement**").

B. City owns that certain real property under the jurisdiction of the San Francisco Public Utilities Commission ("**SFPUC**") described on the attached Exhibit A (the "**City Property**") and College owns that certain adjacent real property described on the attached Exhibit B (the "**College Property**").

C. The Original Agreement contemplated that College would construct and provided for the construction, use, operation, maintenance, and repair of an Accessway (defined in Section

3 below). As of the date of this Agreement, College has not constructed the Accessway as required by the Original Agreement.

D. City is contemplating a development project (the “**Project**”) on the City Property, which Project is anticipated to deliver 1,100 units of much needed housing including 550 affordable housing units. Approximately 150 of the affordable housing units are planned to be occupied by educators, and College employees are planned to have first priority for those affordable educator units.

E. College installed certain utilities, consisting of an eight inch (8”) diameter fire water line, an eight inch (8”) diameter sanitary sewer line, a sixty inch (60”) diameter storm drain line, an eighteen inch (18”) diameter storm drain, and other related equipment or appurtenances (“**Unpermitted Utility Facilities**”) and geothermal wells and related equipment (“**Geothermal Wells**”) that are in the approximate locations more particularly described in the attached Schedule 1. The Unpermitted Utility Facilities and Geothermal Wells were not contemplated or permitted by the Original Agreement (or any other agreement with the City), occupy property both within the Access Easement Area as defined in the Original Agreement (the “**Original Access Easement Area**”) as well as City Property adjacent to the Original Access Easement Area, and will be relocated by City or Constructing Party (defined in Section 3 below) in accordance with the terms and conditions of this Agreement.

F. The Original Access Easement Area is comprised of two distinct areas: a north-south oriented segment which is anticipated to connect with the existing Lee Avenue and is more particularly described on the attached Exhibit C (the “**North-South Portion**”), and an east-west oriented segment which is currently anticipated to run along the northern boundary of the College Property, between the College and Archbishop Riordon High School, and is more particularly described on the attached Exhibit D (the “**East-West Portion**”). The North-South Portion and the East-West Portion are depicted on the attached Exhibit D-1. The Original Access Easement Area comprising the North-South Portion is located on property owned by City, and the East-West Portion is located on property owned by the College. In order to develop the Project, the Original Access Easement Area comprising the North-South Portion must be widened by approximately eleven feet (11’) along the eastern boundary of the City Property and by approximately eleven feet (11’) along the western boundary of the College Property, and a street must be constructed to City standards on the widened area. In addition, the Original Access Easement Area comprising the East-West Portion must be widened by approximately two feet (2’) and a street must be constructed to City standards on the widened area. Therefore, the “College Property Easement Area” as defined in the Original Agreement will be modified by this Agreement to include **(1)** additional land included within the North-South Portion comprising approximately eleven feet (11’) in width along the eastern boundary of the College Property, and **(2)** additional land included within the East-West Portion comprising approximately two feet (2’) in width, all as depicted on the attached Exhibit E and more particularly described on the attached Exhibit E-1 (the “**College Property Easement Area**”). The “City Property Easement Area” as defined in the Original Agreement will be modified by this Agreement to include additional land included within the North-South Portion comprising approximately eleven feet (11’) in width along the western boundary of the City Property, as depicted on the attached Exhibit F and more particularly described on Exhibit F-1 (the “**City Property Easement Area**”). The City Property Easement Area and the College Property

Easement Area are referred to collectively in this Agreement as the “**Access Easement Area**” as depicted on the attached Exhibit G and more particularly described on Exhibit G-1.

G. The proposed developer of the Project has agreed that, in exchange for conveyance in fee of the revised College Property Easement Area to City, it will remove and relocate the Unpermitted Utility Facilities and may close out and cap the Geothermal Wells at the developer’s sole cost if the Project proceeds. In addition, City will relieve College of its obligation to construct the Accessway to current City standards as required by the Original Agreement, and if the Project is developed then City or its designee will assume the obligation to construct the Accessway in accordance with the Development Agreement and Master Infrastructure Plan relating to the Project. The Parties anticipate that City will designate the developer of the Project or its contractor to construct the Accessway if the Project proceeds.

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, City and College agree that, as of the Effective Date, the Original Agreement is amended and restated in its entirety and replaced by this Agreement.

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Grants of Property Interests. Pursuant to the terms and conditions specified in this Agreement:

(a) Grants of Easement and Fee.

(i) City grants to College a temporary, non-exclusive access easement for pedestrian and vehicular access, for sidewalk, street, and roadway purposes (the “**Permitted Uses**”) on and over the City Property Easement Area (the “**City Property Access Easement**”), and

(ii) Subject to a reserved, temporary, non-exclusive access easement for the benefit of College for the Permitted Uses (the “**College Property Access Easement**”), College grants to City the fee interest in the real property comprising the College Property Easement Area as depicted on the attached Exhibit E and more particularly described in Exhibit E-1 attached hereto (the “**Land**”), including all improvements and fixtures located on or under the Land, including, without limitation, all structures located on or under the Land, all apparatus, equipment and appliances located on or under the Land used in connection with the operation or occupancy of the Land, its improvements, and in used connection with the operation or occupancy of College’s adjacent property (collectively, the “**Improvements**”), and any and all rights, privileges, and easements incidental or appurtenant to the Land or Improvements, including, without limitation, any and all minerals, oil, gas and other hydrocarbon substances on and under the Land, as well as any and all development rights, air rights, water, water rights, riparian rights and water stock relating to the Land, and any and all easements, rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Land or Improvements (collectively, the “**Appurtenances**”), and

(iii) College grants to City a Temporary Construction Easement in the Temporary Construction Easement Area for the Temporary Construction Easement Term. As used in this Agreement, “**Temporary Construction Easement Area**” means the area of land owned by College that is five (5) feet in width and located along the eastern boundary of the North-South Portion, and the area of land owned by College that is five (5) feet in width and located along the southern boundary of the East-West Portion, as depicted on the attached Exhibit H and more particularly described on Exhibit H-1. “**Temporary Construction Easement Term**” means the period of time commencing as of the Effective Date and expiring on the date when City completes the construction of the Accessway, together with such reasonable period of time following such completion as necessary for City to remove the construction-related items placed in the Temporary Construction Easement Area. “**Temporary Construction Easement**” means a temporary, exclusive easement in, on, over, upon and across the Temporary Construction Easement Area for purposes of staging for the construction of the Accessway (including, without limitation, the storage of construction and building materials, the location of any temporary construction sheds or trailers, and the parking of construction vehicles and equipment (including, without limitation, bulldozers, compactors, graders, and trucks)), and pedestrian and vehicular access to and from the Accessway.

The City Property Access Easement and the College Property Access Easement are referred to collectively in this Agreement as the “**Access Easement**.” The Access Easement will automatically terminate and be of no further force or effect upon acceptance by the City and County of San Francisco, at its sole discretion, of the Accessway as a road that is part of its street system (a “**Public Road**”).

(b) **Potential Relocation of East-West Portion of College Property Easement Area.** The Parties agree that, after the date of this Agreement, it may be beneficial for each of them to relocate the East-West Portion of the College Property Easement Area approximately two hundred (200) feet to the south, as depicted on the attached Exhibit I and more particularly described on Exhibit I-1 (the “**Alternative College Property Easement Area**”) in order to align North Street with Cloud Circle and thus provide better circulation for the benefit of both the College and the Project. If, at their sole discretion, City’s Director of Property and Director of Public Works, and College’s Chancellor and Vice Chancellor each approve the Alternative College Property Easement Area, then this Agreement may be amended and then recorded in Official Records to adjust the College Property Easement Area and the Access Easement Area to reflect the Alternative College Property Easement Area, without further approval or action required by City’s Public Utilities Commission or Board of Supervisors and without further approval or action required by College’s Board of Trustees. If the Parties approve the Alternative College Property Easement Area, then (i) the Access Easement Area will also be modified as depicted on the attached Exhibit J and more particularly described on Exhibit J-1 (the “**Alternative Access Easement Area**”), and the Temporary Construction Easement Area will be modified as depicted on the attached Exhibit K and more particularly described on Exhibit K-1 (the “**Alternative Temporary Construction Easement Area**”). If, by June 30, 2021, City and College have not approved amendment and recordation of this Agreement to reflect the relocation of the East-West Portion of the College Property Easement Area to the Alternative College Property Easement Area, modification of the Access Easement Area to the Alternative Access Easement Area, and modification of the Temporary Construction Easement Area to the

Alternative Temporary Construction Easement Area, then the East-West Portion of the College Property Easement Area will not be relocated.

(c) **Minor Boundary Adjustments.** Because the actual boundaries of rights of way and street improvements often vary in minor ways after actual conditions on the site are discovered and accommodated during the course of construction and other minor changes are made to construction plans, the Parties will work together in good faith to amend and restate the property descriptions set forth in Exhibit E and Exhibit E-1, Exhibit F and Exhibit F-1, Exhibit G and Exhibit G-1, Exhibit I and Exhibit I-1, and Exhibit J and Exhibit J-1, as needed to reflect the actual area required for the improvements and utilities installed for the Public Road. The legal descriptions and this Agreement may be amended accordingly without further approval or action required by City's Public Utilities Commission or Board of Supervisors and without further approval or action required by College's Board of Trustees, so long as (i) City's Director of Property and Director of Public Works, and College's Chancellor and Vice Chancellor approve the revised legal descriptions, and (ii) the adjustments to the legal descriptions are minor in nature and do not increase the overall square footage of the City Property Easement Area or the College Property Easement Area.

3. **Construction of Accessway.**

(a) City may (i) construct the Accessway at any time, or (ii) delegate at any time or times the right to construct the Accessway to a party (the "**Constructing Party**") designated by City in writing to College (the "**Designation Notice**"). The Constructing Party may be City or any other third-party. City may replace the Constructing Party at any time by delivering a subsequent Designation Notice to College. City anticipates that it will designate the developer of the Project or its contractor as the Constructing Party. Constructing Party will have the right to construct within the Access Easement Area a roadway, including bicycle lanes, sidewalks, and above ground as well as underground utility facilities, including water, sanitary sewer, drainage, greywater, electrical, gas, telecommunications, and other utility lines and facilities and related public improvements, in conformity with the requirements and standards included in the Development Agreement and Master Infrastructure Plan relating to the Project, and pursuant to plans and specifications approved by City acting in its regulatory capacity, or in the event that the Development Agreement and Master Infrastructure Plan relating to the Project are no longer applicable, in compliance with then-applicable City and County of San Francisco standards for construction of public improvements and in material conformance with plans and specifications approved in advance by City acting in its regulatory capacity (collectively, as the same may be hereafter modified by City, the "**Accessway**").

(b) After approval of final plans and specifications for the Accessway by City, acting in its regulatory capacity, and during the period of construction of the Accessway, the Constructing Party may take such measures to limit the access of other parties, including College, to the Access Easement Area but only to the extent reasonably necessary to facilitate construction of the Accessway. Constructing Party will make commercially reasonable efforts to allow the Permitted Uses on the Access Easement Area to continue throughout construction to the extent feasible.

4. Use of the Access Easement Area. Except as necessary in connection with construction of the Accessway, neither Party will do anything at any time in, on, under, or about the Access Easement Area that could damage, endanger, or interfere with the Permitted Uses, or enter into any license, lease, or other contract or agreement that would conflict with or adversely affect the Permitted Uses. Without limiting the foregoing, College will not undertake or permit any of the following activities within the Access Easement Area without first obtaining the City's prior written consent, which may be given or withheld at its sole discretion: **(a)** plant trees or shrubs; **(b)** construct or place any structures, fences, walls, or improvements of any kind or character, including any pavement, asphalt, or similar impermeable ground cover; or **(c)** perform any excavation or construction activities.

5. Construction and Maintenance Activities. In addition to complying with all requirements specified elsewhere in this Agreement, all construction or maintenance activities performed in the Access Easement Area and the Temporary Construction Easement Area by City or Constructing Party will comply with the following conditions:

(a) All construction and maintenance activities will comply with all applicable all applicable federal, state, City, and local laws, statutes, ordinances, regulations, and other legal requirements ("**Laws**") and be performed using sound construction practices and in a manner that minimizes interference with the operation and use of the Accessway, the Access Easement Area, the College Property, or the City Property. Constructing Party will diligently pursue to completion all construction commenced by it in the Access Easement Area.

(b) Constructing Party will give at least thirty (30) days' prior written notice of construction of the Accessway to College, and to City if City is not Constructing Party, together with a copy of any plans and specifications or other materials reasonably sufficient to describe such planned activities. Such notice will specify if such activities will interfere with the use and operation of the Access Easement Area and, if so, the extent of the expected interference and Constructing Party's proposed actions to minimize such interference. Constructing Party may restrict access to the Access Easement Area while conducting any construction or maintenance activities therein if such restricted access is reasonably necessary to protect public health and safety.

(c) Constructing Party will not be obligated to provide prior written notice of its construction or maintenance activities in the Access Easement Area in the event of any immediate danger to health or property, in which case Constructing Party will verbally notify College and City, if City is not Constructing Party, as soon as reasonably possible.

(d) Constructing Party will secure and pay for any building and other permits and approvals, government fees, licenses, and inspections necessary for the proper performance and completion of its activities.

(e) Except as otherwise provided in connection with the removal and relocation of the Unpermitted Utility Facilities, Constructing Party will have the sole responsibility of locating any utilities that may be on, in, or under the Access Easement Area and the Temporary Construction Easement Area, protect them from damage while conducting any construction or maintenance activities, and arrange and pay for any necessary temporary relocation of College,

City, and public utility company facilities, subject to the prior written approval by operator of such affected facilities.

6. Removal and Relocation of Unpermitted Utility Facilities and Right to Close Out Geothermal Wells.

(a) **Unpermitted Utility Facilities.** Concurrently with the construction of the Accessway and prior to acceptance of the Accessway as a Public Road, Constructing Party will cause the Unpermitted Utility Facilities together with such other utility facilities that are discovered in the Access Easement Area and those in City Property to be removed at Constructing Party's sole cost and will cause such Unpermitted Utility Facilities and other utility facilities that exist at the common border shared by the College Property and City Property to instead be connected to the corresponding utility facilities within Lee Avenue or Frida Kahlo Way via the Accessway, as needed or required, such that College Property will continue to receive the benefit of the services provided by the Unpermitted Utility Facilities on an uninterrupted basis (except for a commercially reasonable period of interruption of service not to exceed one (1) day for those Unpermitted Utility Facilities other than the storm drain, and after at least ten (10) business days prior notice by Constructing Party to College specifying the dates, nature and anticipated duration of such service interruptions, in order to accomplish the connection of the Unpermitted Utility Facilities that exist at the common border shared by the College Property and City Property to instead be connected to the corresponding utility facilities within the Accessway). The removal of the Unpermitted Utility Facilities and the relocation of such facilities will be performed in compliance with all Laws (including securing, prior to commencement of such work, all required consents, permits, and approvals from City acting in its regulatory capacity, and from any other governmental authority having jurisdiction over such work and any utility companies operating or connecting to the Unpermitted Utility Facilities whose consent is required in connection therewith).

(b) **Geothermal Wells.** Constructing Party will have the right, but not the obligation (unless required by City), to close out and cap the Geothermal Wells, at Constructing Party's sole cost and expense, in compliance with all applicable Laws (including securing, prior to commencement of such work, all required consents, permits, and approvals from City acting in its regulatory capacity and/or any other governmental authority having jurisdiction over such work and/or any utility company(ies) whose consent is required in connection therewith). College acknowledges and agrees that once capped or closed out, the Geothermal Wells will not be operable.

(c) **Consent.** College acknowledges and agrees that has consented to the work described in this Section 6 and that no additional consents or approvals whatsoever will be required from College if such work is conducted in accordance with this Section 6, and that College will have no claims against City or Constructing Party as a result thereof (including claims resulting from the loss of the use of the Unpermitted Utility Facilities and/or Geothermal Wells), it being acknowledged and agreed by College that College did not previously install the Unpermitted Utility Facilities and/or Geothermal Wells in accordance with any right granted by the City.

7. Maintenance and Repair. During the period after completion of the Accessway and prior to acceptance of the Accessway as a Public Road, City will require the developer of the

Project or its approved assignee, at its sole cost, to maintain the Accessway in good working order and in a clean, safe, and sanitary condition at all times, even if damaged by casualty.

8. Hazardous Materials.

(a) Neither Party will use, store, locate, handle, or cause or permit the dumping or other disposal or release on or about the Access Easement Area or the Temporary Construction Easement Area of any Hazardous Material (or permit its Agents (defined in Section 10(a) below) to do the same). Nothing in this Section 8 is intended, however, to prohibit the use, storage, and disposal of ordinary and customary amounts of Hazardous Materials by Constructing Party to the extent the same are necessary for construction of the Accessway in compliance with this Agreement and provided that Constructing Party first obtains all permits, licenses, and approvals that are required by any applicable Laws for such use, storage, or disposal prior to commencement of such activities, and such use, storage, and disposal is performed by Constructing Party in full compliance with all required permits, licenses, and approvals and all applicable Laws related to such use, storage, or disposal.

(b) “**Hazardous Material**” means material that, because of its quantity, concentration, or physical or chemical characteristics, is at any time now or hereafter deemed by any federal, state, or local governmental authority to pose a present or potential hazard to public health, welfare, or the environment. “Hazardous Material” includes any material or substance defined as a “hazardous substance, pollutant, or contaminant” pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 et seq., or pursuant to Section 25316 of the California Health & Safety Code; a “hazardous waste” listed pursuant to Section 25140 of the California Health & Safety Code; any asbestos and asbestos containing materials, whether or not such materials are part of the Access Easement Area or the Temporary Construction Easement Area or are naturally occurring substances in the Access Easement Area or the Temporary Construction Easement Area, and any petroleum, including crude oil or any fraction thereof, natural gas, or natural gas liquids. The term “**release**” or “**threatened release**” when used with respect to Hazardous Material will include any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing in, on, under, or about the Access Easement Area or the Temporary Construction Easement Area.

(c) If either Party (or the Agents of such Party) defaults in its obligations under this Section, then such defaulting Party will indemnify, defend, and hold harmless the other Party against any and all Claims (defined below) arising at any time as a result of such default, except to the extent the other Party or its Agents are responsible for such Claims. “**Claims**” will mean all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties, and expenses, including direct and vicarious liability of every kind. Each Party’s foregoing indemnity obligation will survive the termination or extinguishment of this Agreement or the easements granted hereunder.

9. Insurance.

(a) Except during the period that a Party maintains the insurance required pursuant to Section 9(b), each Party will procure at its expense and keep in effect at all times, in form and from an insurer reasonably acceptable to the other Party, as follows:

(i) Commercial general liability insurance with limits not less than \$2,000,000 each occurrence, combined single limit for bodily injury and property damage, including coverage for contractual liability, personal injury, broad form property damage, products, and completed operations. Any deductible under such policy will not exceed \$25,000 for each occurrence.

(ii) Business automobile liability insurance with limits not less than \$1,000,000 for each occurrence combined single limit for bodily injury and property damage, including coverage for owned, non-owned, and hired automobiles, as applicable. Any deductible under such policy will not exceed \$10,000 for each occurrence.

(iii) Workers' Compensation Insurance, including Employers' Liability, with limits not less than \$1,000,000 for each accident, covering all employees employed in or about the Access Easement Area to provide statutory benefits as required by the laws of the State of California.

(b) During the period of any Construction Activity on or about the Accessway, in lieu of the insurance required by Section 9(a), the Party undertaking the Construction Activity will procure and keep in effect insurance required by this Section 9(b). As used in this Agreement, "**Construction Activity**" commences upon such Party's first site permit, first demolition permit, or first building permit relating to the Accessway, and continues until the Accessway has had its final inspection and is ready for public use and occupancy.

(i) Commercial general liability insurance with limits not less than \$10,000,000 each occurrence, combined single limit for bodily injury and property damage, including coverage for contractual liability, personal injury, broad form property damage, products, and completed operations. Any deductible under such policy will not exceed \$100,000 for each occurrence.

(ii) Business automobile liability insurance with limits not less than \$3,000,000 for each occurrence combined single limit for bodily injury and property damage, including coverage for owned, non-owned, and hired automobiles, as applicable. Any deductible under such policy will not exceed \$10,000 for each occurrence.

(iii) Workers' Compensation Insurance, including Employers' Liability, with limits not less than \$1,000,000 for each accident, covering all employees employed in or about the Access Easement Area and the Temporary Construction Easement Area to provide statutory benefits as required by the laws of the State of California.

(iv) Pollution legal liability and environmental remediation liability, including coverage for bodily injury, sickness, or disease, sustained by any person, including death; Environmental Damages; property damage including physical injury to or

destruction of tangible property including the resulting loss of use thereof, clean-up costs, defense costs, charges, and expenses incurred in the investigation, adjustment of defense claims for such compensatory damages; sudden and non-sudden pollution conditions including the discharge, dispersal, release, or escape of Hazardous Materials into or upon City's property, the atmosphere, or watercourse or body of water, which results in Environmental Damages; transportation coverage for the hauling of any Hazardous Materials by such Party or its Agents, from the City's real property to the final disposal location; and first party environmental remediation that pays for the cost of cleanup and remediation of the City's real property required to comply with all applicable Laws. Such insurance must be endorsed to provide third-party disposal site coverage that covers third-party bodily injury, property damage, and cleanup coverage for pollution conditions emanating from a disposal site or landfill used by the Party or its Agents. Such Party will maintain limits no less than: Two Million Dollars (\$2,000,000) per accident and Four Million Dollars (\$4,000,000) policy aggregate for bodily injury and property damage. City and its Agents must be included as additional insureds under the Pollution Legal Liability Insurance Policy.

(v) During the period of any Construction Activity within fifty (50) feet of any railway, Railroad Protective Liability insurance with limits not less than \$2,000,000 each occurrence combined single limit (true occurrence form), and \$6,000,000 in the aggregate for bodily injury, property damage, and physical damage, including loss of use applicable to all operations of contractor and its subcontractors within 50 feet of trackway. The applicable Railway shall be the first named insured on the policy.

(c) All insurance policies required hereunder will (i) be written on an occurrence basis (except for Pollution Legal Liability), (ii) name the other Party, together with its officers, agents, and employees, as additional insureds, (iii) specify that such policies are primary insurance to any other insurance available to the additional insureds with respect to any claims arising out of this Agreement and that insurance applies separately to each insured against whom claim is made or suit is brought, (iv) be issued by one or more companies of recognized responsibility approved to do business in the State of California with financial rating of at least a Class A- VII (or its equivalent successor) status, as rated in the most recent edition of A.M. Best's "Best's Insurance Reports," (v) provide for severability of interests and that an act or omission of one of the named insureds which would void or otherwise reduce coverage will not reduce or void the coverage as to any insured, (vi) afford coverage for all claims based on acts, omissions, injury, or damage which occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period, and (vii) each Party shall provide the thirty (30) day's prior written notice of cancellation, intended non-renewal, or reduction in coverage to the other Party.

(d) This Agreement may be amended unilaterally ten (10) years after the Effective Date and from time to time thereafter by City upon notice to College, to impose such insurance, bond, guaranty, and indemnification requirements as City determines are necessary and appropriate to protect its interests, consistent with City's or the SFPUC's custom and practice and in a manner that will not unnecessarily interfere with or materially increase the cost or risk of College's ability to perform under this Agreement, or if such amendment would unnecessarily interfere with or materially increase College's cost or risk, such amendment must be consistent with commercial industry practice.

(e) If requested, a Party will deliver to the other Party certificates of insurance in form and with insurers satisfactory to the requesting Party, evidencing the coverages required hereunder, together with complete copies of the policies at such requesting Party's request. If a Party fails to procure such insurance, or to deliver such policies or certificates, the other Party may procure, at its option, such insurance on such defaulting Party's behalf, and the defaulting Party will pay the acting Party for the cost thereof within five (5) days of the acting Party's delivery of bills therefor.

(f) Should any of the required insurance (except for Pollution Legal Liability) be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general aggregate limit will double the occurrence or claims limits specified above.

(g) A Party's compliance with the provisions of this Section will in no way relieve or decrease such Party's indemnification obligations or other obligations under this Agreement. Each Party will be responsible, at its own expense, for separately insuring its personal property.

(h) Notwithstanding anything to the contrary contained herein, each Party hereby waives any right of recovery against the other Party for any loss or damage sustained by such damaged Party with respect to the Access Easement Area and the Temporary Construction Easement Area, whether or not such loss is caused by the fault or negligence of the other Party, to the extent such loss or damage is covered by insurance that the damaged Party is required to purchase under this Agreement or is otherwise actually recovered from valid and collectible insurance covering such damaged Party. Each Party agrees to obtain a waiver of subrogation endorsement from each insurance carrier issuing policies relative to the Access Easement Area and the Temporary Construction Easement Area; provided, however, that failure to do so will not affect the above waiver.

(i) College acknowledges that City maintains a program of self-insurance and agrees that City will not be required to carry any insurance with respect to this Agreement; provided, however, that if any of City's successors or assigns under this Agreement is not a public entity, or City designates a Constructing Party other than City, such non-public successor or assign or Constructing Party, as the case may be will carry the insurance specified in this Section.

10. Indemnity.

(a) City will indemnify, defend, reimburse, and hold harmless College from and against any and all Claims arising out of or relating to the activities of City or any City Agent in the Access Easement Area and the Temporary Construction Easement Area, except to the extent caused by the intentional acts or negligence of College or any College Agents or the failure of College to perform or comply with its obligations under this Agreement; provided, however, that City will not be liable to College under any circumstances for any consequential, incidental, or punitive damages. "Agents" will mean a Party's officers, agents, employees, representatives, trustees, or contractors

(b) College will indemnify, defend, reimburse, and hold harmless City and City's Agents and each of them, from and against any and all Claims arising out of or relating to the use of the Access Easement Area and the Temporary Construction Easement Area by College or any College Agents, except to the extent caused by the intentional acts or negligence of City or any City Agents, or the failure of City to perform or comply with its obligations under this Agreement; provided, however, that College will not be liable to City under any circumstances for any consequential, incidental, or punitive damages.

(c) The foregoing indemnities will include reasonable attorneys', experts', and consultants' fees and costs, and will survive any termination or extinguishment of this Agreement or the easements granted hereunder.

11. Notices. All notices, demand, consents, or approvals given hereunder will be in writing and will be personally delivered, or sent by a nationally-recognized overnight courier service that provides next business day delivery services, provided that next business day service is requested, or by United States first-class mail, postage prepaid, to the following addresses (or any other address that a Party designates by written notice delivered to the other Party pursuant to the provisions of this Section):

If to City: Real Estate Director
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

With a copy to: City and County of San Francisco
Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

If College: _____
[Vice Chancellor of Finance and Administration]
San Francisco Community College District

San Francisco, CA _____

with a copy to: _____

A properly addressed notice transmitted by one of the foregoing methods shall be deemed received upon the confirmed date of delivery, attempted delivery, or rejected delivery, whichever occurs first. Any e-mail addresses, telephone numbers, or facsimile numbers provided by one Party to the other shall be for convenience of communication only; neither Party may give official or binding notice orally or by e mail or facsimile. The effective time of a notice shall not be affected

by the receipt, prior to receipt of the original, of an oral notice or an e mail or telefacsimile copy of the notice.

12. Waiver of Claims. Notwithstanding anything to the contrary set forth in this Agreement, each Party covenants and agrees that the other Party will not be responsible for or liable for, and hereby waives all rights against the other Party and its Agents and releases the other Party and its Agents from, any and all Claims relating to any injury, accident, or death of any person or loss or damage to any property, in or about the Access Easement Area or the Temporary Construction Easement Area, from any cause whatsoever, including the Unpermitted Utility Facilities, Geothermal Wells, the removal and relocation of the Unpermitted Utility Facilities and closing of the Geothermal Wells, and any other utility facilities discovered in the Access Easement Area or City Property. Nothing herein will relieve a Party from liability to the extent caused by the negligence or willful misconduct of such Party or its Agents or its failure to perform its obligations pursuant to this Agreement, but neither Party will be liable under any circumstances for any consequential, incidental, or punitive damages. City and College would not be willing to enter into this Agreement in the absence of a waiver of liability for consequential or incidental damages due to the acts or omissions of City, the College, or either of their Agents, and City and College each expressly assume the risk with respect thereto. Accordingly, as a material part of the consideration for this Agreement, each Party fully RELEASES, WAIVES, AND DISCHARGES forever any and all Claims, and covenants not to sue, the other Party or its Agents for any matters arising out of this Agreement, the Access Easement Area, or the Temporary Construction Easement Area, except to the extent such Claims result from the negligence and willful misconduct of the other Party or their Agents or the failure of a Party to perform or comply with its obligations under this Agreement. In connection with the foregoing release, each Party acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.”

Each Party acknowledges that the releases contained herein include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. Each Party realizes and acknowledges that it has agreed to this Agreement in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained herein will survive any termination or extinguishment of this Agreement or the easements granted hereunder.

13. City Acceptance of Accessway as a Public Road. If, at its sole discretion, the City accepts the Accessway as a Public Road, then the Access Easement will automatically terminate and be of no further force or effect. At City’s request, College shall **(a)** deliver any documents reasonably required by City to document termination of the easement interests granted and reserved to College pursuant to this Agreement, and **(b)** duly execute and acknowledge and deliver to City a quitclaim deed in substantially the form attached as Exhibit F to transfer any real property interest of College in the Access Easement Area.

14. Run with the Land; Exclusive Benefit of Parties. The rights and obligations in this Agreement will run with the land and will bind and inure to the benefit of the successors and assigns of the Parties. This Agreement is for the exclusive benefit of College and City and their respective successors and assigns (including any Constructing Party) and is not for the benefit of, nor will it give rise to any claim or cause of action by, any other person or entity.

15. Proprietary Capacity. College understands and agrees that City is entering into this Agreement in its proprietary capacity and not as a regulatory agency with certain police powers. Notwithstanding anything to the contrary herein, no agreement by City set forth in this Agreement nor any other approvals by City in this Agreement will be deemed to constitute approval of City acting in its regulatory capacity or any governmental or regulatory authority with jurisdiction over the Access Easement Area or the Temporary Construction Easement Area.

16. As Is Condition. COLLEGE ACCEPTS THE ACCESS EASEMENT AREA IN ITS "AS IS" CONDITION, AND ACKNOWLEDGES AND AGREES THAT NEITHER CITY NOR ANY OF ITS AGENTS HAVE MADE, AND CITY HEREBY DISCLAIMS, ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCESS EASEMENT AREA. CITY ACCEPTS THE ACCESS EASEMENT AREA AND THE TEMPORARY CONSTRUCTION EASEMENT AREA IN ITS "AS IS" CONDITION, AND ACKNOWLEDGES AND AGREES THAT NEITHER COLLEGE NOR ANY OF ITS AGENTS HAVE MADE, AND COLLEGE HEREBY DISCLAIMS, ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCESS EASEMENT AREA OR THE TEMPORARY CONSTRUCTION EASEMENT AREA. Without limiting the foregoing, this Agreement is made subject to all applicable Laws governing the use of the Access Easement Area and the Temporary Construction Easement Area, and to any and all covenants, conditions, restrictions, easements, encumbrances, claims of title, and other title matters affecting the Access Easement Area or the Temporary Construction Easement Area, whether foreseen or unforeseen, and whether such matters are of record or would be disclosed by an accurate inspection or survey. It is each Party's and their Agents' sole obligation to conduct an independent investigation of the Access Easement Area, the Temporary Construction Easement Area, and all matters relating to its use hereunder, including the suitability of the Access Easement Area and the Temporary Construction Easement Area for such uses. At its own expense, each Party will obtain such permission or other approvals from any third parties with existing rights as may be necessary for such Party or its Agents to make use of the Access Easement Area and the Temporary Construction Easement Area in the manner contemplated hereby.

17. No Liens, Encumbrances. Each Party will keep the Access Easement Area and the Temporary Construction Easement Area free from liens arising out of any work performed, material furnished, or obligations incurred by such Party or its Agents.

18. Possessory Interest Taxes. College recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that College may be subject to the payment of property taxes levied on such interest under applicable law. College shall pay taxes of any kind, including possessory interest taxes, if any, that may be lawfully assessed on College's interest under this Agreement or use of the Access Easement Area and the Temporary Construction Easement Area pursuant to this Agreement and to pay any other taxes, excises, licenses, permit charges or assessments based on College's usage of the Access Easement

Area that may be imposed upon College by applicable law. College will pay all of such charges when they become due and payable and before delinquency.

19. Prevailing Wages. The provisions of Section 6.22(E) of the San Francisco Administrative Code, as such provisions may be amended from time to time, are incorporated by this reference in this Agreement to the extent applicable. Any person performing labor for the Easement Work (as defined below) will be paid not less than the highest prevailing rate of wages as required by Section 6.22(E) of the San Francisco Administrative Code, will be subject to the same hours and working conditions, and will receive the same benefits as in each case are provided for similar work performed in San Francisco, California. Each Party will include, in any contract for any Easement Work, a requirement that all persons performing labor under such contract will be paid not less than the highest prevailing rate of wages for the labor so performed. Each Party will further require that any contractor performing any of the Easement Work will provide, and will deliver to City upon request, certified payroll reports with respect to all persons performing labor in the construction of any Easement Work. “**Easement Work**” means the construction of the Accessway or any other improvements to the Access Easement Area pursuant to this Agreement or in the maintenance, repair, or replacement of the Accessway or such other improvements.

20. Covenant Not to Discriminate. Neither Party will discriminate on the basis of the fact or perception of a person’s race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, disability, weight, height or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status) against any employee or, any employee working with, or applicant for employment with, such Party in any of such Party’s operations within the United States, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations operated by either Party.

21. General Provisions. (a) This Agreement may be amended or modified only by a writing signed by City and College and recorded in the Official Records of the City and County of San Francisco. (b) No waiver by any Party of any of the provisions of this Agreement will be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) This Agreement contains the entire agreement between the Parties with respect to the matters set forth herein and all prior negotiations, discussions, understandings, and agreements are merged herein. (d) This Agreement will be governed by California law and City’s Charter. (e) If either Party commences an action against the other or a dispute arises under this Agreement, the prevailing Party will be entitled to recover from the other reasonable attorneys’ fees and costs. For purposes hereof, reasonable attorneys’ fees will be based on the fees regularly charged by private attorneys in City with comparable experience, notwithstanding City’s or College’s use of its own attorneys. (f) This Agreement does not create a partnership or joint venture between City and College as to any activity conducted by College or City on, in or relating to the Access Easement Area or the Temporary Construction Easement Area. (g) City’s obligations hereunder are contingent upon approval of this instrument by City’s Public Utilities Commission and the City’s Board of Supervisors and Mayor, each at its sole discretion, and the easements granted by City hereunder and this Agreement will be null and void if such approval is not obtained, and College’s obligations hereunder are contingent upon approval of this instrument by the College’s Board of Trustees, at its sole discretion, and the easements granted by

City hereunder and this Agreement will be null and void if such approval is not obtained. **(h)** Time is of the essence of this Agreement and each Party's performance of its obligations hereunder. **(i)** All representations, warranties, waivers, releases, and indemnities given or made in this Agreement will survive the termination of this Agreement or the extinguishment of the easements granted by City hereunder. **(j)** If any provision of this Agreement is deemed invalid by a judgment or court order, such invalid provision will not affect any other provision of this Agreement, and the remaining portions of this Agreement will continue in full force and effect, unless enforcement of this Agreement as partially invalidated would be unreasonable or grossly inequitable under all of the circumstances or would frustrate the purpose of this Agreement. **(k)** All section and subsection titles are included only for convenience of reference and will be disregarded in the construction and interpretation of the Agreement. **(l)** College represents and warrants to City that the execution and delivery of this Agreement by College and the person signing on behalf of College below has been duly authorized, and City represents and warrants to College that the execution and delivery of this Agreement by City and the person signing on behalf of City below has been duly authorized. **(m)** Each attached exhibit to this Agreement is incorporated herein and made a part hereof as if set forth in full. Use of the word "**Section**" refers to the particular Section of this Agreement unless indicated otherwise. **(n)** Use of the word "including" or similar words will not be construed to limit any general term, statement, or other matter in this Agreement, whether or not language of non-limitation, such as "without limitation" or similar words, are used.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

COLLEGE:

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT,
an institution of higher education organized under the
State of California Education Code

By: _____
[Name]
[Vice Chancellor of Finance and Administration]

Date: _____

APPROVED AS TO FORM:

By: _____

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Andrico Q. Penick
Director of Property

Date: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Elizabeth A. Dietrich
Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF CITY PROPERTY

Exhibit A

Legal Description of City Property

All that real property situate in the City and County of San Francisco, State of California, described as follows:

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

BEGINNING at a point on the southerly line of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, from which the southeasterly corner of said Parcel bears North 89°36'00" East, 366.02 feet distant; said corner also being on the westerly line of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along said southerly line of said parcel

1. South 89° 36' 00" West 656.18 feet, to the southwest corner of said parcel, said corner also being the northwest corner of said Parcel 22; thence southerly along the westerly line of last said Parcel
2. South 00°24' 00" East, 1078.75 feet to a point, from which the southwest corner of said Parcel 22, said point also being on the northerly line of Ocean Avenue (80.00 feet wide), bears South 00°24'00" East, 155.32 feet distant; thence leaving the line of said Parcel 22 and along the southerly line of said parcel described in said deed from the City and County of San Francisco to the San Francisco Community College District
3. South 75°22'33" East 584.33 feet; thence
4. North 14°38'04" East 13.86 feet; thence
5. North 89°01'17" East 94.17 feet to a point westerly 366.02 feet perpendicularly distant from the westerly line of said Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue
6. North 00°40'45" West 1215.91 feet to the **POINT OF BEGINNING.**

Being a portion of Assessor's Block 3180, lot 1

Containing an area of 17.60 acres, more or less.

EXHIBIT B

LEGAL DESCRIPTION OF COLLEGE PROPERTY

Exhibit B

Legal Description of College Property

All that real property situate in the City and County of San Francisco, State of California, described as follows:

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, also being a portion of that certain parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records, more particularly described as follows:

BEGINNING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly line of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South $89^{\circ} 36' 00''$ West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from the westerly line of Phelan Avenue

1. South $00^{\circ} 40' 45''$ East 1215.91 feet to the southerly line of that parcel described in that certain deed from the City and County of San Francisco to the San Francisco Community College District, recorded October 15, 1992 in Book F-734, page 746, Official Records; thence along said southerly line
2. North $89^{\circ} 01' 17''$ East 148.03 feet; thence leaving said southerly line,
3. South $00^{\circ} 58' 43''$ East, 58.00 feet; thence
4. North $89^{\circ} 01' 17''$ East 217.67 feet to said westerly line of Phelan Avenue; thence northerly along said westerly line
5. North $00^{\circ} 40' 45''$ West 1270.21 feet to the **POINT OF BEGINNING**.

Being a portion of Assessor's Block 3180, lot 1

Containing an area of 10.49 acres, more or less

EXHIBIT C

NORTH – SOUTH PORTION

EXHIBIT C – NORTH-SOUTH PORTION

LEGAL DESCRIPTION FOR ROAD EASEMENT

All that real property situated in the City and County of San Francisco, State of California,

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, more particularly described as follows:

An **EASEMENT** for road access purposes over a strip of land, fifty (50) feet wide, the easterly line of which is described as follows:

COMMENCING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South $89^{\circ} 36' 00''$ West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue, said point being the **TRUE POINT OF BEGINNING**; thence leaving said southerly line along a line parallel with and westerly 366.02 feet perpendicularly distant from the westerly line of Phelan Avenue South $00^{\circ} 40' 45''$ East 1215.91 feet to the southern line of that parcel quitclaimed to the San Francisco Community College District, from the City and County of San Francisco, described in that exchange deed recorded October 15, 1992 in Reel F734 at Image 746, Official Records of the City and County of San Francisco.

Being a portion of Assessor's Block 3180, Lot 190

Containing an area of 1.40 acres (60,808 square feet), more or less

The Basis of Bearing for this parcel is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled "Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South $00^{\circ} 24' 00''$ East.

This real property description was prepared by me, or under my direction in conformance with the Land Surveyors Act.

William E. Blackwell Jr.
William E. Blackwell Jr. P.L.S. No. 8251
Survey Associate
City and County of San Francisco, Ca.

4/24/2017
Dated



EXHIBIT D

EAST-WEST PORTION

EXHIBIT D - EAST-WEST PORTION

LEGAL DESCRIPTION FOR ROAD EASEMENT

All that real property situated in the City and County of San Francisco, State of California.

A portion of that certain tract described as Parcel 22 in that certain deed from the Spring Valley Water Company, a Corporation, to the City and County of San Francisco, a Municipal Corporation, recorded March 3, 1930, in Book 2002 at page 1, Official Records of the City and County of San Francisco, described as follows:

An EASEMENT for road access purposes over a strip of land, sixty (60) feet wide, the northerly line of which is described as follows:

BEGINNING at the southeast corner of that certain parcel described in that certain deed from the City and County of San Francisco, to the Roman Catholic Archbishop of San Francisco, recorded July 28, 1947, in Book 4661 at page 278, Official Records, said corner also being on the westerly of Phelan Avenue, (78.403 feet wide), as now established and shown on that certain map entitled "Map Showing the Widening of Phelan Avenue & Ocean Avenue from Ocean Avenue to Judson Avenue" filed February 15, 1954 in Book R of Maps at page 56, Official Records; thence westerly along the southerly line of said parcel South 89° 36' 00" West 366.02 feet, more or less, to a point westerly 366.02 feet perpendicularly distant from said westerly line of Phelan Avenue.

Being a portion of Assessor's Block 3180, Lot 191.

Containing an area of 0.50 acres (21,953 square feet), more or less. The Basis of Bearing for this parcel is the westerly line of the Spring Valley Water Company Parcel as said parcel is shown on that certain map entitled "Map of Westwood Park" filed in Book H of Maps, at pages 65-71, inclusive, Official records of the City and County of San Francisco, taken as South 00°24'00" East.

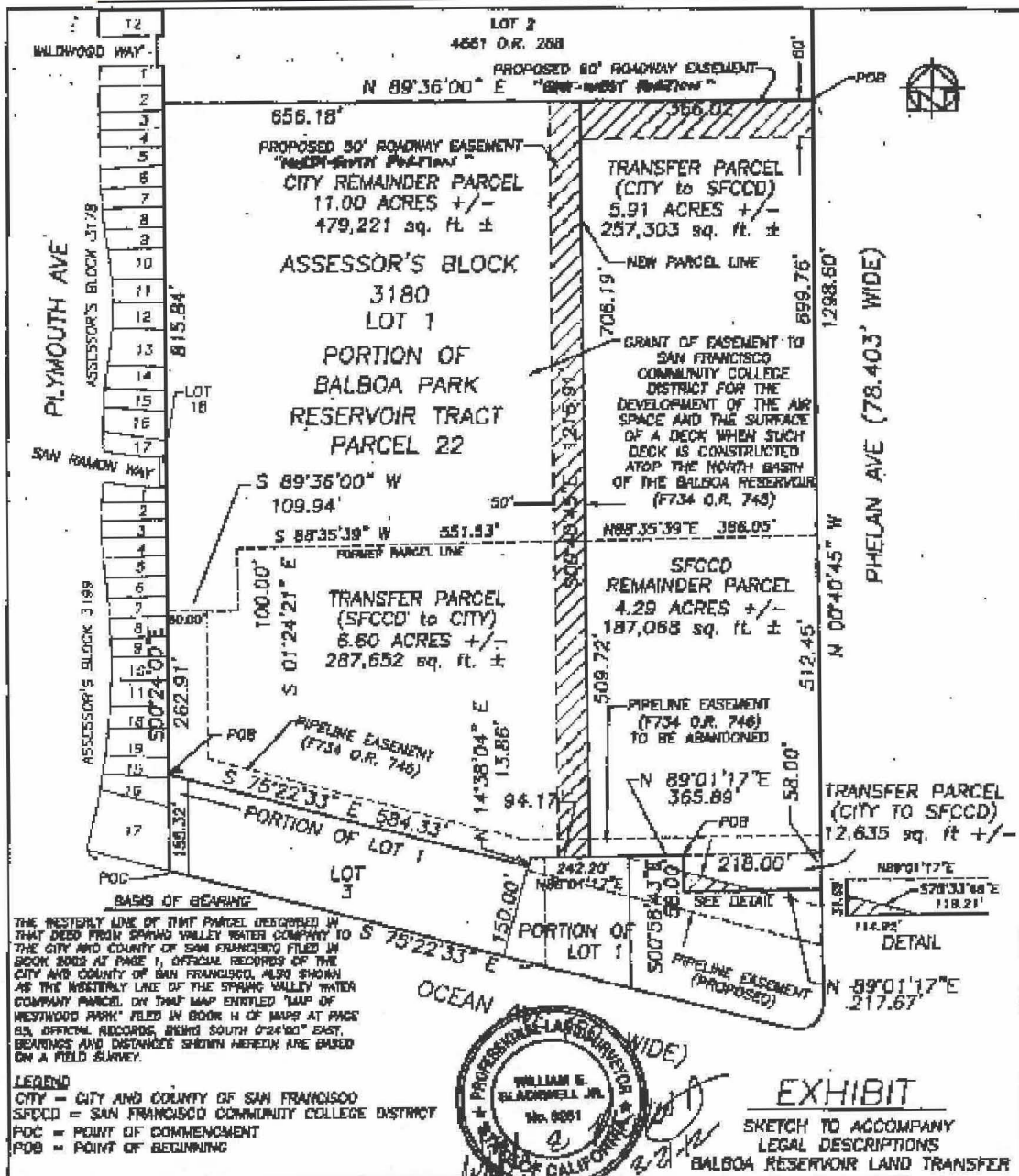
This real property description was prepared by me, or under my direction in conformance with the Land Surveyors Act.

William E. Blackwell Jr.
William E. Blackwell Jr. P.L.S. No. 8251
Survey Associate
City and County of San Francisco, Ca.

4-24-2012
Dated



EXHIBIT D-1 - NORTH-SOUTH PORTION AND EAST-WEST PORTION



BY W. J. CHKD. DATE 01/18/2012 SCALE 1" = 200' SHEET 6 of 8 JOB NO. 2012-03

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING

873 STEVENSON STREET Rm 410
SAN FRANCISCO, CA 94103
(415) 354-6833

COLLEGE PROPERTY EASEMENT AREA



865 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-1500

S-9668
5-19-20
PAGE 1 OF 2

"COLLEGE PROPERTY BASEMENT AREA"

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL TWO, SAID CORNER BEING ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY S00°40'45"E 62.00 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE S89°36'00"W, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 366.02 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE N00°40'45"W 62.00 FEET TO SAID NORTHERLY LINE OF PARCEL TWO; THENCE ALONG SAID NORTHERLY LINE N89°36'00"E 366.02 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22,693 SQ.FT., MORE OR LESS



EXHIBIT E-1

S-9668
5-19-20
PAGE 2 OF 2

"COLLEGE PROPERTY EASEMENT AREA"

PARCEL 2:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355046, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 62.00 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE S89°36'00"W, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 355.02 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S00°40'45"E, PARALLEL WITH SAID WESTERLY LINE OF PARCEL TWO, 927.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°05'28", AN ARC LENGTH OF 66.64 FEET TO SAID WESTERLY LINE OF PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF PARCEL TWO N00°40'45"W 992.59 FEET TO A LINE THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM SAID NORTHERLY LINE OF PARCEL TWO; THENCE ALONG SAID LINE N89°36'00"E 11.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 10,681 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



EXHIBIT F

CITY PROPERTY EASEMENT AREA

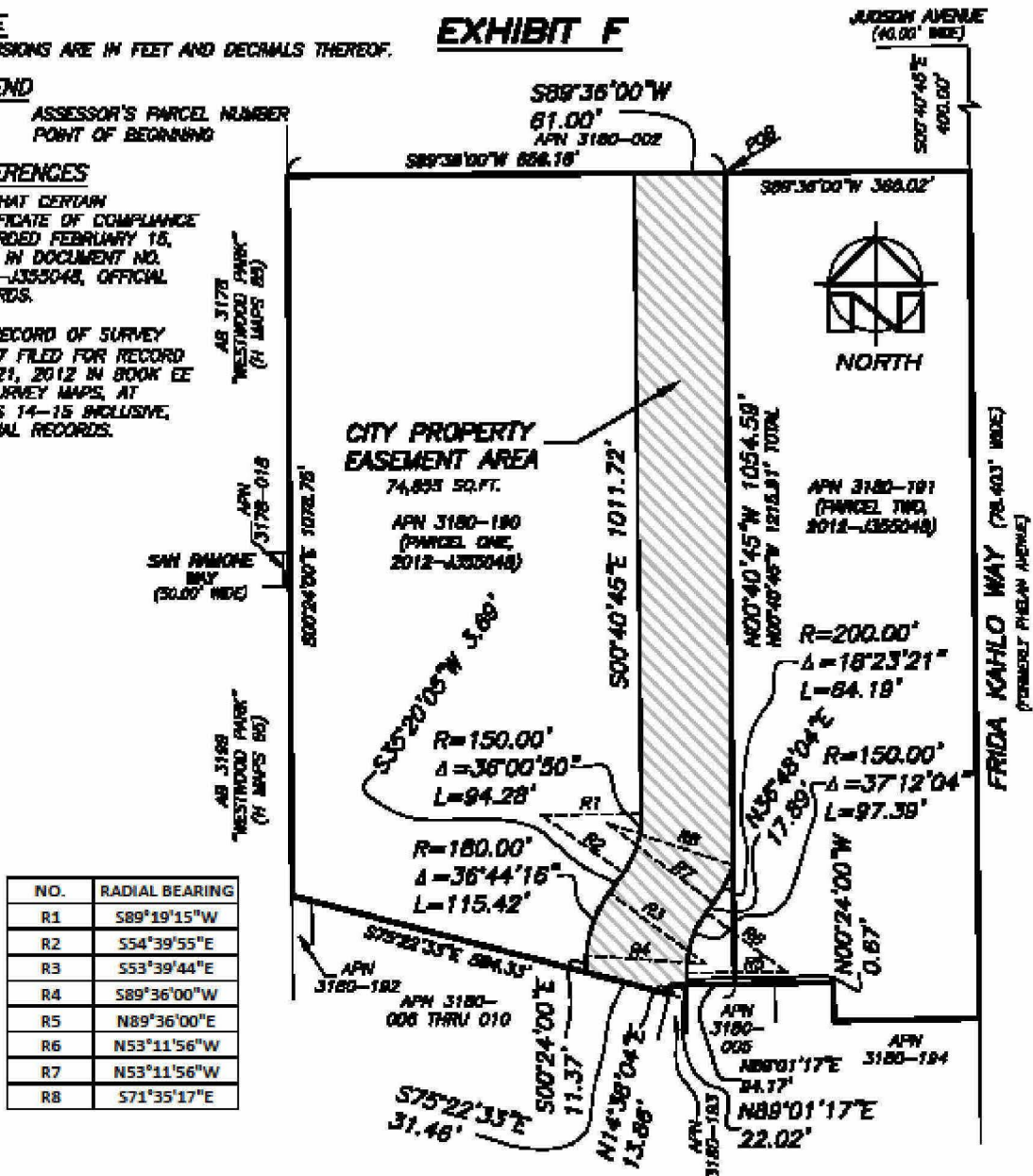
NOTE
DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

LEGEND
APN ASSESSOR'S PARCEL NUMBER
POB POINT OF BEGINNING

REFERENCES
[1] THAT CERTAIN
CERTIFICATE OF COMPLIANCE
RECORDED FEBRUARY 15,
2012 IN DOCUMENT NO.
2012-J355048, OFFICIAL
RECORDS.

[2] RECORD OF SURVEY
#7017 FILED FOR RECORD
MAY 21, 2012 IN BOOK EE
OF SURVEY MAPS, AT
PAGES 14-15 INCLUSIVE,
OFFICIAL RECORDS.

EXHIBIT F



SUBJECT: **CITY PROPERTY EASEMENT AREA**

BY DR CHD. BR DATE 5-18-20 NOT TO SCALE SHEET 1 OF 1 JOB NO. 5-8688

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-4520

5-8688 CITY COLLEGE EASEMENT.DWG

EXHIBIT F-1

S-9668
5-19-20

LEGAL DESCRIPTION

"CITY PROPERTY BASEMENT AREA"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS
DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15,
2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE
NORTHERLY LINE OF SAID PARCEL ONE S89°36'00"W 61.00 FEET; THENCE S00°40'45"E
1011.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST
HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 36°00'50", AN ARC LENGTH OF 94.28 FEET;
THENCE S35°20'05"W 3.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE
TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S53°39'44"E 180.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF
36°44'16", AN ARC LENGTH OF 115.42 FEET; THENCE S00°24'00"E 11.37 FEET TO THE
SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID SOUTHERLY LINE
S75°22'33"E 31.46 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG
SAID SOUTHERLY LINE N14°38'04"E 13.86 FEET TO AN ANGLE POINT THEREIN; THENCE
CONTINUING ALONG SAID SOUTHERLY LINE N89°01'17"E 22.02 FEET; THENCE
N00°24'00"W 0.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
SOUTHEAST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG SAID
CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°12'04", AN ARC LENGTH OF
97.39 FEET; THENCE N36°48'04"E 17.89 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY
ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°23'21", AN ARC
LENGTH OF 64.19 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL ONE;
THENCE ALONG SAID EASTERLY LINE N00°40'45"W 1054.59 FEET TO THE POINT OF
BEGINNING.

CONTAINING AN AREA OF 74,855 SQ.FT., MORE OR LESS

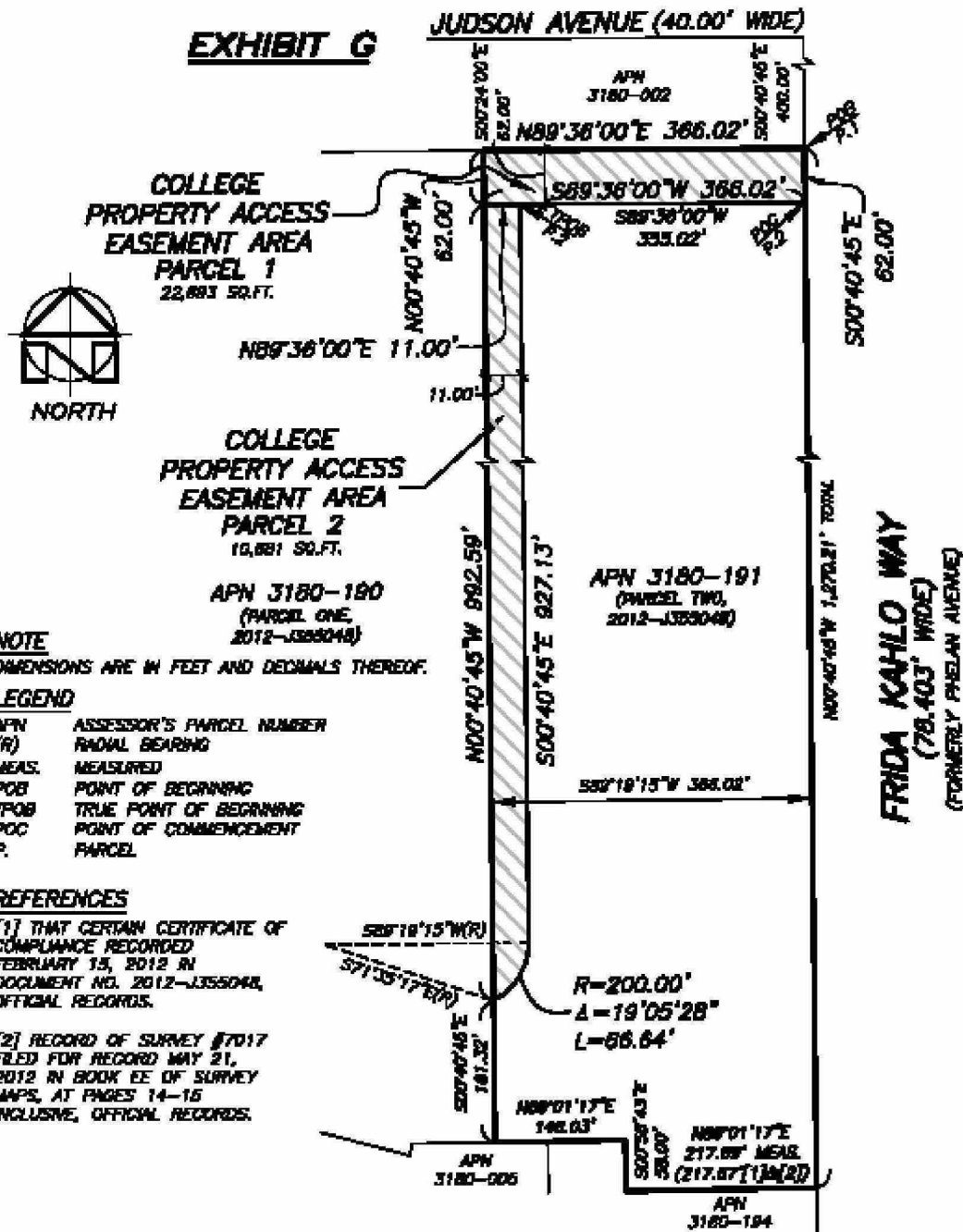
THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN
AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF
SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK 88 OF SURVEY MAPS, AT
PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN
FRANCISCO.



EXHIBIT G

018944

EXHIBIT G



SUBJECT: **ACCESS EASEMENT AREA**

BY DR CHKD. BR DATE 5-19-20 NOT TO SCALE SHEET 2 OF 2 JOB NO. S-9088

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

S-9088 CITY COLLEGE EASEMENT.DWG

808 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-4600

EXHIBIT G-1

S-9668
5-19-20
PAGE 1 OF 3

LEGAL DESCRIPTION

"ACCESS BASEMENT AREA"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

"CITY PROPERTY ACCESS BASEMENT AREA"

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS
DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15,
2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE
NORTHERLY LINE OF SAID PARCEL ONE S89°36'00"W 61.00 FEET; THENCE S00°40'45"E
1011.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST
HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 36°00'50", AN ARC LENGTH OF 94.28 FEET;
THENCE S35°20'05"W 3.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE
TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S53°39'44"E 180.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF
36°44'16", AN ARC LENGTH OF 115.42 FEET; THENCE S00°24'00"E 11.37 FEET TO THE
SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID SOUTHERLY LINE
S75°22'33"E 31.46 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG
SAID SOUTHERLY LINE N14°38'04"E 13.86 FEET TO AN ANGLE POINT THEREIN; THENCE
CONTINUING ALONG SAID SOUTHERLY LINE N89°01'17"E 22.02 FEET; THENCE
N00°24'00"W 0.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
SOUTHEAST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG SAID
CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°12'04", AN ARC LENGTH OF
97.39 FEET; THENCE N36°48'04"E 17.89 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY
ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°23'21", AN ARC
LENGTH OF 64.19 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL ONE;
THENCE ALONG SAID EASTERLY LINE N00°40'45"W 1054.59 FEET TO THE POINT OF
BEGINNING.

CONTAINING AN AREA OF 74,855 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN
AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF
SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK 88 OF SURVEY MAPS, AT
PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN
FRANCISCO.



EXHIBIT G-1

S-9668
5-19-20
PAGE 2 OF 3

LEGAL DESCRIPTION

"ACCESS EASEMENT AREA"

"COLLEGE PROPERTY ACCESS EASEMENT AREA"

PARCEL 1:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL TWO, SAID CORNER BEING ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHILAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHILAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY S00°40'45"E 62.00 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE S89°36'00"W, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 366.02 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE N00°40'45"W 62.00 FEET TO SAID NORTHERLY LINE OF PARCEL TWO; THENCE ALONG SAID NORTHERLY LINE N89°36'00"E 366.02 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22,693 SQ.FT., MORE OR LESS



EXHIBIT G-1

S-9668
5-19-20
PAGE 3 OF 3

LEGAL DESCRIPTION

"ACCESS EASEMENT AREA"

"COLLEGE PROPERTY ACCESS EASEMENT AREA"

PARCEL 2:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J3355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF FRIDA KARLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 62.00 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE S89°36'00"W, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 355.02 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S00°40'45"E, PARALLEL WITH SAID WESTERLY LINE OF PARCEL TWO, 927.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°05'28", AN ARC LENGTH OF 66.64 FEET TO SAID WESTERLY LINE OF PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF PARCEL TWO N00°40'45"W 992.59 FEET TO A LINE THAT IS PERPENDICULARLY DISTANT 62.00 FEET SOUTHERLY FROM SAID NORTHERLY LINE OF PARCEL TWO; THENCE ALONG SAID LINE N89°36'00"E 11.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 10,681 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

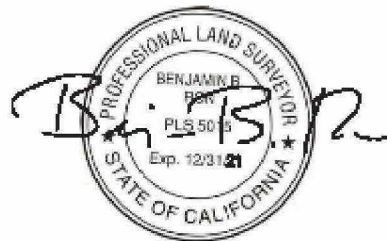
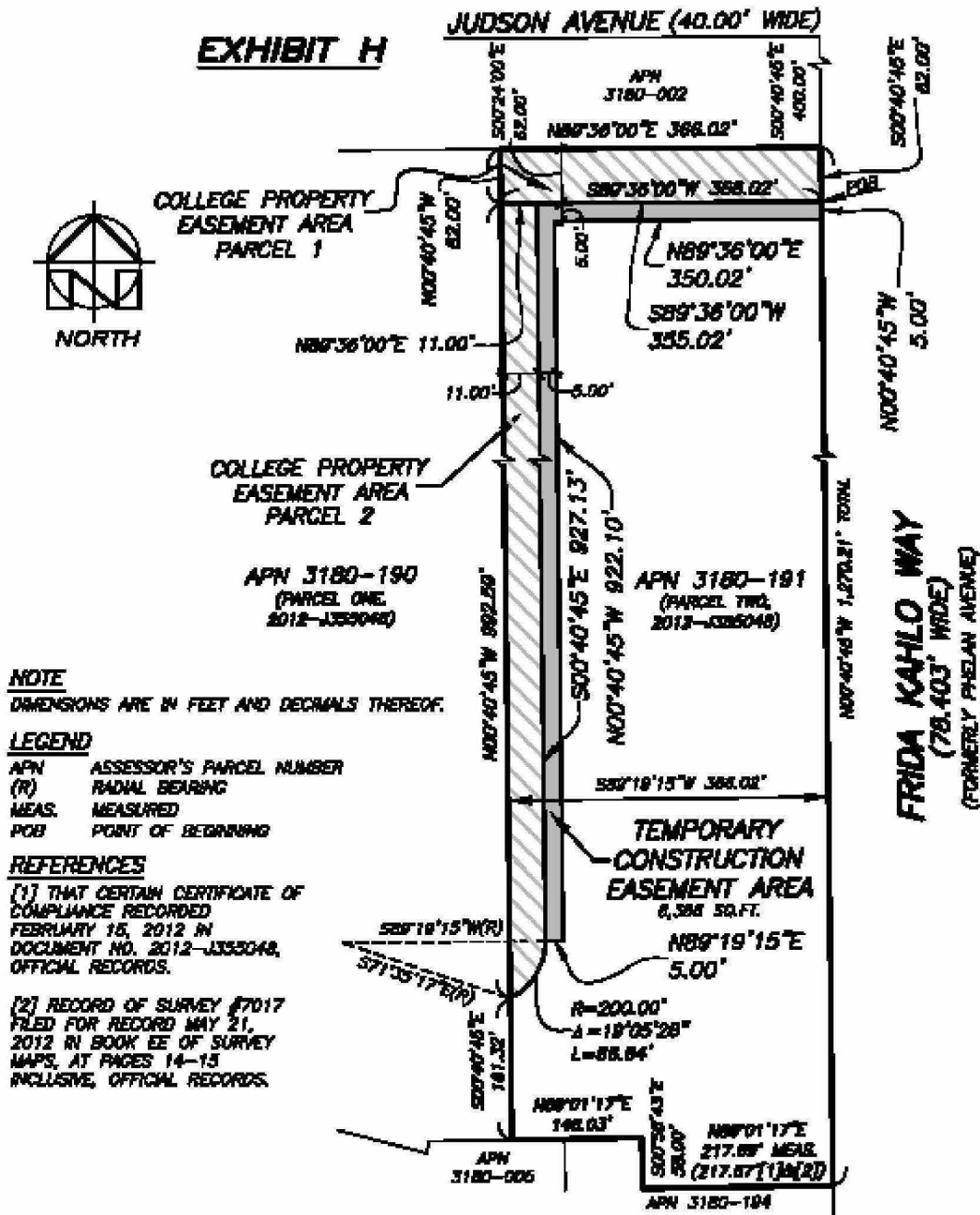


EXHIBIT H

TEMPORARY CONSTRUCTION EASEMENT AREA



SUBJECT: **TEMPORARY CONSTRUCTION EASEMENT AREA**

BY DR CHKD BR DATE 5-18-20 NOT TO SCALE SHEET 1 OF 1 JOB NO. S-8888

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

S-8888 CITY COLLEGE EASEMENT.DWG

858 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-4500

EXHIBIT H-1

S-9668
5-19-20

LEGAL DESCRIPTION

"TEMPORARY CONSTRUCTION EASEMENT AREA"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID
PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED
FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN
AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP
SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO
JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56,
OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 62.00 FEET FROM THE NORTHEAST
CORNER OF SAID PARCEL TWO TO A POINT THAT IS PERPENDICULARLY DISTANT 62.00
FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL TWO; THENCE
S89°36'00"W, PARALLEL WITH SAID NORTHERLY LINE OF PARCEL TWO, 355.02 FEET TO
A POINT THAT IS PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY
LINE OF SAID PARCEL TWO; THENCE S00°40'45"E, PARALLEL WITH SAID WESTERLY LINE
OF PARCEL TWO, 927.13 FEET; THENCE N89°19'15"E 5.00 FEET; THENCE N00°40'45"W
922.10 FEET; THENCE N89°36'00"E 350.02 FEET TO SAID WESTERLY LINE OF FRIDA
KAHLO WAY; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY N00°40'45"W
5.00 FEET TO THE POINT OF BEGINNING.

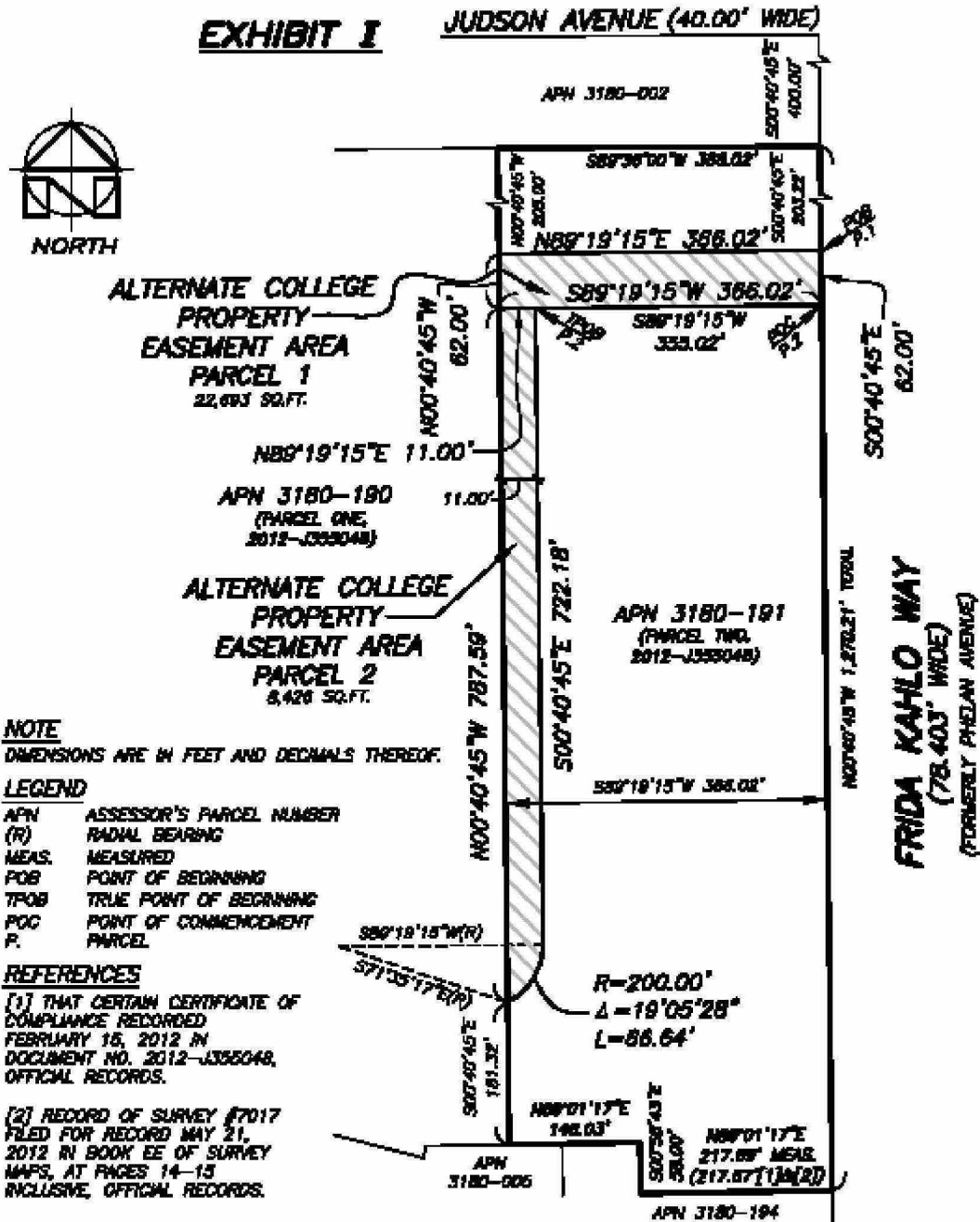
CONTAINING AN AREA OF 6,386 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN
AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF
SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT
PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN
FRANCISCO.



EXHIBIT I

ALTERNATE COLLEGE PROPERTY EASEMENT AREA



SUBJECT: **ALTERNATE COLLEGE PROPERTY EASEMENT AREA**

BY DR CHKD BR DATE 5-18-20 NOT TO SCALE SHEET 1 OF 1 JOB NO. S-8868

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

S-8868 CITY COLLEGE EASEMENT.DWG

858 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500

S-9668
5-19-20
PAGE 1 OF 2

"ALTERNATE COLLEGE PROPERTY BASEMENT AREA"

PARCEL 1:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 203.22 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY S00°40'45"E 62.00 FEET; THENCE S89°19'15"W 366.02 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE N00°40'45"W 62.00 FEET; THENCE N89°19'15"E 366.02 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22,693 SQ.FT., MORE OR LESS



EXHIBIT I-1

S-9668
5-19-20
PAGE 2 OF 2

"ALTERNATE COLLEGE PROPERTY EASEMENT AREA"

PARCEL 2:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 265.22 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE S89°19'15"W 355.02 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S00°40'45"E, PARALLEL WITH SAID WESTERLY LINE OF PARCEL TWO, 722.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°05'28", AN ARC LENGTH OF 66.64 FEET TO SAID WESTERLY LINE OF PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF PARCEL TWO N00°40'45"W 787.59 FEET TO A LINE THAT IS PERPENDICULAR TO SAID WESTERLY LINE OF FRIDA KAHLO WAY AND RUNS THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PERPENDICULAR LINE N89°19'15"E 11.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,426 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



ALTERNATE ACCESS EASEMENT AREA

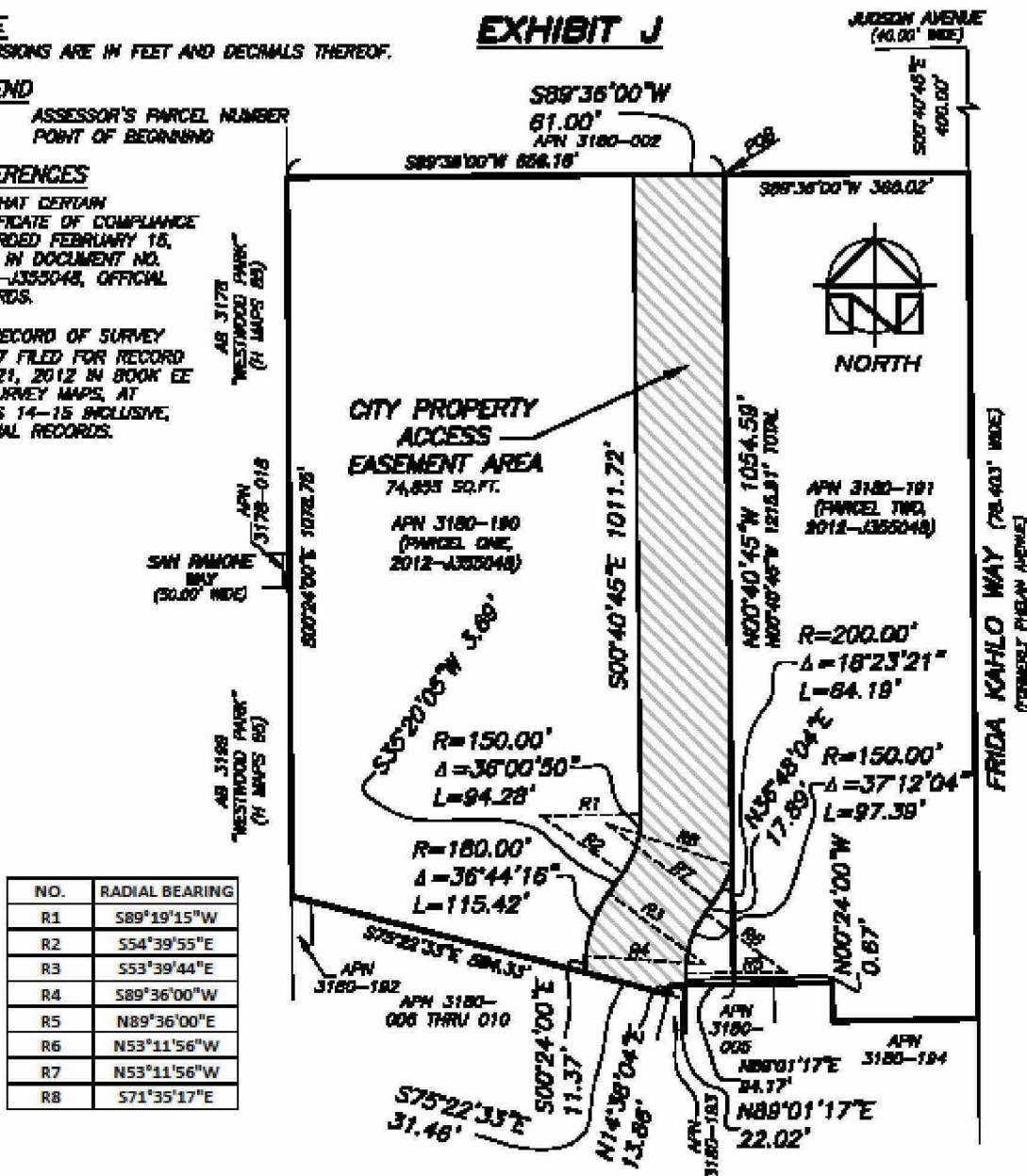
DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

APN	ASSESSOR'S PARCEL NUMBER
POB	POINT OF BEGINNING
001 000 000	0000000000
001 000 001	0000000001
001 000 002	0000000002
001 000 003	0000000003
001 000 004	0000000004
001 000 005	0000000005
001 000 006	0000000006
001 000 007	0000000007
001 000 008	0000000008
001 000 009	0000000009
001 000 010	0000000010
001 000 011	0000000011
001 000 012	0000000012
001 000 013	0000000013
001 000 014	0000000014
001 000 015	0000000015
001 000 016	0000000016
001 000 017	0000000017
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001 000 096	0000000096
001 000 097	0000000097
001 000 098	0000000098
001 000 099	0000000099
001 000 100	00000

**[1] THAT CERTAIN
CERTIFICATE OF COMPLIANCE
RECORDED FEBRUARY 15,
2012 IN DOCUMENT NO.
2012-J353048, OFFICIAL
RECORDS.**

[2] RECORD OF SURVEY
#7017 FILED FOR RECORD
MAY 21, 2012 IN BOOK EE
OF SURVEY MAPS, AT
PAGES 14-15 INCLUSIVE,
OFFICIAL RECORDS.

EXHIBIT J



SUBJECT: ALTERNATE ACCESS EASEMENT AREA

BY DR CHKD. BR DATE 5-19-20 NOT TO SCALE SHEET 1 OF 2 JOB NO. 5-0658

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

852 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-4500

S-0588 CITY COLLEGE EASEMENT.DWG

JUDSON AVENUE (40.00' WIDE)

EXHIBIT J-1

S-9668
5-19-20
PAGE 1 OF 3

LEGAL DESCRIPTION

"ALTERNATE ACCESS BASEMENT AREA"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

"CITY PROPERTY ACCESS BASEMENT AREA"

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS
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2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE
NORTHERLY LINE OF SAID PARCEL ONE S89°36'00"W 61.00 FEET; THENCE S00°40'45"E
1011.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST
HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 36°00'50", AN ARC LENGTH OF 94.28 FEET;
THENCE S35°20'05"W 3.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE
TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S53°39'44"E 180.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF
36°44'16", AN ARC LENGTH OF 115.42 FEET; THENCE S00°24'00"E 11.37 FEET TO THE
SOUTHERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID SOUTHERLY LINE
S75°22'33"E 31.46 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG
SAID SOUTHERLY LINE N14°38'04"E 13.86 FEET TO AN ANGLE POINT THEREIN; THENCE
CONTINUING ALONG SAID SOUTHERLY LINE N89°01'17"E 22.02 FEET; THENCE
N00°24'00"W 0.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
SOUTHEAST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG SAID
CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°12'04", AN ARC LENGTH OF
97.39 FEET; THENCE N36°48'04"E 17.89 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY
ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°23'21", AN ARC
LENGTH OF 64.19 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL ONE;
THENCE ALONG SAID EASTERLY LINE N00°40'45"W 1054.59 FEET TO THE POINT OF
BEGINNING.

CONTAINING AN AREA OF 74,855 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN
AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF
SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK 88 OF SURVEY MAPS, AT
PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN
FRANCISCO.



EXHIBIT J-1

S-9668
5-19-20
PAGE 2 OF 3

LEGAL DESCRIPTION

"ALTERNATE ACCESS BASEMENT AREA"

"ALTERNATE COLLEGE PROPERTY ACCESS BASEMENT AREA"

PARCEL 1:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 203.22 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY S00°40'45"E 62.00 FEET; THENCE S89°19'15"W 366.02 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE N00°40'45"W 62.00 FEET; THENCE N89°19'15"E 366.02 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22,693 SQ.FT., MORE OR LESS



EXHIBIT J-1

S-9668
5-19-20
PAGE 3 OF 3

LEGAL DESCRIPTION

"ALTERNATE ACCESS EASEMENT AREA"

"ALTERNATE COLLEGE PROPERTY ACCESS EASEMENT AREA"

PARCEL 2:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 265.22 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE S89°19'15"W 355.02 FEET TO A POINT THAT IS PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S00°40'45"E, PARALLEL WITH SAID WESTERLY LINE OF PARCEL TWO, 722.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°05'28", AN ARC LENGTH OF 66.64 FEET TO SAID WESTERLY LINE OF PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF PARCEL TWO N00°40'45"W 787.59 FEET TO A LINE THAT IS PERPENDICULAR TO SAID WESTERLY LINE OF FRIDA KAHLO WAY AND RUNS THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PERPENDICULAR LINE N89°19'15"E 11.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,426 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



ALTERNATE TEMPORARY CONSTRUCTION EASEMENT AREA



865 HARRISON STREET
SAN FRANCISCO, CA 94107
(415) 543-1500

EXHIBIT K-1

S-9668
5-19-20
PAGE 1 OF 2

LEGAL DESCRIPTION

"ALTERNATE TEMPORARY CONSTRUCTION EASEMENT AREA"

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID
PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED
FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN
AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP
SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO
JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56,
OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 265.22 FEET FROM THE NORTHEAST
CORNER OF SAID PARCEL TWO; THENCE S89°19'15"W 355.02 FEET TO A POINT THAT IS
PERPENDICULARLY DISTANT 11.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID
PARCEL TWO; THENCE S00°40'45"E, PARALLEL WITH SAID WESTERLY LINE OF PARCEL
TWO, 722.18 FEET; THENCE N89°19'15"E 5.00 FEET; THENCE N00°40'45"W 717.18
FEET; THENCE N89°19'15"E 350.02 FEET TO SAID WESTERLY LINE OF FRIDA KAHLO
WAY; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY N00°40'45"W 5.00 FEET
TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,361 SQ.FT., MORE OR LESS



EXHIBIT K-1

S-9668
5-19-20
PAGE 2 OF 2

"ALTERNATE TEMPORARY CONSTRUCTION BASEMENT AREA"

PARCEL 2:

A PORTION OF PARCEL TWO (SAN FRANCISCO COMMUNITY COLLEGE DISTRICT), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FRIDA KAHLO WAY, FORMERLY PHELAN AVENUE, (78.403 FEET WIDE), AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" RECORDED FEBRUARY 15, 1954 IN BOOK R OF MAPS AT PAGE 56, OFFICIAL RECORDS, DISTANT THEREON S00°40'45"E 198.22 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE OF FRIDA KAHLO WAY S00°40'45"E 5.00 FEET; THENCE S89°19'15"W 366.02 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO; THENCE ALONG SAID WESTERLY LINE N00°40'45"W 5.00 FEET; THENCE N89°19'15"E 366.02 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,830 SQ.FT., MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK 88 OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



EXHIBIT D

QUITCLAIM DEED

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102
Attn: Director of Property

With a copy to:

San Francisco Public Utilities Commission
Real Estate Services Division
525 Golden Gate Avenue, 10th Floor
San Francisco, California 94102
Attn: Real Estate Director

MAIL TAX STATEMENTS TO:

Attn: _____

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
Documentary Transfer Tax of \$_____ based upon full
market value of the property without deduction for any lien or
encumbrance.

(Space above this line reserved for Recorder's use only)

Portion of Assessor's Block 3180, Lot 190, City and
County of San Francisco

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,
the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**"), pursuant to
Ordinance No. _____, adopted by the Board of Supervisors on _____,
20__ and approved by the Mayor on _____, 20__, hereby RELEASES, REMISES
AND QUITCLAIMS to _____, any and all right, title and interest City may
have in and to the real property located in the City and County of San Francisco, State of
California, described on the attached Exhibit A and made a part of this quitclaim deed.

Executed as of this _____ day of _____, 2020.

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
ANDRICO PENICK
Director of Property
APPROVED AS TO FORM:
DENNIS J. HERRERA
City Attorney

By: _____
Elizabeth A. Dietrich
Deputy City Attorney
DESCRIPTION CHECKED/APPROVED:

By: _____
Tony Durkee
City Surveyor

Exhibit A to Quitclaim Deed

Legal Description

[insert new legal description]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT E

INITIAL APPROVALS

A. Final approval actions of the San Francisco Board of Supervisors:

1. Ordinance No. _____ (File No. _____): (1) Approving a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC; (2) waiving or modifying certain provisions of the Administrative Code, Planning Code, Public Works Code, Subdivision Code, and Health Code; (3) adopting findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code priority policies.
2. Ordinance No. _____ (File No. _____): Amending the General Plan and adopting findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code priority policies.
3. Ordinance No. _____ (File No. _____): Amending the Planning Code, the Zoning Map, and the Height Map to add the Balboa Reservoir Special Use District and adopting findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code priority policies.
4. Resolution No. _____ (File No. _____): Approval of Agreement for Sale of Real Estate, SFPUC Open Space License Agreement, Promissory Note, Deed of Trust, Recognition Agreement, and Access Easement Agreement and Deed; CEQA Findings, General Plan Consistency Findings.

B. Final and related approval actions of the San Francisco Planning Commission:

1. Motion Nos. 20730 and 20731: certifying the Final Subsequent Environmental Impact Report for the Balboa Reservoir Project and Adopted California Environmental Quality Act Findings and Statement of Overriding Considerations.
2. Resolution No. 20732: recommending to the Board of Supervisors approval of General Plan amendments and adopting General Plan Consistency Findings.
3. Resolution No. 20733: recommending to the Board of Supervisors approval of amendments to the Planning Code, the Zoning Map, and the Height Map to add the Balboa Reservoir Special Use District.
4. Motion No. 20734: approving Balboa Reservoir Project Design Standards and Guidelines.

5. Resolution No. 20735: recommending to the Board of Supervisors approval of a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC.

C. Final and related approval actions of San Francisco Public Utilities Commission.

1. Resolution No. _____ : Approval of Agreement for Sale of Real Estate, SFPUC Open Space License Agreement, Promissory Note, Deed of Trust, Recognition Agreement, and Access Easement Agreement and Deed; consenting to Development Agreement; CEQA Findings, General Plan Consistency Findings.

D. Final and related approval actions of San Francisco Municipal Transportation Agency Board of Directors.

1. Resolution No. _____ : consenting to a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC, including the Transportation Exhibit.

EXHIBIT F

EXISTING AGREEMENTS

1. Agreement entitled “**San Francisco Water Department Revocable Permit No. 1654A**” dated as of June 17, 1996.
2. Memorandum of Understanding between the San Francisco Public Utilities Commission (“**SFPUC**”) and the San Francisco Municipal Transportation Agency (“**SFMTA**”), both departments of the City and County of San Francisco, dated as of September 23, 2019.

EXHIBIT G

**OPEN SPACE LICENSE
[To be attached]**

**SAN FRANCISCO PUBLIC UTILITIES COMMISSION
LICENSE**

(License #_____)

THIS LICENSE (this “**License**”) dated for reference purposes only as of _____, 2020, is made by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“**City**”), acting by and through its Public Utilities Commission (“**SFPUC**”), and RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company, or its permitted assignee (“**Licensee**”). City and Licensee are sometimes collectively referred to in this License as the “**Parties**” or singularly as a “**Party**.”

RECITALS

A. City, under the jurisdiction of the SFPUC, owns the approximately 17-acre Balboa Reservoir site, located immediately west of City College of San Francisco’s Ocean Avenue Campus, to the south of Archbishop Riordan High School, to the east of the Westwood Park neighborhood, and to the north of the Avalon Ocean Avenue apartments (“**Balboa Reservoir Site**”).

B. Pursuant to Resolution No. 12-0042 dated March 12, 2012, the SFPUC adopted a Land Use Framework (“**Land Use Framework**”) that states, in pertinent part: “[t]he primary use of SFPUC land is for the delivery, operation, maintenance and protection of its water, power, and sewer systems. Secondary uses of lands devoted to these purposes may be permitted if those uses do not in any way interfere with, endanger or damage existing or future operations or the security of those systems, and there is a benefit to the SFPUC in permitting that use.”

C. City, through the SFPUC, owns the fee interest in an eighty-foot (80’) wide parcel of land located along the southern boundary of the Balboa Reservoir Site and north of Ocean Avenue (the “**Retained Fee**”) as shown on the attached **Exhibit A**. The Retained Fee is improved with surface appurtenances and subsurface water transmission facilities that provide water service to a wide section of San Francisco residents. Pursuant to the Land Use Framework and SFPUC engineering and other asset management policies, the primary purpose of the Retained Fee is for utility purposes, and accordingly, the Retained Fee must be available at all times, for access, maintenance, construction, repair, and replacement of City’s existing and future utility facilities (collectively, “**SFPUC Facilities**”) by the SFPUC staff, vehicles, and equipment.

D. Licensee proposes, and City is considering, a Development Agreement between City and Developer (“**Development Agreement**”) pursuant to which Licensee would develop and construct a mixed-use development on the Balboa Reservoir Site that will include mixed-income multi-family rental residential units, for-sale residential units, ground floor retail and/or community organization space, privately owned and publicly accessible open space, below-grade parking garages, and child care and related uses (“**Project**”). Following Licensee’s receipt of all required approvals and entitlements for or related to the Project, the Project will be built in two phases: Phase 1 and Phase 2.

E. To facilitate the Project, the Parties anticipate that Licensee will purchase from City (the “**Purchase Transaction**”) a fee interest in the Balboa Reservoir Site exclusive of the Retained Fee (the “**Project Site**”), pursuant to a negotiated purchase and sale agreement between City and Licensee (the “**PSA**”). Thereafter, Licensee proposes to improve and use approximately 44,431

square feet of the SFPUC's Retained Fee (the "**License Area**") for open space purposes, and to construct the Facilities (defined in Section 6(a) [Permitted Uses; Improvements] below) on the License Area in accordance with the Approved Plans (defined in Section 7(a) [Approval of Plans and Specifications] below). The License Area will be open to the public and used by the general public once the Facilities are constructed.

F. Licensee has developed initial conceptual-level plans for the location and details of the proposed recreational uses on the License Area. Pursuant to this License, Licensee will submit detailed plans and specifications to the SFPUC's In-City Project Review Committee, and Licensee and SFPUC staff will review such submittals in an iterative process. Upon the SFPUC staff approval of the final plans and specifications, Licensee will construct and thereafter maintain the approved improvements.

G. Prior to the Commencement Date (defined in Section 4(b) [Term] below), Licensee shall assign this License to a non-profit entity in accordance with the terms and provisions of this License.

H. This License is subject to all necessary approvals and environmental review required by the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) ("**CEQA**"), and other applicable laws, including the CEQA Guidelines (California Code of Regulations, title 14, Sections 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code ("**Environmental Review**").

I. The Parties acknowledge that under CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, City cannot enter into final agreements until City has completed Environmental Review of all material aspects of the Purchase Transaction in accordance with CEQA and such laws with respect to the proposed Purchase Transaction. Section 15004(b)(2) of the CEQA Guidelines directs that "public agencies shall not undertake actions concerning the proposed public project that would have a significant adverse effect or limit the choice of alternatives or mitigation measures, before completion of CEQA compliance."

J. Licensee seeks, and City is willing to grant, a license to Licensee to use the License Area upon, and subject to, the terms and conditions of this License.

K. The SFPUC's Commission authorized its General Manager to execute and deliver this License pursuant to SFPUC Resolution No. ____ ("**SFPUC Resolution**").

AGREEMENT

ACCORDINGLY, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged and in reliance on the foregoing recitals, which are incorporated by this reference, City and Licensee hereby agree as follows:

1. License; Adjustment to License Area.

(a) License. In accordance with the terms and conditions stated below in this License, City confers to Licensee a conditional, personal, non-exclusive, and, except as permitted by this License, non-possessionary privilege to enter upon and use the License Area, which is owned by City, situated in the City and County of San Francisco, State of California, and more particularly described

and shown on the attached **Exhibit B-1** and **Exhibit B-2** respectively, for the limited purpose and subject to the terms, conditions, and restrictions set forth below. This License gives Licensee a license only, is revocable to the extent stated in this License, and notwithstanding anything to the contrary in this License, does not constitute a grant by City of any ownership, leasehold, easement, or other property interest or estate whatsoever in any portion of the License Area. Nothing in this License will be construed as granting or creating any franchise rights pursuant to any federal, state, or local Laws (defined in **Section 11** [Compliance with Laws] below).

(b) **Adjustment to License Area.** The Parties acknowledge that, as of the Effective Date (defined in **Section 4(a)** [Effective Date] below), the depiction of the License Area attached as **Exhibit B-2** may be inaccurate and may require slight adjustment or revision based on adjustments to the boundaries of the License Area required or identified during the course of the development and construction of the Project. Accordingly, in the event that either Party determines that the description of the License Area boundaries attached to this License require such adjustment or revision, on or before the Commencement Date, the Parties shall cooperate and mutually execute and deliver such instruments as reasonably required to accomplish the revision and/or replacement of **Exhibit B-2** as necessary to ensure that such exhibit accurately reflects the boundaries of the License Area. The Parties acknowledge that, if after such adjustment or revision, the size of the License Area (the “**Adjusted Size**”) varies by more than five percent (5%) from the agreed square footage of the License Area stated in Recital E above, the amount of the Use Fee (defined in **Section 3(a)** [Use Fee] below) paid or payable by Licensee pursuant to **Section 3** [License Fee(s)] below will be adjusted by increasing or decreasing the amounts paid or payable by Licensee pursuant to this License by recalculating the Use Fee based on the Adjusted Size but otherwise using the same per square foot rate and other assumptions used to determine the Use Fee prior to such adjustment. In the event the Parties are unable to agree on the Adjusted Size or the amount of Use Fee adjustment required, City and Licensee shall use their best efforts to promptly meet and confer with one another in an attempt to agree upon the proper measurement of the License Area. Once any adjusted Use Fee is so determined, either (i) Licensee shall pay City any increased amount of Use Fee payable on the date that is the later of thirty (30) days after such determination or the date (or dates) that the Use Fee would otherwise be payable by Licensee or (ii) if such determination results in a Use Fee that is less than provided in this License on the Effective Date and Licensee has already paid City any Use Fee payment(s) prior to such determination, City shall promptly refund any overpaid amounts to Licensee.

THE PRIVILEGE GIVEN TO LICENSEE UNDER THIS LICENSE IS EFFECTIVE ONLY INsofar AS THE RIGHTS OF CITY IN THE LICENSE AREA ARE CONCERNED, AND LICENSEE WILL OBTAIN ANY FURTHER PERMISSION NECESSARY BECAUSE OF ANY OTHER EXISTING RIGHTS AFFECTING THE LICENSE AREA. WITHOUT LIMITING THE FOREGOING, THIS LICENSE IS BEING ISSUED SUBJECT AND SUBORDINATE TO ALL OF THE TERMS AND CONDITIONS OF THAT CERTAIN DEED RECORDED MARCH 3, 1930 IN BOOK 2002, AT PAGE 1, OF OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, PURSUANT TO WHICH CITY ACQUIRED ITS INTEREST IN THE LICENSE AREA, A COPY OF WHICH HAS BEEN DELIVERED TO LICENSEE AND LICENSEE ACKNOWLEDGES RECEIPT THEREOF (“**DEED**”), AND ALL OTHER EXISTING DOCUMENTS AND INSTRUMENTS OF RECORD AFFECTING THE LICENSE AREA (COLLECTIVELY, WITH THE DEED, THE “**RECORDED DOCUMENTS**”). LICENSEE MUST SECURE ALL ADDITIONAL NECESSARY APPROVALS, PERMITS, LICENSES, AND CONSENTS, AND DELIVER ALL NECESSARY NOTICES, BEFORE COMMENCING

WORK IN THE LICENSE AREA, INCLUDING ANY APPROVALS, PERMITS, LICENSES, CONSENTS, OR NOTICES REQUIRED FROM OR TO THE GRANTOR UNDER THE RECORDED DOCUMENTS. FOR CITY'S BENEFIT, LICENSEE COVENANTS AND AGREES THAT LICENSEE WILL FULLY COMPLY WITH THE TERMS AND CONDITIONS OF THE RECORDED DOCUMENTS AND ANY OTHER RULES AND REGULATIONS PROMULGATED BY CITY AS THEY APPLY TO ANY WORK TO BE PERFORMED OR FACILITIES TO BE INSTALLED BY LICENSEE ON THE LICENSE AREA PURSUANT TO THIS INITIAL LICENSE, AND CITY WILL HAVE NO RESPONSIBILITY OR LIABILITY OF ANY KIND WITH RESPECT THERETO. LICENSEE ACKNOWLEDGES AND AGREES THAT NEITHER CITY NOR ANY OF ITS DEPARTMENTS, COMMISSIONS, OFFICERS, DIRECTORS, AND EMPLOYEES, AND ALL PERSONS ACTING BY, THROUGH, OR UNDER EACH OF THEM HAVE MADE, AND CITY DISCLAIMS, ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE PRESENT OR FUTURE SUITABILITY OF THE LICENSE AREA FOR LICENSEE'S INTENDED WORK OR FACILITIES, THE IMPACT OF ANY TERM OR CONDITION OF THE RECORDED DOCUMENTS ON LICENSEE'S RIGHTS UNDER THIS INITIAL LICENSE, OR THE ABILITY TO OBTAIN OR DELIVER, OR THE PROCEDURE FOR OBTAINING OR DELIVERING, ANY NECESSARY APPROVALS, LICENSES, PERMITS, CONSENTS OR NOTICES FROM OR TO THE GRANTOR UNDER THE RECORDED DOCUMENTS OR ANY OTHER PARTY WITH RESPECT TO ANY MATTERS CONTAINED IN THIS LICENSE.

2. SFPUC's Retained Exclusive Jurisdiction. The License Area is, and at all times during the term of this License will remain, City's fee-owned property under the direct jurisdiction, management, and control of the SFPUC pursuant to San Francisco Charter Article VIII.B. No part of the License Area is or will constitute "parkland" as that term is defined in provisions of the California Government Code and the San Francisco Charter. City, acting through the SFPUC, has the ultimate authority over all matters regarding the entire License Area. Nothing in this License Area constitutes a permanent transfer of property of the License Area to Licensee.

3. License Fee(s).

(a) Use Fee. Because on or before the Commencement Date, pursuant to the provisions of Section 5 [Assignment; Proposed Transfer] below, Licensee shall assign all of its rights and obligations to a non-profit organization, from and after the Commencement Date, Licensee shall pay to City a use fee (the "**Use Fee**") in consideration of Licensee's use of the License Area equal to: **(i)** \$112,000 if Licensee pays such amount to the City in full on or before of the Commencement Date or **(ii)** if Licensee elects to pay such amount to the City on an annual basis over the course of the Term, in annual installments commencing on the eleventh anniversary of the Commencement Date and thereafter on each remaining annual anniversary of the Commencement Date during the Term in the annual installment amounts set forth on the schedule attached as **Exhibit D**.

(b) Notice of Election. On or before the Commencement Date, Licensee shall give notice to City of Licensee's election, at its sole and absolute discretion, to pay the Use Fee pursuant to either clause (i) or clause (ii) of Section 3(a) [Use Fee] above.

(c) Payment. The Use Fee shall be paid to City in advance, without prior demand, and without any deduction, setoff, or counterclaim whatsoever, on or before the applicable due date set forth above. All sums payable by Licensee to City pursuant to this License shall be paid in cash or by good check, or wire transfer to the City and County of San Francisco and delivered to City in

care of the SFPUC's Customer Service Bureau, or such other place as City may designate in writing. Such Use Fee shall be prorated for any fractional month.

(d) **Annual Increases.** The Parties acknowledge, and **Exhibit D** provides, that, if Licensee elects not to pay the entirety of the Use Fee on or before the Commencement Date pursuant to clause (i) of **Section 3(a)** [Use Fee] above, then commencing on the twelfth anniversary of the Commencement Date and thereafter on each remaining annual anniversary of the Commencement Date during the Term (each an "**Adjustment Date**"), the annual Use Fee installment stated in **Exhibit D** applicable to the twelve (12)-month period commencing, and payable by Licensee, on such Adjustment Date reflects a four percent (4%) increase over the annual fee for the year twelve (12)-month period immediately preceding such Adjustment Date.

(e) **Late Fees.** Licensee acknowledges that late payment by Licensee to City of the Use Fees or other sums due under this License will cause City to incur costs not contemplated by this License, the exact amount of which will be extremely difficult to ascertain. Such costs include processing and accounting charges. Accordingly, if the Use Fee or any other sum due from Licensee shall not be received by City within fifteen (15) days after such amount shall be due, Licensee shall pay to City a late charge of One Hundred Fifty Dollars (\$150). The Parties agree that such late charge represents a fair and reasonable estimate of the costs City will incur by reason of any late payment by Licensee. City's acceptance of such late charge neither constitutes a waiver of Licensee's default with respect to such overdue amount, nor prevents City from exercising any of its other available rights and remedies.

(f) **Default Interest.** Any Use Fee, if not paid within five (5) days after the due date, will bear interest from the due date until paid at the legal rate ("**Interest Rate**"). Interest will not be payable on late charges or on any amounts on which Licensee paid late charges to the extent this interest would cause the total interest to be more than lawfully permitted. Payment of interest will not excuse or cure any default by Licensee.

(g) **Costs of Collection.** In addition to any interest or late charges under **Section 3(e)** [Late Fees] and **Section 3(f)** [Default Interest] above, if Licensee fails to pay the Use Fee in immediately available funds or by good check (if Licensee is permitted to pay by personal or business check), to the extent that the costs incurred by City because of Licensee's failure exceed the late charges applicable to that failure, then Licensee will pay to City immediately upon demand the amount of any fees, charges, or other costs incurred by City, including dishonored check fees, increased staff time, and any costs of collection.

4. Term of License.

(a) **Effective Date.** This License will become effective upon the first business day ("**Effective Date**") on which all of the following events have occurred: (a) the Parties have duly executed and delivered this License; (b) the SFPUC's Commission and City's Board of Supervisors and Mayor have adopted resolutions approving this License; and (c) the PSA is mutually executed and delivered by City and Licensee. Neither Licensee's rights under this License to use and occupy the License Area, nor its obligations under this License with respect to the License Area will commence until the Commencement Date (defined below).

(b) **Term.** Licensee shall give City written notice (the "**Commencement Date Notice**") of the date Licensee estimates in good faith that it will commence construction of the Facilities

(which date shall be on or before December 31, 2024 (the “**Sunset Date**”). The term of this License (the “**Term**”) will commence on the date (“**Commencement Date**”) that is thirty (30) days after date the Commencement Date Notice is given, provided that, on or before such date, this License has been assigned to a Permitted Nonprofit Assignee (defined in Section 5(a) [Restriction on Assignment] below) as required and in accordance with the provisions of Section 5 [Assignment; Proposed Transfer] below. The Term shall expire no later than 5:00 p.m. on the last day of the twentieth (20th) anniversary of the Commencement Date (“**Expiration Date**”), unless the Term is earlier terminated in accordance with its terms. In the event that, on or before the Sunset Date, this License has not been assigned to a Permitted Nonprofit Assignee as required and in accordance with the provisions of Section 5 [Assignment; Proposed Transfer] below, this License shall immediately terminate and be of no further force or effect. The Parties will confirm in writing the Commencement Date of this License once such date is established pursuant to this Section; provided, however, the failure of the Parties to confirm such date in writing will not have any effect on the validity of this License. For the avoidance of doubt, Licensee shall not have any obligations under this License unless and until the Commencement Date has occurred, notwithstanding the fact that the Effective Date of this License may precede the date of the Commencement Date.

(c) **Suspension during Emergency or SFPUC Project.** In the event that an emergency requires City repairs or construction on or about the License Area (“**Emergency Work**”) or City determines to undertake a capital improvement, upgrade, replacement, or repair project (“**SFPUC Project**”) within the License Area, City may declare that the Parties’ respective rights and obligations pursuant to this License with respect to all or any portion of the License Area will be suspended during the course of any such Emergency Work or SFPUC Project, as the case may be. Accordingly, upon no less than sixty (60) days’ prior written notice from City to Licensee, except in the case of an emergency, where City may suspend this License by giving such notice as reasonably practicable under the circumstances, this License will be suspended for the duration of the SFPUC Project or Emergency Work with respect to the License Area, or the portion of the License Area designated by City, until City notifies Licensee that such SFPUC Project or Emergency Work is complete. Upon any receipt of any such City suspension notice, Licensee shall surrender all or the portion of the License Area subject to suspension when and as required by City and promptly coordinate with City to accomplish the removal of any of Licensee’s personal property from the License Area subject to such suspension. At its discretion, City may fence the portion of the License Area required for the SFPUC Project or Emergency Work. Upon completion of the SFPUC Project or Emergency Work, City will remove any such fencing and restore the surface of the License Area level with adjacent ground, with grass or gravel at the surface, and not to its previous condition, and this License will apply again to the entire License Area. The duration of any License suspension pursuant to this Section shall not extend, toll, or otherwise affect the duration of the Term and City’s rights under this Section are in addition to and cumulative with those described in Section 6(b) [Subject to City Uses] below.

(d) **Early Termination.**

(i) **Default.** If Licensee fails to comply with the terms and conditions of this License and such failure is not cured by Licensee within five (5) business days of City’s notice to Licensee specifying such failure, or in the case of a non-compliance that cannot be cured within five (5) business days, Licensee both fails to cure such non-compliance within such five (5)- day period and fails to diligently pursue such cure to completion on or before the date that is thirty (30) days after such notice, then Licensee shall be in default of this License and this License shall terminate

thirty (30) days after City's notice of termination to Licensee, and if City directs Licensee (at City's sole discretion) to remove all equipment and installations from the License Area, then Licensee shall forthwith remove such equipment and installations at Licensee's cost and shall restore the License Area to its former condition.

(ii) **Failure of Project Development.** City may immediately terminate this License by notice to Licensee at any time after the following events: (A) the termination or expiration of the PSA without the conveyance of the Property (as defined in the PSA) to Licensee on or before the Closing Date (as defined in the PSA); or (B) if the Development Agreement terminates or expires without Licensee either having completed, or being then obligated to complete, the development and construction of the License Area as contemplated by the Development Agreement and this License.

5. Assignment; Proposed Transfer.

(a) **Restriction on Assignment.** Licensee may not directly or indirectly (including by merger, acquisition, or other transfer of any controlling interest in Licensee), voluntarily or by operation of law, sell, assign, encumber, pledge, or otherwise transfer any part of its interest in or rights with respect to this License (collectively, an "**Assignment**"), without City's prior written consent in each instance, as provided below. Prior to the Commencement Date, subject to City's consent and Licensee's compliance with the procedures set forth in Section 5(b) [Notice of Proposed Transfer] below, Licensee must assign this License to one of the following non-profit organizations (each, a "**Permitted Nonprofit Assignee**"): (i) any Affiliate (defined below) of Licensee that is a non-profit organization, (ii) any Permitted Transferee that is a non-profit organization, (iii) the nonprofit, homeowner's association or nonprofit master association with respect to the residential housing to be constructed pursuant to the Project (the "**Association**"); or (iv) any other nonprofit organization approved by City pursuant to Section 5(b) [Notice of Proposed Transfer] below. As a condition to the effectiveness of any such Assignment, the Permitted Nonprofit Assignee must agree in writing, at the time of the proposed Assignment, to use and operate the License Area throughout the Term as open space for the benefit of the public generally as contemplated by this License, without payment by any member of the public for such use. As used in this Section, with respect to an entity, the term "**Affiliate**" of such entity means any of the following: (A) any person or entity owning, directly or indirectly, fifty percent (50%) or more of the ownership interests of the subject entity (an "**Owning Person**"); (B) any entity in which fifty percent (50%) or more of the ownership interests are owned, directly or indirectly, by an Owning Person; or (C) any entity in which the subject entity owns, directly or indirectly, fifty percent (50%) or more of the ownership interests. Any such proposed assignment shall be subject to City's consent as stated in Section 5(b) [Notice of Proposed Transfer] below

(b) **Notice of Proposed Transfer.** To effect an Assignment, Licensee will give written notice (a "**Notice of Proposed Transfer**") to City that will identify the proposed transferee and state the terms and conditions of the proposed Assignment. Licensee will deliver to City with its Notice of Proposed Transfer (i) a copy of the proposed Assignment; (ii) a copy of the proposed transferee's written agreement in a form acceptable to City that the License Area will be used and operated throughout the Term as open space for the benefit of the public generally as contemplated by this License, without payment by any member of the public for such use; (iii) current financial statements of the proposed transferee, prepared by an independent certified public accountant; and (iv) promptly on City's request, any additional documents or information reasonably related to the proposed transaction or proposed transferee. City's consent (A) shall be a necessary precondition to the effectiveness of a proposed Assignment and (B) shall not be unreasonably withheld, conditioned, or

delayed. Notwithstanding the foregoing, if any event of default by Licensee has occurred and is continuing beyond applicable notice and cure periods at the time of Licensee's Notice of Proposed Transfer (or if any event occurs that, with the giving of notice or the passage of time or both, would constitute an event of default), then City may elect by notice to Licensee to refuse to consent to Licensee's proposed Transfer and pursue any of its right or remedies or at law or in equity.

(c) **Effect of Assignment.** No Assignment by Licensee or any consent by City will relieve Licensee or any guarantor (if applicable), of any and obligation to be performed by Licensee under this License. Any Assignment not in compliance with this Section will be void and, at City's option, will constitute a material default by Licensee under this License. City's acceptance of Use Fees or other payments from a proposed Transferee will not constitute City's consent to any Assignment or a recognition of any Transferee, or City's waiver of any failure of Licensee or other transferor to comply with this Section. If there is an Assignment, whether in violation of or in compliance with this Section, and a Transferee or any successor of Licensee defaults in the performance or observance of any of the terms of this License or Assignment agreement, City may proceed directly against Licensee without the necessity of exhausting remedies against the Transferee or successor.

(d) **Assumption by Transferee.** Each Transferee (other than City) will assume all obligations of Licensee under this License and will be liable jointly and severally with Licensee for the performance of all of Licensee's obligations under this License. No Assignment will be binding on City unless Licensee or Transferee has delivered to City a counterpart of the Assignment and an instrument in recordable form that contains a covenant of assumption by the Transferee satisfactory in form and substance to City. Transferee's failure or refusal under an Assignment to execute the instrument of assumption, however, will not release the Transferee from its liability under this License, as set forth above. Licensee will reimburse City on demand for any reasonable costs that may be incurred by City in connection with any proposed Assignment, including the costs of making investigations as to the acceptability of the proposed Transferee and legal costs incurred in connection with the granting of any requested consent.

6. Use of License Area.

(a) **Permitted Uses; Improvements.** Subject to Licensee's compliance with the terms and conditions of this License (including Section 7 [Improvements to License Area, Conditions to Permitted Facilities] below), Licensee may enter and use the License Area for the sole purpose of constructing, installing, and maintaining (i) a public pedestrian path at least 20-feet in width to accommodate City vehicles traversing the License Area in an unobstructed manner; (ii) vegetation consisting of low-growing shrubs, grass, trees in movable planter pots, and other plants approved by City at its sole discretion; (iii) a passive public open-space play area limited to activity paths, child play area (without structures), and landscaping; (iv) movable benches, movable trash receptacles, movable picnic tables, and signage in the locations approved by City and (v) related irrigation facilities (collectively, the "**Facilities**"), as further described in the Approved Plans, all in strict accordance with the terms of this License, and for no other purpose whatsoever. The License Area will be open to and used by the general public. Except as specifically permitted by this License, no other structures (including recreational or playground structures), paths, equipment, trees, or large shrubs will be permitted in the License Area without City's prior written approval, which may be given, withheld, or conditioned at City's sole discretion. No third-party uses or third-party vehicular traffic will be permitted to access onto or through the License Area, except as permitted by the SFPUC pursuant to permits with such third parties that may be issued at the SFPUC's sole

discretion.

(b) Subject to City Uses. Licensee is aware that the License Area constitutes a portion of City's regional water pipeline delivery system. Licensee's rights with respect to the License Area are non-exclusive, and the License Area will be kept free of any obstruction and accessible for the operational activities of SFPUC staff, vehicles, and equipment, and the pedestrian path of at least 20-feet in width will be accessible and clear to accommodate SFPUC vehicles at all times. Licensee will not allow any third-party vehicular traffic to access or cross through the License Area. Notwithstanding anything to the contrary in this License, any and all of Licensee's activities pursuant to this License will be subject and subordinate at all times to City's existing and future use of the License Area for municipal and other purposes. City will in no way be liable for any damage to or destruction of Licensee's property and/or improvements resulting from the condition of the License Area or the SFPUC Facilities, including from any pipeline break, or from any pipeline repair or maintenance activities. At City's request, Licensee will immediately remove any of Licensee's property or improvements from the License Area to allow City access to the SFPUC Facilities. If City deems it necessary, at City's sole discretion, City may remove any such property or improvements. City's responsibility for restoring or returning the License Area and any such property or improvements is limited to restoring the surface of the License Area level with adjacent ground, with grass or gravel at the surface, and not to its previous condition.

(c) City's Exclusive Right to Issue Separate Agreements. Only City may issue licenses and other agreements to third parties related to use of the License Area during the Term. Except for licenses or other agreements entered into with third parties pursuant to Section 6(b) [Subject to City Uses] above, any such licenses or other agreements between City and third parties relating to use of the License Area after the Commencement Date shall only allow proposed uses of the License Area that are **(i)** compatible with the use, operation, and maintenance of the Facilities on the License Area (e.g., licenses to facilitate a SFPUC project on the License Area, temporary permits for constructing staging to Licensee's contractors, and temporary permits for Licensee's programming), and **(ii)** do not materially interfere with Licensee's rights granted by this License. Neither Licensee nor any person or entity acting on Licensee's behalf may issue any permits, occupancy agreements, licenses, or leases for third-party use of the License Area. Licensee's violation of this provision will constitute a material default under this License.

7. Improvements to License Area, Conditions to Permitted Facilities. Licensee may construct the Facilities on the License Area only upon satisfaction of all of the following conditions, which are for City's sole benefit:

(a) Approval of Plans and Specifications. For purposes of illustration only, attached to this License as Exhibit C are preliminary, conceptual plans that describe generally the Parties' basic contemplation of the scope and types of improvements to be constructed or installed on the License Area by or on behalf of Licensee. Notwithstanding the contents of Exhibit C, the Licensee will not make any improvements to, or alteration of, the License Area without City's prior written consent, and Licensee acknowledges that the conceptual plans are subject to further review and approval as described below in this Section 7(a). Licensee will install the Facilities only in accordance with final plans and specifications (including drawings) that have undergone SFPUC's In Project Review Committee and are approved in advance and in writing by City, which plans, and specifications will be attached and signed by the Parties once approved ("**Approved Plans**") and will wholly supersede and replace the preliminary, conceptual plans attached as Exhibit C. During the project review process, Licensee will be required to submit design and construction drawings at

30%, 60%, 90%, and 100% completion levels. The Approved Plans may be revised or amended only with City's prior written approval after the SFPUC's Bureau of Environmental Management has determined that no further environmental review is required by the California Environmental Quality Act ("CEQA") as a result of any such revision or amendment. City's approval of any modifications to the Approved Plans for the Facilities may include modifications to impose such insurance, bond, guaranty, and indemnification requirements as City determines are necessary or appropriate to protect its interests, consistent with City's or the SFPUC's custom and practice and consistent with commercial industry practice.

(b) Energy Service and Related Facilities. If Licensee seeks electrical service for use in the License Area, Licensee will contact the Interconnection Services Department in the Power Enterprise of the SFPUC to arrange for service. Licensee will purchase all electricity necessary for its operations at the License Area from the SFPUC, at the SFPUC's standard rates charged to third parties, unless the SFPUC determines, in its sole judgment, that it is not feasible to provide such service to the License Area. The SFPUC is the provider of electric services to City property, and the SFPUC's Interconnection Services Department coordinates with Pacific Gas and Electric Company and others to implement this Section. Except as provided above with respect to any electricity services provided by the SFPUC, Licensee will make arrangements and pay for all utilities and services furnished to the License Area, including gas, electricity, water, sewage, telephone, and trash collection services, and for all deposits, connection, and installation charges.

Except for the SFPUC Facilities or as otherwise expressly provided in this License, the SFPUC has no responsibility or liability of any kind with respect to any utilities that may be on or about the License Area. Licensee has the sole responsibility to locate any utility facilities within the License Area and protect them from damage resulting from Licensee's use of the License Area.

(c) Permits, Licenses, and Approvals. Before installing any Facilities on the License Area, Licensee will obtain any and all permits, licenses, and approvals (collectively, "**Approvals**") of all regulatory agencies (including, as may be required by applicable Laws, City agencies such as its Department of Building Inspection) and other third parties that are required to commence, complete, and maintain the Facilities. Licensee will deliver copies of such Approvals to the SFPUC promptly upon receipt. No City approval for purposes of Licensee's improvement work under this License will be deemed to constitute the approval of any federal, state, City, or other local regulatory authority with jurisdiction, and nothing in this License will limit Licensee's obligation to obtain all such regulatory Approvals, at Licensee's sole cost.

(d) Limits of City's or SFPUC's Consent. City's or the SFPUC's consent to or approval of any Facilities or other improvements made or proposed by Licensee will not relieve Licensee or its engineers, architects, or contractors from any liability for negligence, errors, or omissions associated with the design and/or construction of any such Facilities or other improvements. In no event will City's or the SFPUC's approval of plans or specifications be deemed to constitute a representation or warranty by City concerning the suitability of the proposed Facilities or other improvements for Licensee's purposes or that the work called for in the plans and specifications complies with applicable Laws, or industry standards, nor will such approval release Licensee from its obligation to supply plans and specifications that conform to all applicable Laws, and industry standards.

(e) Exercise of Due Care. Licensee will use and will cause its Agents (defined in Section 21 [Indemnity] below) to use, due care at all times to avoid any damage or harm to the

SFPUC Facilities or other property and to native vegetation and natural attributes of the License Area and to minimize slope erosion. Licensee will not disturb the surface of the License Area or perform any excavation work without City's prior written approval, which City may grant, condition, or withhold at its sole discretion. At its requests, City may condition and/or oversee any permitted excavation work. At its own expense, Licensee will mark the location of City's water pipelines and other SFPUC Facilities within the License Area and will not use any pick, plow, or other sharp tool to remove the two feet of soil around the pipelines or other facilities, provided that Licensee may use hand shovels or pneumatic shovels in compliance with all other terms and conditions of this License. Licensee will immediately inform City of any actual or potential damage to the coating of the pipeline, and any such damage will be promptly repaired by Licensee, at its own expense, to City's satisfaction prior to backfilling; provided, at its sole discretion, City may elect to make any necessary repairs itself, at Licensee's sole cost, by notifying Licensee of such fact. Upon completion of the repairs, City will send to Licensee a bill therefor, which Licensee will pay within thirty (30) days following receipt. Under no circumstances will Licensee damage, harm, or take any rare, threatened, or endangered species present on or about the License Area.

(f) Cooperation with the San Francisco Public Utilities Commission. Licensee and its Agents will work closely with City personnel to minimize any potential disturbance (even if temporary) of the natural features of the License Area and to avoid disruption (even if temporary) of the SFPUC Facilities and City uses of such facilities.

(g) Heavy Equipment. Licensee will not use any heavy construction equipment over or about City's pipelines, except as otherwise expressly allowed in Section 8(i) [Heavy Equipment and Vehicles] below.

(h) Work Schedule. If Licensee seeks and obtains City's consent to any proposed improvement to, or alterations of, the License Area, City may condition its consent on the performance of such improvement or alteration work during a specified time frame. At least ten (10) business days prior to the commencement of any improvement or alteration work on the License Area, Licensee will notify City's Construction Inspector ("**Construction Inspector**"), at (415) 550-4900, of the date such work will commence and the intended schedule. Notification must also be given to Underground Service Alert at least two (2) days prior to start of work. Notwithstanding the approval of such schedule by the SFPUC, the Construction Inspector will have the right to require Licensee to adjust such schedule from time to time. All work must be performed during regular working hours (Monday through Sunday) between 7:00 a.m. and 7:00 p.m. Any work performed during any other time or day must be preapproved by the SFPUC at least ten (10) business days prior to commencing such work. In connection with such approval, City may charge Licensee additional inspection fees payable prior to the SFPUC's approval of the request. Notwithstanding the work hours set forth above, Licensee will comply with any applicable local ordinance that imposes later start times and/or earlier cessation times for construction activities. Licensee will complete all work associated with the construction and installation of the Facilities no later than December 31, 2032.

(i) Restoration of License Area. Immediately following completion of any work permitted under this License, Licensee will remove all debris and any excess dirt and will restore the License Area to its condition immediately prior to such work, to City's satisfaction. Licensee will restore any damage caused to existing roads and, if applicable, restore excavated areas with new vegetation (including irrigation and maintenance until established) and erosion control netting, all as requested by City, and will comply with all applicable regulations of the regulatory agency with jurisdiction.

(j) **Pipeline Depth/Installation of Above-Ground Markers.** The Parties acknowledge that, prior to the Commencement Date, the depth of City's pipelines located in the License Area was measured by potholing conducted by or on behalf of Licensee and the results of such potholing have been delivered to, and accepted by, City. Notwithstanding such previous testing, (i) if City performs, or anticipates performing, any construction, maintenance, repair, or installation work in connection with any anticipated or actual SFPUC Project or Emergency Work with respect to the License Area before the date on which Licensee installs the Facilities in accordance with the Approved Plans or (ii) subsequent to the approval by City of the Approved Plans, Licensee proposes any additional construction or excavation work on or about the License Area not then reflected in the Approved Plans, then, as a condition of its approval of any excavation work in the License Area, City may again require Licensee to measure the depth of City's pipelines located in the License Area by potholing and forward such information to City. Upon completion of work, Licensee will promptly notify City in writing of the depth of City's pipeline and related facilities in the License Area. Licensee will install above-ground markers identifying the location of any underground facilities installed pursuant to this License. The location, type, and installation of markers and identifying information on the markers will be subject to City's prior written approval.

(k) **As-Built Drawings/Reports.** Promptly upon completion of the installation of the Facilities or any other permitted improvements to the License Area, Licensee will furnish the SFPUC with two (2) complete copies of final drawings for such Facilities or improvements, which drawings will include sufficient detail so as to allow City to precisely locate the Facilities or other improvements. If Licensee or any of its Agents or consultants prepares any environmental, seismic, geophysical, or other written report relating to the License Area and/or any work performed on the License Area, Licensee will furnish to City a complete copy of such report, including any schedules, exhibits, and maps, promptly upon completion of the same.

(l) **Responsibility for Maintenance of Facilities.** Licensee will be solely responsible for repairing and maintaining the Facilities and any other improvements placed in or on the License Area pursuant to this License in good and safe condition, and City will have no duty whatsoever for any repair or maintenance of the License Area or any such Facilities. Licensee will notify City in writing not less than five (5) days before performing any repair or maintenance work in the License Area, except in the case of an emergency when Licensee will notify City telephonically and in writing as soon as reasonably possible.

(m) **Revocability.** The installation of the Facilities or any other improvements to the License Area, regardless of cost, will not in any way whatsoever limit City's right to suspend or terminate this License pursuant to its terms or any of City's other rights under this License.

(n) **Contractors.** Licensee will not accept and release its contractor(s) for work authorized or required by this License before securing City's written approval.

(o) **Cathodic and Other Protection.** City may adopt from time to time such rules and regulations with regard to Licensee's Facilities or other improvements to the License Area and Licensee's operations under this License as City may determine are necessary or appropriate, at City's sole discretion, to safeguard against corrosion of, or other damage to, the SFPUC Facilities. Upon receipt of a copy of such rules and regulations, Licensee will immediately comply with them.

8. **Restrictions on Use.** The following uses (by way of example only) of the License Area by Licensee, or any other person claiming by or through Licensee, are inconsistent with the limited

purpose of this License and are strictly prohibited as provided below:

(a) **Improvements.** Except as otherwise expressly provided in this License, Licensee will not construct or place any temporary or permanent structures or improvements in, on, under, or about the License Area, nor will Licensee make any alterations or additions to any of existing structures or improvements on the License Area, unless Licensee first obtains the SFPUC's prior written consent, which the SFPUC may grant, condition, or withhold at its reasonable discretion. For purposes of this License, the term "improvements" includes asphalt, concrete, and cementitious driveways, sidewalks, and parking areas, shacks, storage facilities, and fences.

(b) **Trees and Other Plantings.** Licensee will not plant any trees in the License Area at any time. Licensee may plant other vegetation in the License Area only as expressly provided in Section 6 [Permitted Uses; Improvements] above. Any trees planted in pots and placed on the License Area, or on property adjoining the License Area, will not be located within twenty feet (20') of the SFPUC pipelines.

(c) **Dumping.** Licensee will not cause or permit the dumping or other disposal in, on, under, or about the License Area of landfill, refuse, Hazardous Material (defined in Section 8(d) [Hazardous Material] below), or any other materials, including materials that are unsightly or could pose a hazard to the human health or safety, native vegetation or wildlife, or the environment.

(d) **Hazardous Material.** Licensee will not cause, nor will Licensee allow any of its Agents or Invitees (defined in Section 21 [Indemnity] below) to cause, any Hazardous Material to be brought upon, kept, used, stored, generated, released, or disposed of in, on, under, or about the License Area, or transported to, from, or over the License Area. Licensee will immediately notify City when Licensee learns of, or has reason to believe that, a release of Hazardous Material has occurred in, on, under, or about any part of the License Area. Licensee will further comply with all applicable Laws requiring notice of such releases or threatened releases to governmental agencies and will take all action necessary or desirable to mitigate the release or minimize the spread of contamination. If Licensee or its Agents or Invitees cause a release of Hazardous Material, Licensee will promptly return the License Area to the condition immediately prior to the release, without cost to City, in accordance with all applicable Laws, and using the highest and best technology available. In connection with such remedial action, Licensee will afford City a full opportunity to participate in any discussion or negotiations with governmental agencies and environmental consultants regarding any settlement agreement, cleanup or abatement agreement, consent decree, or other compromise proceeding involving Hazardous Material, and any other abatement or cleanup plan, strategy, and procedure. For purposes of this License, "**Hazardous Material**" means material that, because of its quantity, concentration, or physical or chemical characteristics, is at any time now or hereafter deemed by any federal, state, or local governmental authority to pose a present or potential hazard to public health, welfare, or the environment. Hazardous Material includes the following: any material or substance defined as a "hazardous substance, pollutant or contaminant" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sections 9601 et seq., or pursuant to Section 25316 of the California Health & Safety Code or any other federal, state, or local Law; a "hazardous waste" listed pursuant to Section 25140 of the California Health & Safety Code; any asbestos and asbestos containing materials whether or not such materials are part of the License Area or are naturally occurring substances in the License Area; and any petroleum, including crude oil or any crude-oil fraction, natural gas, or natural gas liquids, provided, the foregoing will not prohibit Licensee from traversing to, from, and across the License Area in standard motor vehicles that do not exceed the weight limitations set forth below.

The term “**release**” or “**threatened release**” when used with respect to Hazardous Material will include any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing in, on, under, or about the License Area.

(e) **Nuisances.** Licensee will not conduct any activities in, on, under, or about the License Area or the Balboa Reservoir Site that constitute waste, nuisance, or unreasonable annoyance (including emission of objectionable odors, noises, or lights) to City, to the owners or occupants of neighboring property, or to the public, or that constitute waste or nuisance per se. Licensee will not operate, promote, or permit any dog park or dog relief areas on the License Area.

(f) **Damage.** Licensee will not do anything in, on, under, or about the License Area that could cause damage to or interference with any pipelines, facilities, or other property located in, on, under, or about the License Area. Licensee will compensate City for any and all damage caused to the License Area and City facilities resulting from the activities of Licensee and its Agents and Invitees, including damage resulting from defective work.

(g) **Use of Adjoining Land.** Licensee acknowledges that the privilege given under this License will be limited strictly to the License Area. Except as otherwise expressly permitted or requested by City in writing, Licensee will not:

(i) dedicate, designate, or segregate any portion of the License Area for use exclusively or primarily by any center or other facility established on the Balboa Reservoir Site for the purposes of child-care, child education, or children’s activities (each a “**Child-Related Use**”), provided, however, that the foregoing shall not prevent non-exclusive, shared use of the License Area for Child-Related Uses in conjunction with the open space use of the License Area by the general public as contemplated by this License;

(ii) use or operate, nor permit the use or operation, of any unfenced dog play area on any part of the Balboa Reservoir Site that is in close proximity to the License Area;

(iii) seek nor allow any public access to or through the License Area from or to other adjoining lands owned by City through the SFPUC, including the SFPUC parcel adjacent to the Ingleside Public Library; and

(iv) seek nor allow any public access to or through the License Area from or to the parcel of land (the “**Brighton Driveway Parcel**”) that is located north and northerly of the intersection of Ocean Avenue and Brighton Avenue in San Francisco and currently improved as a driveway and pedestrian pathway to serve the Whole Foods market on Ocean Avenue and the Avalon Communities residential development above and abutting that Whole Foods market, each of which are located on the easterly side of the Brighton Driveway Parcel, and the Avalon Ocean Avenue residential development located on the westerly side of the Brighton Driveway Parcel.

(h) **Ponding; Water Courses.** Licensee will not cause any ponding on the License Area or any flooding on adjacent land. Licensee will not engage in any activity that causes any change, disturbance, fill, alteration, or impairment to the bed, bank, or channel of any natural water course, wetland, or other body of water on, in, under, or about the License Area, nor will Licensee engage in any activity that could pollute or degrade any surface or subsurface waters or result in the diminution or drainage of such waters.

(i) Heavy Equipment and Vehicles. To prevent damage to City's underground pipelines, Licensee's use of vehicles and equipment within twenty feet (20') of each side of the centerline of any City pipeline (measured on the surface) will be subject to the following restrictions:

(i) The depth of soil cover over the tops of City's pipelines must be at least three feet (3') for steel cylinder pipe and four feet (4') for reinforced pre-stressed concrete cylinder pipe to accommodate the loading defined in Subsection (ii) below. If any equipment with axle loading exceeds the loads stated in Subsection (ii) below or if the depth of soil cover is less than stated above, Licensee will submit to the SFPUC for review and approval, at the SFPUC's sole discretion, engineering calculations prepared by a licensed Professional Engineer licensed in California showing that City's pipelines will not be adversely affected by Licensee's proposed activities. If City's pipelines may be adversely affected, Licensee will submit remedial measures for City's approval to ensure that no adverse effect will occur.

(ii) The effects of vehicle and equipment loads to the pipeline must not exceed the effects of the "AASHTO Standard H-10 Loading." H-10 loading is defined as loading caused by a two-axle truck with a gross weight of ten tons (20,000 lbs.), axles fourteen feet (14') apart, and rear axle carrying eight tons (16,000 lbs.). Licensee will be responsible for providing the SFPUC adequate evidence that its equipment and vehicles meet the foregoing requirements.

(iii) Licensee will not use vibrating compaction equipment without the SFPUC's prior written approval, which approval may be given or withheld at the SFPUC's sole discretion.

(iv) If the depth of the soil cover over the pipeline (determined by potholing or other proof procedure) is less than the minimum stated in Subsection (i) above, unless an alternate method is approved by the SFPUC in writing, all excavation and grading over the pipeline will be performed manually. For any machinery or equipment excavation and grading over and/or within twenty feet (20') of each side of the centerline of the pipeline (measured on the surface), Licensee will submit a written proposal together with all supporting calculations and data to the SFPUC for review and approval. In any case, the two feet (2') of soil around the pipeline will be removed manually or by other methods approved by the SFPUC with due care as provided in Section 7(e) [Exercise of Due Care] above.

9. Other Prohibited Activities. Except to the extent contemplated by the Approved Plans, without City's express prior written approval (which City may grant, condition, or withhold at its sole discretion), Licensee will not **(a)** install any aerial utility crossing or overhead transmission lines within the License Area; **(b)** designate or use the License Area as the sole emergency access to any adjoining property; **(c)** conduct any activity on or about, or make any improvement to, the License Area that increases City's potential liability or diminish the security of City's utility infrastructure; **(d)** install any utilities parallel to, rather than across, any City pipelines placed on or about the License Area; **(e)** include any part of the License Area as part of a transit-oriented development plan, dedicated rapid transit lane, or transit corridor; **(f)** allow the use or condition of the License Area to be a mitigation measure for the Project pursuant to CEQA or otherwise; or **(g)** conduct any activity on or about, or make any improvement to, the License Area that is inconsistent with any existing or future SFPUC policies, as they may be amended or modified from time to time.

10. Insurance.

(a) Licensee will procure and keep in effect at all times during the term of this License,

at Licensee's expense, and cause its contractors and subcontractors to maintain at all times during any construction activities on the License Area, insurance as follows: **(i)** Commercial General Liability Insurance with limits not less than \$1,000,000 each occurrence combined single limit for bodily injury and property damage, including coverages for contractual liability, personal injury, independent contractors, explosion, collapse, and underground (XCU), Broad Form Property Damage, fire legal liability coverage with limits no less than \$1,000,000, Sudden and Accidental Pollution, and Products and Completed Operations coverage during any period of "construction activities"; **(ii)** Business Automobile Liability Insurance with limits not less than \$1,000,000 each occurrence combined single limit for bodily injury and property damage, including coverages for owned, non-owned, and hired automobiles, as applicable, if Licensee uses or causes to be used any vehicles in connection with its use of the License Area, and **(iii)** Workers' Compensation Insurance, including employer's liability coverage with limits of not less than \$1,000,000 each accident.

(b) Licensee will also procure and keep in effect at all times during the term of this License, at Licensee's expense during any period of "construction activities" (as defined below) by or on behalf of Licensee on the License Area, pollution legal liability and environmental remediation liability insurance, including coverage for bodily injury, sickness, disease, mental anguish or shock sustained by any person, including death; Environmental Damages; property damage including physical injury to or destruction of tangible property including the resulting loss of use thereof, clean-up costs; defense costs, charges, and expenses incurred in the investigation, adjustment of defense claims for such compensatory damages; sudden and non-sudden pollution conditions including the discharge, dispersal, release or escape of Hazardous Materials into or upon City's property, the atmosphere or watercourse or body of water, which results in Environmental Damages; transportation coverage for the hauling of any Hazardous Materials by Licensee or Licensee's Agents, from the City's real property to the final disposal location; and first party environmental remediation that pays for the cost of cleanup and remediation of the City's real property required to comply with all applicable Laws. Such insurance will be endorsed to provide third party disposal site coverage that covers third party bodily injury, property damage and cleanup coverage for pollution conditions emanating from a disposal site or landfill used by the Licensee or Licensee's Agents. Policy limits shall be no less than: Two Million Dollars (\$2,000,000) per accident and Four Million Dollars (\$4,000,000) policy aggregate for bodily injury and property damage. The SFPUC and its Agents and Employees will be included as additional insureds under the Pollution Legal Liability/Environmental Remediation/Cleanup Liability Insurance Policy. As used in this Section, the term "construction activities" includes all activities on, under, or above the License Area related to the construction and installation of improvements or alterations on, above, or under the License Area (including the Facilities) during the period commencing upon the first site permit, first demolition permit, or first building permit relating to any such improvements or alterations and continues until the construction and installation of improvements or alterations are completed and such improvements or alterations have been finally inspected and are ready for public use and occupancy.

(c) All policies required by this License will provide for the following: **(i)** be issued by one or more companies of recognized responsibility approved to do business in the State of California with financial rating of at least a Class A- VII (or its equivalent successor) status, as rated in the most recent edition of A.M. Best's "Best's Insurance Reports;" **(ii)** name as additional insureds the City and County of San Francisco, its Public Utilities Commission and its commissioners, officers, agents, and employees; **(iii)** specify that such policies are primary insurance to any other insurance available to the additional insureds, with respect to any claims arising out of this License

and that insurance applies separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limit of liability; and (iv) include a waiver of subrogation endorsement or provision wherein the insurer acknowledges acceptance of Licensee's waiver of claims against City. Such policies will also provide for severability of interests and that an act or omission of one of the named insureds which would void or otherwise reduce coverage will not reduce or void the coverage as to any insured, and will afford coverage for all claims based on acts, omissions, injury, or damage that occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period. Sudden and Accidental Pollution coverage in the liability policies required by this License will be limited to losses resulting from Licensee's activities (and Licensee's Agents and Invitees) under this License (excluding non-negligent aggravation of existing conditions with respect to Hazardous Materials).

(d) Licensee will provide at least thirty (30) days' advance written notice to City of cancellation, intended non-renewal, or reduction in coverages, except for non-payment for which no less than ten (10) days' notice will be provided to City. Within five (5) business days of receiving any notice from its insurance provider or broker of intent to cancel or materially reduce, or cancellation, material reduction, or depletion of, its required coverage, Licensee will provide a copy of such notice to City and take prompt action to prevent cancellation, material reduction, or depletion of coverage, reinstate or replenish the cancelled, reduced, or depleted coverage, or obtain the full coverage required by this Section 10 [Insurance] from a different insurer meeting the qualifications of this Section. Notice to City will be mailed to the address(es) for City set forth in Section 33(a) [Notices] below.

(e) Prior to the Commencement Date, Licensee will deliver to City certificates of insurance and additional insured policy endorsements from insurers in a form satisfactory to City, evidencing the coverages required by this License, together with complete copies of the policies at City's request. Licensee and its contractors will submit or cause their respective insurance brokers to submit requested information through the Exigis insurance verification program designated by City or any successor program used by City for verification of Licensee and contractor insurance coverage. If Licensee will fail to procure such insurance, or to deliver such policies or certificates, at its option, City may procure the same for the account of Licensee, and Licensee will reimburse City for any costs so paid by City within five (5) business days after delivery to Licensee of bills therefor.

(f) Should any of the required insurance (excluding Pollution Legal Liability) be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general aggregate limit will double the occurrence or claims limits specified above.

(g) Should any of the required insurance (excluding Pollution Legal Liability) be provided under a claims-made form, Licensee will maintain such coverage continuously throughout the term of this License and, without lapse, for a period of three (3) years beyond the License expiration or termination, to the effect that should any occurrences during the Term give rise to claims made after expiration or termination of the License, such claims will be covered by such claims-made policies.

(h) Upon City's request, Licensee and City will periodically review the limits and types of insurance carried pursuant to this Section. If the general commercial practice in the City and County of San Francisco is to carry liability insurance in an amount or coverage materially greater

than the amount or coverage then being carried by Licensee for risks comparable to those associated with the License Area, then, at its reasonable discretion, City may require Licensee to increase the amounts or coverage carried by Licensee pursuant to this License to conform to such general commercial practice, provided, however, that City may not require any such changes more than one (1) time in any ten (10) year period.

(i) Licensee's compliance with the provisions of this Section will in no way relieve or decrease Licensee's indemnification or other obligations under this License. Notwithstanding anything to the contrary in this License, this License will terminate immediately, without notice to Licensee, upon the lapse of any required insurance coverage. At its expense, Licensee will be responsible for separately insuring Licensee's personal property.

11. Compliance with Laws. At its expense, Licensee will conduct and cause to be conducted all activities on the License Area permitted by this License in a safe and reasonable manner and in compliance with all laws, statutes, ordinances, rules, regulations, policies, orders, edicts, and the like (collectively, "**Laws**") of any governmental or other regulatory entity with jurisdiction (including the Americans with Disabilities Act) and all covenants, restrictions, and provisions of record, whether presently in effect or subsequently adopted and whether or not in the contemplation of the parties. At its sole expense, Licensee will procure and maintain in force at all times during its use of the License Area any and all business and other licenses or approvals necessary to conduct the activities allowed by this License. City is entering into this License in its capacity as a property owner with a proprietary interest in the License Area and not as a regulatory agency with police powers. No approval by City for purposes of this License will be deemed to constitute approval of any federal, state, City, or other local regulatory authority with jurisdiction, and nothing in this License will limit Licensee's obligation to obtain all such regulatory approvals at Licensee's sole cost, or limit in any way City's exercise of its police powers.

12. Covenant to Maintain License Area. Throughout the term of this License, at its sole cost, Licensee will maintain the License Area (but not the SFPUC Facilities) at all times in a good, clean, safe, secure, sanitary, and sightly condition.

13. Monuments.

(a) By its execution and delivery of this License, Licensee acknowledges that the monuments shown on the attached **Exhibit B-2**, if any, are in place and in good condition. During the installation of any Facilities or any other improvements to the License Area pursuant to this License and at all times during Licensee's use of the License Area, Licensee will protect and safeguard City's monuments. Licensee will promptly notify City if Licensee becomes aware of any change in the condition of City's monuments, regardless of the cause of such change.

(b) If Licensee damages a monument necessitating resurvey, repair, or replacement, as determined by City at its sole discretion, Licensee will survey, file a land surveyor's map in the County Office, and install a replacement monument within thirty (30) days of completion of work authorized under this License, all at Licensee's expense and to City's satisfaction. A recorded surveyor's map will be furnished by Licensee to the SFPUC for its records.

(c) During the term of this License, City may replace missing monuments or install new monuments. When City replaces missing monuments or installs new monuments, City will give Licensee written notice of such replacement or installation. Upon deposit of such notice in the U.S.

mail by City, postage prepaid, Licensee will assume the protection and replacement responsibilities set forth in this License.

14. Removal or Alteration of Facilities. Without limiting City's rights under this License, at City's written request, Licensee will promptly alter or remove, at its sole expense, any and all Facilities, plantings, or other property installed or placed in, on, under, or about the License Area by Licensee, as may be necessary to avoid any actual or potential interference with the installation, construction, maintenance, operation, repair, replacement, or removal of any of City's pipelines, power lines, facilities, or other structures now or later constructed or with any other operations or land uses by City. In the request, City may specify reasonable time limits for completion of the work. If, after such written notice, Licensee fails to complete the requested work within the prescribed time limits, City may perform the requested work and charge Licensee all costs and expenses so incurred by City. Such amount will be due and payable upon City's demand. In the event of an emergency, at City's sole option, at Licensee's sole expense, and without notice, City may, alter, remove, or protect any and all facilities, improvements, plantings, or other property installed or placed in, on, under, or about the License Area by Licensee except for utility facilities owned by either a private company or a public agency that are necessary for operations after an emergency as determined by City at its sole discretion. Upon City's written or oral notice that an emergency exists, the owner of such utility facilities will take immediate action at its sole expense to protect, remove, or relocate such facilities as required by City to meet the emergency.

15. Interruption or Disruption of License Area. Without limiting City's rights under this License or any applicable Laws, if Licensee's use of the License Area is interrupted or disrupted for any reason in connection with any City request for removal or alteration of Licensee's Facilities located on the License Area pursuant to Section 4(c) [Suspension during Emergency or SFPUC Project] or Section 14 [Removal or Alteration of Facilities] above, any improvements to, or alterations of, the License Area made by or on behalf of Licensee, at its sole cost, Licensee will be responsible for: **(a)** any and all costs of alteration, removal, and/or restoration of Licensee's Facilities or alterations to a condition similar to that which existed prior to such interruption, disruption, alteration, or removal, and **(b)** the implementation or satisfaction of any mitigation measures or obligations that may arise under any applicable Laws, including CEQA, related to any interruption or disruption of Licensee's use of the License Area. City will not be responsible for mitigation of any potential recreational use impacts or other impacts associated with any interruption or disruption of use of the License Area, or any related costs. If Licensee fails to promptly perform its obligations under this Section, at its sole option, City may elect to terminate this License immediately by written notice, or to exercise any and all other rights or remedies available to City under this License or at law, including the rights set forth in Section 19 [City's Right to Cure Defaults by Licensee] below.

City would not be willing to give this License in the absence of Licensee's assurances under this Section, and Licensee expressly assumes any and all liability or obligations that may arise under this Section.

16. Signs. At its sole discretion, City may require Licensee to install signs related to City's ownership of and uses for the License Area. Except for any such signs or pipeline markers required by City or any regulatory agency with jurisdiction, Licensee will not place, erect, or maintain any sign, advertisement, banner, or similar object in, on, or about the License Area without City's prior written consent, which City may give or withhold at its sole discretion; provided, however, that, without City's prior written consent, if necessary for Licensee's use, Licensee may place in the

License Area a temporary sign of less than thirty (30) days' duration that does not penetrate the ground surface.

17. Surrender. Upon the expiration of this License or within ten (10) days after any sooner revocation or other termination of this License, Licensee will surrender the License Area in the same condition as received, and broom clean, free from hazards, and clear of all debris. At such time, upon City's request, Licensee will remove all of its property and signs from the License Area and, upon City's request, the Facilities, or alterations placed on the License Area during the term of this License, and will repair, at its cost, any damage to the License Area caused by such removal. Licensee's obligations under this Section will survive any termination of this License.

18. Repair of Damage. If any portion of the License Area or any City property located on or about the License Area is damaged or threatened by any of the activities conducted by Licensee or anyone acting by or through Licensee, at its sole cost, Licensee will immediately notify City of such damage or threat by **(a)** telephoning the SFPUC's dispatch operator as specified in Section 32(b) [Notices], and **(b)** providing written notice in accordance with Section 32(a) [Notices]. City may, but will not be obligated to, remedy such damage or threat at Licensee's sole cost, or City may elect to witness Licensee's repair work. If City elects not to remedy such damage or threat, Licensee will repair any and all such damage and restore the License Area or property to its previous condition subject to City's inspection, review, and approval. Other than the SFPUC Facilities, City has no responsibility or liability of any kind with respect to any utilities that may be on, in, or under the License Area. Licensee is solely responsible for the location of any such utilities and other existing facilities and their protection from damage. Licensee will be solely responsible to arrange and pay directly for any utilities or services necessary for its activities pursuant to this License; provided, Licensee will obtain City's prior written approval to the provision of such services or utilities in, on, under, or through the License Area.

19. City's Right to Cure Defaults by Licensee. If Licensee fails to perform any of its obligations under this License to restore the License Area, remove or alter any of Licensee's Facilities or alterations, or repair damage, or if Licensee defaults in the performance of any of its other obligations under this License, then, at its sole option, City may remedy such failure for Licensee's account and at Licensee's expense by providing Licensee with) five (5) days' prior written or oral notice of City's intention to cure such default (except that no such prior notice will be required in the event of an emergency as determined by City). Such action by City will not be construed as a waiver of any of City's rights or remedies under this License, and nothing in this License will imply any duty of City to do any act that Licensee is obligated to perform. Licensee will pay to City upon demand, all costs, damages, expenses, or liabilities incurred by City, including reasonable attorneys', experts', and consultants' fees, in remedying or attempting to remedy such default. Licensee's obligations under this Section will survive the termination of this License.

20. No Costs to City. Licensee will bear all costs or expenses of any kind or nature in connection with its use of the License Area and will keep the License Area free and clear of any liens or claims of lien arising out of or in any way connected with its use of the License Area.

21. Indemnity. Licensee will indemnify, defend, reimburse, and hold harmless City, its officers, agents, employees, and contractors, and each of them, from and against any and all demands, claims, legal or administrative proceedings, losses, costs, penalties, fines, liens, judgments, damages, and liabilities of any kind ("**Claims**"), arising in any manner out of **(a)** any injury to or death of any person or damage to or destruction of any property occurring in, on, or about any part of the License

Area, whether such injury, death, damage, or destruction is caused by the person or property of Licensee, its officers, directors, members, employees, agents, consultants, contractors, or subcontractors (collectively, “**Agents**”), its invitees, guests, or business visitors (collectively, “**Invitees**”), relating to any use or activity under this License, **(b)** any failure by Licensee to faithfully observe or perform any of the terms, covenants, or conditions of this License, **(c)** the use of the License Area or any activities conducted on the License Area by Licensee, its Agents, or Invitees, **(d)** any release or discharge, or threatened release or discharge, of any Hazardous Material caused or allowed by Licensee, its Agents, or Invitees, on, in, under, or about the License Area, any improvements or into the environment, or **(e)** any failure by Licensee to faithfully observe or perform any terms, covenants, or conditions of the Recorded Documents to the extent that such terms, covenants, or conditions relate to or are triggered by the work to be performed or Facilities or alterations installed pursuant to this License; except solely to the extent of Claims resulting directly from the gross negligence or willful misconduct of City or City’s authorized representatives, including the gross negligence or willful misconduct of City or City’s authorized representatives in connection with the use by City or City’s authorized representatives of the License Area pursuant to the rights reserved to the City under this License. In addition to Licensee’s obligation to indemnify City, Licensee has an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnity provision even if such allegation is or may be groundless, fraudulent, or false, which obligation arises at the time such claim is tendered to Licensee by City and continues at all times thereafter. The foregoing indemnity will include reasonable attorneys’, experts’, and consultants’ fees and costs, investigation and remediation costs, and all other reasonable costs and expenses incurred by the indemnified parties, including damages for decrease in the value of the License Area and claims for damages or decreases in the value of adjoining property. Licensee’s obligations under this Section will survive the expiration or other termination of this License.

22. Waiver of Claims.

(a) Neither City nor any of its commissions, departments, boards, officers, agents, or employees will be liable for any damage to the property of Licensee, its officers, agents, employees, contractors, or subcontractors, or their employees, or for any bodily injury or death to such persons, resulting or arising from the condition of the License Area or its use by Licensee, or Licensee’s Agents or Invitees.

(b) Because this License is freely revocable by City to the extent set forth in this License, Licensee expressly assumes the risk of making any expenditure in connection with this License, even if such expenditures are substantial. Without limiting any indemnification obligations of Licensee or other waivers contained in this License and as a material part of the consideration for this License, Licensee fully RELEASES, WAIVES, AND DISCHARGES forever any and all claims, demands, rights, and causes of action against, and covenants not to sue, City, its departments, commissions, officers, directors, and employees, and all persons acting by, through, or under each of them, under any present or future Laws, including any claim for inverse condemnation or the payment of just compensation under law or equity, if City exercises its right to revoke or terminate this License.

(c) Licensee acknowledges that it will not be a displaced person at the time this License is terminated or revoked or expires by its own terms, and Licensee fully RELEASES, WAIVES, AND DISCHARGES forever any and all claims, demands, rights, and causes of action against, and covenants not to sue, City, its departments, commissions, officers, directors, and employees, and all

persons acting by, through, or under each of them, under any present or future Laws, including any and all claims for relocation benefits or assistance from City under federal and state relocation assistance laws.

(d) The fees payable pursuant to this License do not take into account any potential City liability for any consequential or incidental damages including lost profits and arising out of disruption to or any improvements or alterations installed pursuant to this License; or Licensee's uses of the License Area permitted by this License. City would not be willing to grant this License in the absence of a waiver of liability for consequential or incidental damages resulting from the acts or omissions of City or its departments, commissions, officers, directors, and employees, and by all persons acting by, through, or under each of them, and Licensee expressly assumes the risk with respect thereto. Accordingly, without limiting any indemnification obligations of Licensee or other waivers contained in this License and as a material part of the consideration for this License, Licensee fully RELEASES, WAIVES, AND DISCHARGES forever any and all claims, demands, rights, and causes of action against for consequential and incidental damages (including lost profits) and covenants not to sue for such damages City, its departments, commissions, officers, directors, and employees, and all persons acting by, through, or under each of them, arising out of this License or the uses authorized under this License, including any interference with uses conducted by Licensee pursuant to this License, regardless of the cause, and whether or not due to the negligence of City or its departments, commissions, officers, directors, and employees, and all persons acting by, through, or under each of them, except for the gross negligence and willful misconduct of City or its departments, commissions, officers, directors, and employees, and all persons acting by, through, or under each of them.

(e) As part of Licensee's agreement to accept the License Area in its "As Is" condition as provided below, and without limiting such agreement, Licensee, on behalf of itself and its successors and assigns, waives its right to recover from, and forever releases and discharges, City and its officers, agents, and employees, and their respective heirs, successors, administrators, personal representatives, and assigns, from any and all Claims, whether direct or indirect, known or unknown, foreseen and/or unforeseen, that may arise on account of or in any way be connected with the physical or environmental condition of the License Area and any related improvements or any applicable Laws or the suitability of the License Area for Licensee's intended use.

(f) In connection with the foregoing releases, Licensee acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

Licensee acknowledges that the releases contained in this License include all known and unknown, disclosed and undisclosed, and anticipated and unanticipated claims. Licensee realizes and acknowledges that it has agreed upon this License in light of this realization and, being fully aware of this situation, it nevertheless intends to waive the benefit of California Civil Code Section 1542, or any statute or other similar law now or later in effect. The releases contained in this License will survive any termination of this License.

23. As Is Condition of License Area; Disability Access; Disclaimer of Representations.

Licensee accepts the License Area in its “AS IS” condition, without representation or warranty of any kind by City, its departments, commissions, officers, directors, and employees, and all persons acting by, through, or under each of them, and subject to all applicable Laws governing the use of the License Area. Without limiting the foregoing, this License is made subject to any and all existing covenants, conditions, restrictions, easements, encumbrances, and other title matters affecting the License Area, whether foreseen or unforeseen, and whether such matters are of record or would be disclosed by an accurate inspection or survey.

Under California Civil Code Section 1938, to the extent applicable to this License, Licensee is advised that the License Area has not undergone inspection by a Certified Access Specialist to determine whether it meets all applicable construction-related accessibility requirements.

24. Intentionally Omitted.

25. Cessation of Use. Licensee will not terminate its activities on the License Area pursuant to this License without prior written notice to City.

26. No Joint Ventures or Partnership; No Authorization. This License does not create a partnership or joint venture between City and Licensee as to any activity conducted by Licensee on, in, or relating to the License Area. Licensee is not a state actor with respect to any activity conducted by Licensee on, in, under, or around the License Area. City’s provision of this License does not constitute City’s authorization or approval of any activity conducted by Licensee on, in, around, or relating to the License Area.

27. MacBride Principles - Northern Ireland. The provisions of San Francisco Administrative Code Section 12F are incorporated into and made a part of this License by this reference. By signing this License, Licensee confirms that Licensee has read and understood that City urges companies doing business in Northern Ireland to resolve employment inequities and to abide by the MacBride Principles, and urges San Francisco companies to do business with corporations that abide by the MacBride Principles.

28. Non-Discrimination in City Contracts and Benefits Ordinance.

(a) Covenant Not to Discriminate. In the performance of this License, Licensee will not discriminate against any employee of, any City employee working with Licensee, or applicant for employment with, Licensee, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person’s race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

(b) Other Subcontracts. Licensee will include in all subcontracts relating to the License Area a non-discrimination clause applicable to such subcontractor in substantially the form of Subsection (a) [Covenant Not to Discriminate] above. In addition, Licensee will incorporate by reference in all subcontracts the provisions of Sections 12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code and will require all subcontractors to comply with such

provisions. Licensee's failure to comply with the obligations in this subsection will constitute a material breach of this License.

(c) **Non-Discrimination in Benefits.** Licensee does not as of the date of this License and will not during the term of this License, in any of its operations in San Francisco, on real property owned by City, or where the work is being performed for City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits, or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in Section 12B.2(b) of the San Francisco Administrative Code.

(d) **Condition to License.** As a condition to this License, Licensee will execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (Form CMD-12B-101) with supporting documentation and secure the approval of the form by the San Francisco Contract Monitoring Division.

(e) **Incorporation of Administrative Code Provisions by Reference.** The provisions of Chapters 12B and 12C of the San Francisco Administrative Code relating to non-discrimination by parties contracting for the license of City property are incorporated in this Section by reference and made a part of this License as though fully set forth. Licensee will comply fully with and be bound by all of the provisions that apply to this License under such Chapters of the San Francisco Administrative Code, including the remedies provided in such Chapters. Without limiting the foregoing, Licensee understands that pursuant to Section 12B.2(h) of the San Francisco Administrative Code, a penalty of \$50 for each person for each calendar day during which such person was discriminated against in violation of the provisions of this License may be assessed against Licensee and/or deducted from any payments due Licensee.

29. Requiring Health Benefits for Covered Employees. To the extent applicable and unless exempt or preempted by other Laws, Licensee will comply fully with and be bound by all of the provisions of the Health Care Accountability Ordinance ("HCAO"), as set forth in San Francisco Administrative Code Chapter 12Q ("**Chapter 12Q**"), including the implementing regulations, as the same may be amended or updated from time to time. The provisions of Chapter 12Q are incorporated into this License by reference and made a part of this License as though fully set forth. The text of the HCAO is currently available on the web at <http://www.sfgov.org/olse/hcao>. Capitalized terms used in this Section and not defined in this License will have the meanings assigned to such terms in Chapter 12Q.

(a) For each Covered Employee Licensee will provide the applicable health benefit set forth in Section 12Q.3 of the HCAO. If Licensee chooses to offer the health plan option, such health plan will meet the minimum standards set forth by the San Francisco Health Commission.

(b) Notwithstanding the above, if Licensee meets the requirements of a "small business" as described in Section 12Q.3(d) of the HCAO, it will have no obligation to comply with Subsection (a) above.

(c) Licensee's failure to comply with any applicable requirements of the HCAO will

constitute a material breach by Licensee of this License and City's remedies will be those set forth in the HCAO. If, within thirty (30) days after receiving City's written notice of a breach of this License for violating the HCAO, Licensee fails to cure such breach or, if such breach cannot reasonably be cured within such 30-day period, Licensee fails to commence efforts to cure within such period, or thereafter fails to diligently pursue such cure to completion, City will have the remedies set forth in Section 12Q.5(f)(1-5). Each of these remedies will be exercisable individually or in combination with any other rights or remedies available to City.

(d) Any Contract or Subcontract regarding services to be performed on the License Area entered into by Licensee will require the Contractors and Subcontractors, as applicable, to comply with the requirements of the HCAO and will contain contractual obligations substantially the same as those set forth in this Section. Licensee will notify the Purchasing Department when it enters into such a Contract or Subcontract and will certify to the Purchasing Department that it has notified the Contractor or Subcontractor of the obligations under the HCAO and has imposed the requirements of the HCAO on the Contractor or Subcontractor through written agreement with such Contractor or Subcontractor. Licensee will be responsible for ensuring compliance with the HCAO by each Contractor and Subcontractor performing services on the License Area. If any Contractor or Subcontractor fails to comply, City may pursue the remedies set forth in this Section against Licensee based on the Contractor's or Subcontractor's failure to comply, provided that the Contracting Department has first provided Licensee with notice and an opportunity to cure the violation.

(e) Licensee will not discharge, reprimand, penalize, reduce the compensation of, or otherwise discriminate against, any employee for notifying City of any issue relating to the HCAO, for opposing any practice proscribed by the HCAO, for participating in any proceedings related to the HCAO, or for seeking to assert or enforce any rights under the HCAO by any lawful means.

(f) Licensee represents and warrants that it is not an entity that was set up, or is being used, for the purpose of evading the requirements of the HCAO.

(g) Licensee will keep itself informed of the requirements of the HCAO, as they may change from time to time.

(h) Upon request, Licensee will provide reports to City in accordance with any reporting standards promulgated by City under the HCAO, including reports on Subcontractors or Contractors.

(i) Within five (5) business days after any request by City, Licensee will provide City with access to pertinent records relating to any Licensee's compliance with the HCAO. In addition, City and its officers, agents, and employees may conduct random audits of Licensee at any time during the term of this License. Licensee will cooperate with City in connection with any such audit.

30. Notification of Limitations on Contributions. Licensee acknowledges that it is familiar with Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with City for the selling or leasing of any land or building to or from City whenever such transaction would require the approval by a City elective officer, the board on which that City elective officer serves, or a board on which an appointee of that individual serves, from making any campaign contribution to **(a)** the City elective officer, **(b)** a candidate for the office held by such individual, or **(c)** a committee controlled by such individual or candidate, at any time from the commencement of negotiations for the contract until the later of either the termination of

negotiations for such contract or six months after the date the contract is approved. Licensee acknowledges that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$50,000 or more. Licensee further acknowledges that the prohibition on contributions applies to each Licensee; each member of Licensee's board of directors, and Licensee's chief executive officer, chief financial officer, and chief operating officer; any person with an ownership interest of more than twenty percent (20%) in Licensee; any subcontractor listed in the contract; and any committee that is sponsored or controlled by Licensee. Additionally, Licensee acknowledges that Licensee must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126. Licensee will provide to City the names of each person, entity, or committee described above.

31. Tropical Hardwoods and Virgin Redwoods. City urges companies not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product, except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code. Except as permitted by the application of Sections 802(b) and 803(b), Licensee will not use or incorporate any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product in the performance of this License.

32. Taxes, Assessments, Licenses, License Fees, and Liens.

(a) Lessor acknowledges and agrees that this License may create a possessory interest subject to property taxation and that Licensee may be subject to the payment of property taxes levied on such interest. Licensee further recognizes and understands that any transfer or assignment permitted under this License and any exercise of any option to renew or extend this License may constitute a change in ownership for purposes of property taxation and therefore may result in a revaluation of any possessory interest created hereunder.

(b) Licensee will pay taxes of any kind, including possessory interest taxes, that may be lawfully assessed on the interest created by this License and will pay all other taxes, excises, licenses, permit charges, and assessments based on Licensee's usage of the License Area that may be imposed upon Licensee by law, all of which will be paid when the same become due and payable and before delinquency.

(c) Licensee will not allow or suffer a lien for any such taxes or charges to be imposed upon the License Area or upon any equipment or property located on the License Area without promptly discharging the same, provided that Licensee may contest the validity of the same by paying under protest or posting adequate (at City's sole discretion) security during any such contest.

(d) San Francisco Administrative Code Sections 23.38 and 23.39 require that City report certain information relating to this License, and any renewals of this License, to the County Assessor within sixty (60) days after any such transaction, and that Licensee report certain information relating to any assignment of or transfer under this License to the County Assessor within sixty (60) days after such assignment or transfer transaction. Licensee will provide such information as may be requested by City to enable City to comply with this requirement.

33. Notices.

(a) Any notice, consent, or approval required or permitted to be given under this License will be in writing and will be given by (i) hand delivery, against receipt, (ii) reliable next-business-day courier service that provides confirmation of delivery, or (iii) United States registered or certified mail, postage prepaid, return receipt required, and addressed as follows (or to such other address as either party may from time to time specify in writing to the other upon five (5) days' prior, written notice in the manner provided above):

City or the SFPUC:

Real Estate Services Division
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor
San Francisco, California 94102
Attn: Real Estate Director
Re: Balboa Reservoir Open Space License
License P [REDACTED]
Telephone No.: (415) 487-5210
E-mail: RES@sfwater.org

Licensee:

Reservoir Partners, LLC in c/o its Members:

BHC Balboa Builders, LLC
c/o BRIDGE Housing
600 California Street, Suite 900
San Francisco, CA 94108
Attn: Brad Wiblin
Telephone: (415) 321-3565
E-mail: bwiblin@bridgehousing.com

with a copy to:

Lubin Olson & Niewiadomski LLP
600 Montgomery Street, 14th Floor
San Francisco, CA 94111
Attn: B. Anderson
Telephone: (415)955-5029
E-mail: Banderson@lubinolson.com

with a copy to:

AVB Balboa LLC
c/o AvalonBay Communities, Inc.
4040 Wilson Blvd., Suite 1000
Arlington, VA 22203
Attn: Brian R. Lerman, Vice President, Associate General Counsel
Telephone: (703) 317-4132
E-Mail: brian_lerman@avalonbay.com

AVB Balboa LLC
c/o AvalonBay Communities, Inc.
455 Market Street, Suite 1650
San Francisco, CA 94105

Attn: Joe Kirchofer, Vice President, Development
Telephone: (415) 284-9082
E-Mail: joe_kirchofer@avalonbay.com

with a copy to:

Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, FL 33131
Attn: Danielle Gonzalez, Esq.
Telephone: (415) 284-9082
E-Mail: gonzalezda@gtlaw.com

A properly addressed notice transmitted by one of the foregoing methods will be deemed received upon the confirmed date of delivery, attempted delivery, or rejected delivery, whichever occurs first. Any e-mail addresses, telephone numbers, or facsimile numbers provided by one party to the other will be for convenience of communication only; neither party may give official or binding notice orally or by e-mail or facsimile. The effective time of a notice will not be affected by the receipt, prior to receipt of the original, of an oral notice or an e-mail or telefacsimile copy of the notice.

(b) Emergency Contacts. Licensee will immediately notify the SFPUC's City Distribution Division (CDD) Dispatch by telephone at (415) 550-4900 regarding any emergency or incident requiring emergency response.

34. Prohibition of Tobacco Sales and Advertising. No advertising or sale of cigarettes or tobacco products is allowed on the License Area. This advertising prohibition includes the placement of the name of a company producing cigarettes or tobacco products or the name of any cigarette or tobacco product in any promotion of any event or product.

35. Prohibition of Alcoholic Beverage Advertising. No advertising of alcoholic beverages is allowed on the License Area. For purposes of this Section, "alcoholic beverage" will be defined as set forth in California Business and Professions Code Section 23004, and will not include cleaning solutions, medical supplies, and other products and substances not intended for drinking. This advertising prohibition includes the placement of the name of a company producing alcoholic beverages or the name of any alcoholic beverage in any promotion of any event or product.

36. Restrictions on the Use of Pesticides. Chapter 3 of the San Francisco Environment Code (Integrated Pest Management Program Ordinance or "**IPM Ordinance**") describes an integrated pest management ("**IPM**") policy to be implemented by all City departments. Licensee will not use or apply or allow the use or application of any pesticides on the License Area or contract with any person or entity to provide pest abatement or control services to the License Area without first receiving City's written approval of an IPM plan that **(a)** lists, to the extent reasonably possible, the types and estimated quantities of pesticides that Licensee may need to apply to the License Area during the term of this License, **(b)** describes the steps Licensee will take to meet the City's IPM Policy described in Section 300 of the IPM Ordinance and **(c)** identifies, by name, title, address, and telephone number, an individual to act as the Licensee's primary IPM contact person with the City. Licensee will comply, and will require all of Licensee's contractors to comply, with the IPM plan approved by the City and will comply with the requirements of Sections 300(d), 302, 304, 305(f), 305(g), and 306 of the IPM Ordinance, as if Licensee were a City department. Among other matters,

such provisions of the IPM Ordinance: (i) provide for the use of pesticides only as a last resort, (ii) prohibit the use or application of pesticides on property owned by the City, except for pesticides granted an exemption under Section 303 of the IPM Ordinance (including pesticides included on the most current Reduced Risk Pesticide List compiled by City's Department of the Environment), (iii) impose certain notice requirements, and (iv) require Licensee to keep certain records and to report to City all pesticide use at the License Area by Licensee's staff or contractors.

If Licensee or Licensee's contractor will apply pesticides to outdoor areas at the License Area, Licensee must first obtain a written recommendation from a person holding a valid Agricultural Pest Control Advisor license issued by the California Department of Pesticide Regulation ("CDPR") and any such pesticide application will be made only by or under the supervision of a person holding a valid, CDPR-issued Qualified Applicator certificate or Qualified Applicator license. City's current Reduced Risk Pesticide List and additional details about pest management on City property can be found at the San Francisco Department of the Environment website, <http://sfenvironment.org/ipm>.

37. Conflict of Interest. Licensee acknowledges that it is familiar with the provisions of Section 15.103 of City's Charter, Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Sections 87100 et seq. and Sections 1090 et seq. of the California Government Code and certifies that it does not know of any facts that would constitute a violation of said provisions. If Licensee becomes aware of any such fact during the term of this License, Licensee will immediately notify City.

38. Disclosure. City's Sunshine Ordinance (San Francisco Administrative Code Chapter 67) and the State Public Records Law (Gov't Code Sections 6250 et seq.), apply to this License and any and all records, information, and materials submitted to City in connection with this License. Accordingly, any and all such records, information, and materials may be subject to public disclosure in accordance with City's Sunshine Ordinance and the State Public Records Law. Licensee authorizes City to disclose any records, information, and materials submitted to City in connection with this License.

39. Food Service and Packaging Waste Reduction. Licensee will comply fully with and be bound by all applicable provisions of the Food Service and Packaging Waste Reduction Ordinance, as set forth in San Francisco Environment Code Chapter 16, including the remedies provided therein, and implementing guidelines and rules. The provisions of Chapter 16 are incorporated into this License by this reference and made a part of this License as though fully set forth. Capitalized terms used in this Section that are not otherwise defined in this License have the same meaning assigned to such terms in San Francisco Environment Code, Chapter 16. Accordingly, Licensee acknowledges that City contractors, lessees, and licensees may not use Disposable Food Service Ware that contains Polystyrene Foam in City Facilities while performing under a City contract, lease, or license, and will instead use suitable Biodegradable/Compostable or Recyclable Disposable Food Service Ware. This provision is a material term of this License.

40. Severability. If any provision of this License, or its application to any person, entity, or circumstance, will be invalid or unenforceable, the remainder of this License, or the application of such provision to persons, entities, or circumstances other than those as to which it is invalid or unenforceable, will not be affected thereby, and each other provision of this License will be valid and be enforceable to the fullest extent permitted by law, except to the extent that enforcement of this License without the invalidated provision would be unreasonable or inequitable under all the

circumstances or would frustrate a fundamental purpose of this License.

41. Cooperative Drafting. This License has been drafted through a cooperative effort of both Parties, and both Parties have had an opportunity to have the License reviewed and revised by legal counsel. No party will be considered the drafter of this License, and no presumption or rule that an ambiguity will be construed against the party drafting the clause will apply to the interpretation or enforcement of this License.

42. Criminal History in Hiring and Employment Decisions.

(a) Unless exempt, Licensee will comply with and be bound by all of the provisions of San Francisco Administrative Code Chapter 12T (Criminal History in Hiring and Employment Decisions; “**Chapter 12T**”), which are hereby incorporated into this License by reference as the same may be amended from time to time, with respect to applicants and employees of Licensee who would be or are performing work at the License Area. Capitalized terms used in this Section that are not otherwise defined in this License will have the meanings assigned to such terms in Chapter 12T.

(b) Licensee will incorporate by reference the provisions of Chapter 12T in all contracts to perform work within the License Area and will require all contractors to comply with such provisions. Licensee’s failure to comply with the obligations in this subsection will constitute a material breach of this License.

(c) Licensee and its contractors performing work in the License Area will not inquire about, require disclosure of, or if such information is received, base an Adverse Action on an applicant’s or potential applicant for employment, or employee’s: (i) Arrest not leading to a Conviction, unless the Arrest is undergoing an active pending criminal investigation or trial that has not yet been resolved; (ii) participation in or completion of a diversion or a deferral of judgment program; (iii) a Conviction that has been judicially dismissed, expunged, voided, invalidated, or otherwise rendered inoperative; (iv) a Conviction or any other adjudication in the juvenile justice system; (v) a Conviction that is more than seven years old, from the date of sentencing; or (vi) information pertaining to an offense other than a felony or misdemeanor, such as an infraction.

(d) Licensee and its contractors will not inquire about or require applicants, potential applicants for employment, or employees to disclose on any employment application the facts or details of any conviction history, unresolved arrest, or any matter identified in Subsection (c) above. Licensee and its contractors will not require such disclosure or make such inquiry until either after the first live interview with the person, or after a conditional offer of employment.

(e) Licensee and its contractors will state in all solicitations or advertisements for employees that are reasonably likely to reach persons who are reasonably likely to seek employment with Licensee or its contractor at the License Area, that the Licensee or contractor will consider for employment qualified applicants with criminal histories in a manner consistent with the requirements of Chapter 12T.

(f) Licensee and its contractors will post the notice prepared by the Office of Labor Standards Enforcement (“**OLSE**”), available on OLSE’s website, in a conspicuous place at the License Area and at other workplaces within San Francisco where interviews for job opportunities at the License Area. The notice will be posted in English, Spanish, Chinese, and any language

spoken by at least five percent (5%) of the employees at the License Area or other workplace at which it is posted.

(g) Upon any failure to comply with the requirements of Chapter 12T, City will have the right to pursue any rights or remedies available under Chapter 12T or this License, including a penalty of \$50 for a second violation and \$100 for a subsequent violation for each employee, applicant, or other person as to whom a violation occurred or continued, or termination or suspension in whole or in part of the License.

(h) If Licensee has any questions about the applicability of Chapter 12T, it may contact City's Real Estate Division for additional information. City's Real Estate Division may consult with the Director of City's Office of Contract Administration who may also grant a waiver, as set forth in Section 12T.8.

43. San Francisco Packaged Water Ordinance. Licensee will comply with San Francisco Environment Code Chapter 24 ("**Chapter 24**"). Licensee will not sell, provide or otherwise distribute Packaged Water, as defined in Chapter 24 (including bottled water), in the performance of this License or on City property unless Licensee obtains a waiver from the City's Department of the Environment. If Licensee violates this requirement, the City may exercise all remedies in this License and the Director of the City's Department of the Environment may impose administrative fines as set forth in Chapter 24.

44. Security Deposit. Simultaneously with the delivery of the Commencement Date Notice, Licensee will deposit with City a sum equal to Thirty Thousand Dollars (\$30,000) (the "**Security Deposit**"), in cash, to secure Licensee's faithful performance of all terms, covenants, and conditions of this License. City may apply (but will not be required to apply) the Security Deposit in whole or in part to remedy any damage to the Premises caused by Licensee, its Agents, or its Invitees, or any failure of Licensee to perform any other terms, covenants, or conditions in this License (including the payment of Use Fee either before or after a default), without waiving any of City's other rights and remedies under this License or under applicable Laws. Licensee waives the provisions of Section 1950.7 of the California Civil Code or any similar Laws now or hereafter in effect and agrees that City may retain any portion of Security Deposit reasonably necessary to compensate it for any foreseeable or unforeseeable loss or damage caused by the acts or omissions of Licensee, its Agents, or its Invitees. Without limiting the foregoing, City may apply some or all of the Security Deposit to the payment of future Use Fee following a Licensee default.

If City uses any portion of the Security Deposit to cure any default by Licensee, Licensee will immediately replenish the Security Deposit to the original amount. City's obligations regarding the Security Deposit are solely that of debtor and not trustee. City will not be required to keep the Security Deposit separate from its general funds, and Licensee will not be entitled to interest on the Security Deposit. The amount of the Security Deposit will in no way limit the liabilities of Licensee under any provision of this License.

45. General Provisions. (a) This License may be amended or modified only by a writing signed by City and Licensee. (b) No waiver by any party of any of the provisions of this License will be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. No waiver will be deemed a subsequent or continuing waiver of the same, or any other, provision of this License. (c) The exhibits referenced in and attached to this instrument are incorporated into this License. (d) This License contains the

entire agreement between the Parties regarding Licensee's use and occupancy of the License Area during the Term, and all prior written or oral negotiations, discussions, understandings, and agreements regarding Licensee's use and occupancy of the License Area during the Term are merged into this License. **(e)** The section and other headings of this License are for convenience of reference only and will be disregarded in the interpretation of this License. **(f)** Time is of the essence in all matters relating to this License. **(g)** This License will be governed by California law and City's Charter. **(h)** If either party commences an action against the other or a dispute arises under this License, the prevailing party will be entitled to recover from the other reasonable attorneys' fees and costs. For purposes of this License and the indemnifications set forth in this License, City's reasonable attorneys' fees will be based on the fees regularly charged by private attorneys in San Francisco with comparable experience notwithstanding City's use of its own attorneys. **(i)** If Licensee consists of more than one person then the obligations of each person will be joint and several. **(j)** Licensee may not record this License or any memorandum of this License. **(k)** Subject to the prohibition against assignments or other transfers by Licensee under this License, this License will be binding upon and inure to the benefit of the Parties and their respective heirs, representatives, successors, and assigns. **(l)** Any sale or conveyance of the property burdened by this License by City will automatically revoke this License. **(m)** Each of the persons executing this License on Licensee's behalf do hereby covenant and warrant that Licensee is a duly authorized and existing entity, that Licensee is qualified to do business in California, that Licensee has full right and authority to enter into this License, and that each and all of the persons signing on behalf of Licensee are authorized to do so. Upon City's request, Licensee will provide City with evidence reasonably satisfactory to City confirming the foregoing representations and warranties. **(n)** Except as expressly provided to the contrary, all approvals, consents, and determinations to be made by City under this License may be made at City's sole and absolute discretion. **(o)** Whenever this License requires City's or the SFPUC's consent or approval, the General Manager of the SFPUC, or his or her designee, will be authorized to provide such consent or approval, except as otherwise provided by applicable Laws, including City's Charter, or by the SFPUC's Real Estate Guidelines. No consent, approval, election, or option will be effective unless given, made, or exercised in writing. **(p)** This License may be executed in two or more counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument. **(q)** Use of the word "including" or similar words will not be construed to limit any general term, statement, or other matter in this License, whether or not language of non-limitation, such as "without limitation" or similar words, are used. **(s)** If by reason of inadvertence, and contrary to the intention of the Parties, errors are made in this License, then the Parties by mutual agreement may correct such error by written memorandum executed by them without the necessity of a formal amendment of this License.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS INITIAL LICENSE, NO OFFICER OR EMPLOYEE OF CITY HAS AUTHORITY TO COMMIT CITY TO THIS INITIAL LICENSE UNLESS AND UNTIL CITY'S PUBLIC UTILITIES COMMISSION AND BOARD OF SUPERVISORS WILL HAVE DULY ADOPTED A RESOLUTION APPROVING THIS INITIAL LICENSE AND AUTHORIZING THE TRANSACTIONS CONTEMPLATED IN THIS INITIAL LICENSE. THEREFORE, ANY OBLIGATIONS OR LIABILITIES OF CITY UNDER THIS INITIAL LICENSE ARE CONTINGENT UPON ADOPTION OF SUCH A RESOLUTION, AND THIS INITIAL LICENSE WILL BE NULL AND VOID IF CITY'S PUBLIC UTILITIES COMMISSION, MAYOR, AND THE BOARD OF SUPERVISORS DO NOT APPROVE THIS INITIAL LICENSE, AT THEIR RESPECTIVE SOLE DISCRETION. APPROVAL OF THIS INITIAL LICENSE BY ANY DEPARTMENT,

COMMISSION, OR AGENCY OF CITY WILL NOT BE DEEMED TO IMPLY THAT SUCH RESOLUTION WILL BE ENACTED, NOR WILL ANY SUCH APPROVAL CREATE ANY BINDING OBLIGATIONS ON CITY.

LICENSEE REPRESENTS AND WARRANTS TO CITY THAT IT HAS READ AND UNDERSTANDS THE CONTENTS OF THIS LICENSE, HAS HAD AN OPPORTUNITY TO REVIEW AND DISCUSS IT WITH COUNSEL OF ITS CHOOSING, AND AGREES TO COMPLY WITH AND BE BOUND BY ALL OF ITS PROVISIONS.

[SIGNATURES ON FOLLOWING PAGE]

LICENSEE:

RESERVOIR COMMUNITY PARTNERS, LLC,
a Delaware limited liability company

By: BHC BALBOA BUILDERS, LLC,
a California limited liability company,
its Member

By: BRIDGE Housing Corporation,
a California nonprofit public benefit corporation,
its Manager

By: _____

Name: _____

Title: _____

Date: _____

By: AVB BALBOA, LLC,
a Delaware limited liability company,
its Member

By: AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

By: _____

Joe Kirchofer

Vice President – Development

Date: _____

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
HARLAN L. KELLY, JR.
General Manager
San Francisco Public Utilities Commission

Date: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

(f) By: _____
Richard Handel
Deputy City Attorney

Authorized by

San Francisco Board of Supervisors

Resolution No. _____
Adopted: _____

San Francisco Public Utilities Commission

Resolution No. _____
Adopted: _____

EXHIBIT A

Depiction of the Retained Fee

[see attached or insert legal description?]

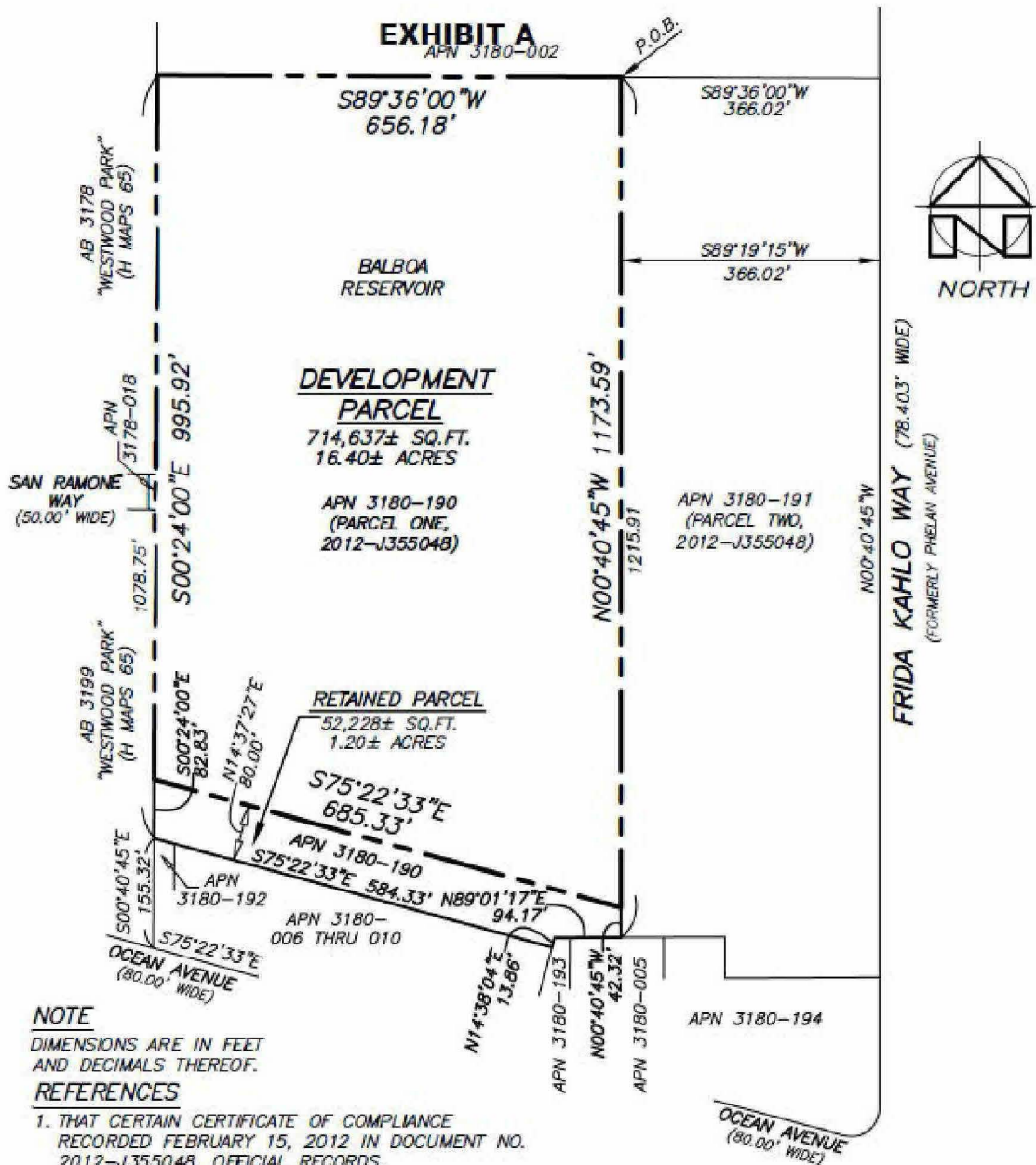


EXHIBIT B-1

Description of the License Area

All that certain real property located in the City and County of San Francisco, California, described as follows:

A portion of Parcel 22, according to SFPUC records and as shown the attached as **Exhibit B-2** and made a part of this License.

EXHIBIT B-2

Depiction of License Area

[see attached]

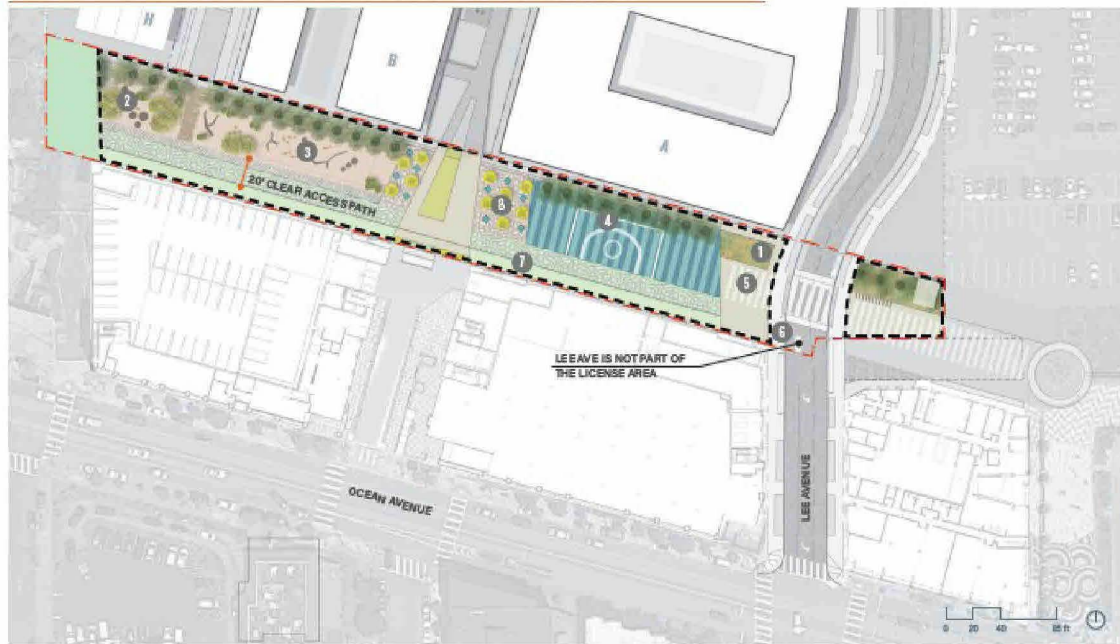


EXHIBIT C

Approved Plans and Specifications

[see attached]

EXHIBIT C: PRELIMINARY OPEN SPACE LICENSE AREA CONCEPT PLAN - SUBJECT TO SFPUC REVIEW AND APPROVAL



LEGEND

- 1 Meadow Planting
- 2 Nature Exploratory Play Area
- 3 Play Area
- 4 Flexible Plaza for Sport and Recreation
- 5 Lee Gateway Plaza

- 6 Removable Bollards
- 7 Screen Planting at Existing Wall
- 8 Paved Area

- License Area
- SFPUC Retained Fee Property

NOTE: 1. Lee Ave is not part of the license area.

2. All trees shall be planted in pots and all vegetation is subject to further approval by the SFPUC

Page 9, 2020

EXHIBIT D

Use Fee Annual Installment Amounts

License Year	Annual Use Fee Installment
1	None
2	None
3	None
4	None
5	None
6	None
7	None
8	None
9	None
10	None
11	\$32,380
12	\$33,675
13	\$35,022
14	\$36,423
15	\$37,880
16	\$39,395
17	\$40,971
18	\$42,610
19	\$44,314
20	\$46,087

EXHIBIT H-1

SELLER FINANCING NOTE

[To be attached]

SECURED PROMISSORY CARRY BACK NOTE

(Balboa Reservoir)

San Francisco, CA

Principal Amount: \$ _____

Date: _____, 202__

FOR VALUE RECEIVED, the undersigned, _____, a California _____ (“Maker”), hereby promises to pay to the order of the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation (the “City”), acting by and through its Public Utilities Commission, or holder (as the case may be, “Holder”), the principal sum of _____ and No/100 Dollars (\$ _____)¹ (the “Funding Amount”), together with simple interest on the unpaid principal balance of this Note outstanding from time to time, from the date of this Note until fully repaid at the rates hereinafter set forth, as provided in this Note.

1. Security. Maker's obligations under this Note are secured by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated as of even date with this Note, identifying this Note as an obligation secured thereby and encumbering the property described therein (“Property”), which Property was sold to Maker as of the date hereof by the City pursuant to an Agreement for Sale of Real Estate dated as of _____, 2020 (the “Purchase Agreement”). Definitions and rules of interpretation set forth in the Deed of Trust apply to this Note. In the event of any inconsistency between the Deed of Trust and this Note, the Deed of Trust will control.

2. Interest. Interest will accrue on the principal balance outstanding under this Note from time to time at the rate of three percent (3%) per annum, simple interest, from the date of the close of escrow through the date of full payment of all amounts owing under the Note and the Deed of Trust (together, the “Loan Documents”). Interest will be calculated on the basis of actual days elapsed and a 360-day year, which will result in higher interest charges than if a 365-day year were used.

3. Default Interest Rate. Upon the occurrence of an Event of Default under any Loan Document, interest will be deemed to have accrued on the outstanding principal balance of the Loan at a compounded annual rate equal to the lesser of: (a) four percent (4%) plus the base interest rate; or (b) the maximum lawful rate of interest, commencing on the date the Funding Amount is disbursed through the earlier of: (x) the date on which the Event of Default is cured; or (y) the date on which all amounts due under the Loan Documents are paid to Holder. Maker acknowledges and agrees that the default interest that must be paid in the event of an Event of Default pursuant to this Section represents a reasonable sum considering all the circumstances existing on the date of this Note and represents a fair and reasonable estimate of the costs that will be sustained by Holder if Maker defaults. Maker further agrees that proof of actual damages would be costly and inconvenient, and that default interest will be paid without prejudice to Holder's right to collect any other amounts to be paid or to exercise any of its other rights or remedies under any Loan Document.

¹ NOTE TO DRAFT: Amount to be completed at Closing.

4. Repayment of Funding Amount.

4.1 Maker shall make payments of principal and interest (each, a “Payment”) on the dates (each, a “Payment Date”) and in the amounts set forth on Schedule A, attached hereto. All Payments will be applied to the following in the following order: (i) costs and fees incurred by Holder in accordance with the Loan Documents and unpaid by Maker as of the Payment Date; (ii) accrued and unpaid interest; and (iii) reduction of the principal balance of the Loan.

4.2 The entire principal balance of the Loan, together with all accrued and unpaid default interest (if any) and other unpaid fees and costs incurred (all together, the “Payment”), will be due and payable on December 31, 2028 (the “Maturity Date”). If the Maturity Date falls on a weekend or holiday, it will be deemed to fall on the next succeeding business day.

5. Reconveyances

5.1 Provided no Event of Default shall have occurred and be continuing, from and after the date on which Maker has made the Closing Payment Phase 1 as set forth on Schedule A, Maker shall have the right to obtain the release (the “Phase I Release”) of the Phase 1 Property (as generally described on Schedule B attached hereto) from the lien of the Deed of Trust and the release of Maker’s obligations under the Loan Documents with respect to the Phase 1 Property (other than those expressly stated to survive in the Loan Documents), by providing Holder with thirty (30) days prior written notice of the requested Phase I Release, upon which Holder shall require and instruct Trustee to reconvey the Phase 1 Property (subject to the Phase 1 Property being a legal parcel) pursuant to Section 11 of the Deed of Trust on the date set forth in such notice.

5.2 Provided no Event of Default shall have occurred and be continuing, from and after the date on which Maker has repaid the Loan in full, Maker shall have the right to obtain the release (the “Full Release”) of the Property (or such portions of the Property not previously so released) from the lien of the Deed of Trust and the release of Maker’s obligations under the Loan Documents with respect to the Property (other than those expressly stated to survive in the Loan Documents), by providing Holder with thirty (30) days prior written notice of the requested Full Release, upon which Holder shall require and instruct Trustee to reconvey the Property pursuant to Section 5(c) of the Deed of Trust on the date set forth in such notice.

6. Terms of Payment.

6.1 All Payments must be made in currency of the United States of America then lawful for payment of public and private debts.

6.2 All Payments must be made payable to Holder and mailed or delivered in person to Holder's office at the San Francisco Public Utilities Commission, Real Estate Services Division, 525 Golden Gate Avenue, 10TH Floor, San Francisco, CA 94102, Attention: Real Estate Director, or to any other place Holder from time to time designates. Payments may also be sent by wire using current wire instructions as provided by Holder upon request for such instructions.

6.3 In no event will Maker be obligated under the terms of this Note to pay interest exceeding the lawful rate. Accordingly, if the payment of any sum by Maker pursuant to the

terms of this Note would result in the payment of interest exceeding the amount that Holder may charge legally under applicable state and/or federal law, the amount by which the payment exceeds the amount payable at the lawful interest rate will be applied so as to automatically reduce the principal balance owing under this Note.

6.4 Maker waives the right to designate how Payments will be applied pursuant to California Civil Code Sections 1479 and 2822. Holder will have the right in its sole discretion to determine the order and method of application of Payments to obligations under this Note, subject to Section 4.1.

6.5 Except as provided in this Section 6.5, Holder will not seek or obtain judgment against Maker for the payment of any amounts due under this Note following a judicial or nonjudicial foreclosure of the Deed of Trust, and Holder's sole recourse against Maker for any default under this Note will be limited to the Property as the sole collateral for the Loan, provided, however, that this Section will be deemed void and of no effect if Maker challenges Holder's right to foreclose, or acceptance of a deed-in-lieu, following an Event of Default in any legal proceeding on the grounds that the Loan Documents are not valid and enforceable under California law; In addition, Holder shall be made a co-obligee of any bond security provided under any Public Improvement Agreement or Infrastructure Permitting Agreement between the City and the Maker relating to the Project, which bond security shall be sufficient for the restoration of the Property or the completion of improvements on the Property. This provision does not limit in any way Holder's right to recover sums arising under any obligation of Maker to indemnify Holder of sums incurred by Holder as a result of Maker's fraud, willful misrepresentation, or misapplication of funds (including Rents (as defined in the Deed of Trust)); Maker's failure to obtain and maintain the required insurance under the Deed of Trust; or failure of Maker to pay charges for labor or other materials that create a lien on the Property (subject to notice and cure provisions and Maker's right to contest the same under the Deed of Trust).

6.6 The Loan may be prepaid in whole or in part at any time without the imposition of a prepayment charge or premium.

6.7 Notwithstanding anything to the contrary in this Note or the Deed of Trust, at any time prior to delivering the Phase 1 Release Payment, so long as no Event of Default is continuing under the Loan Documents, Maker shall have the option, to be exercised in Maker's sole discretion, to convey the Property without warranty to Holder in full satisfaction of this Note. Maker shall pay all escrow and recording costs arising from the conveyance of the Property to Holder under this Section 6.7 and shall reimburse Holder for its actual and reasonable costs incurred by Holder in performing its obligations under this Section 6.7, including reasonable attorneys' fees and costs, and at Holder's election Maker shall cause any construction, equipment or services contracts entered into in connection with Maker's development of the Property (the "Project Contracts") to be terminated at Maker's sole cost and expense as of the date of conveyance of the Property to Holder pursuant to this Section 6.7. Upon recordation of a quitclaim deed conveying the Property to Holder, which conveyance is conditioned on Maker providing title to Property that is reasonably acceptable to Holder (i.e., the Property may be conveyed subject to the Permitted Exceptions in existence at the time

Maker acquired title and any amendments thereto, to any encumbrances permitted by the Deed of Trust or previously approved by the Beneficiary thereunder, and to exceptions on title that are otherwise reasonably acceptable to Holder), the Loan shall automatically be deemed paid in full, Holder shall mark this Note as "Cancelled," Holder shall fully and unconditionally release Maker from any and all obligations under this Note, and Maker shall have no further rights or obligations under the Loan Documents; provided, however, that Holder shall have access, as a co-obligee, to any bond security provided under any Public Improvement Agreement or Infrastructure Permitting Agreement between the City and the Maker relating to the Project as necessary for the restoration of the Property or the completion of improvements on the Property.

7. Default.

7.1 Any of the following will constitute an Event of Default under this Note:

(a) Maker fails to make any Payment required under this Note within when due, and such failure continues uncured for five (5) business days after receipt of written notice thereof from Holder to Maker; or

(b) the occurrence of any other Event of Default following expiration of any applicable notice and cure periods under the Deed of Trust or other instrument securing the obligations of Maker under this Note.

7.2 Upon the occurrence of any Event of Default, without notice to or demand upon Maker, which are expressly waived by Maker (except for notices or demands otherwise required by applicable laws to the extent not effectively waived by Maker and any notices or demands specified in the Loan Documents), Holder may exercise all rights and remedies available under this Note and the Deed of Trust. Maker acknowledges and agrees that Holder's remedies include judicial or nonjudicial foreclosure of the Deed of Trust and the right to accelerate the Maturity Date by declaring the outstanding principal balance of the Loan, together with all accrued and unpaid interest and unpaid fees and costs incurred, due and payable immediately, in which case, the Maturity Date will be superseded and replaced by the date established by Holder.

8. Waivers.

8.1 Maker expressly agrees that the term of this Note or the date of any payment due hereunder may be extended from time to time with Holder's consent, and that Holder may accept further security or release any security for this Note, all without in any way affecting the liability of Maker.

8.2 No extension of time for any Payment made by agreement by Holder with any person now or hereafter liable for the payment of this Note will operate to release, discharge, modify, change or affect the original liability of Maker under this Note, either in whole or in part.

8.3 The obligations of Maker under this Note are absolute, and Maker waives any and all rights to offset, deduct, or withhold any Payments or charges due under this Note for any reason whatsoever.

9. Miscellaneous Provisions.

9.1 All notices to Holder or Maker must be given in the manner and at the addresses set forth in the Deed of Trust, or to the addresses Holder and/or Maker hereafter designate in accordance with the Deed of Trust.

9.2 In the event of any legal proceedings arising from the enforcement of or a default under this Note or in any bankruptcy proceeding of Maker, the non-prevailing party promises to pay all reasonable costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the proceeding, as provided in the Deed of Trust.

9.3 This Note may be amended only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification, or discharge is sought.

9.4 This Note is governed by and must be construed in accordance with the laws of the State of California, without regard to the choice of law rules of the State.

9.5 Time is of the essence in the performance of any obligations hereunder.

[signature on following page]

“MAKER”

_____’

A _____

By: _____

Name: _____

Its: _____

Schedule A

Expected Payment Schedule

Payments and interest at the rate of three percent per annum will be due as follows:

(a) Between Closing and December 31, 2026:

(i) Annual Payments of \$400,000 on each anniversary of the PSA Effective Date through December 31, 2026, applicable to the loan balance.

(ii) A balloon payment of the remaining loan balance of the \$5,700,000 portion of the Loan attributable to the Phase 1 portion of the Property, minus pre-Closing payments and post-Closing loan payments, plus accrued interest, by December 31, 2026.

(iii) The City will release the Phase 1 portion of the property from the Deed of Trust after the above balloon payment is made.

(b) Between January 1, 2027 and December 31, 2028:

(i) an Annual Payment of \$600,000 on the anniversary of the PSA Effective Date in 2027, applicable to the loan balance; and

(ii) A balloon payment of the remaining loan balance, plus accrued interest, by December 31, 2028.

Estimated Payment Schedule			
Pre Closing Payments	Initial Deposit	Effective Date est. 9/1/ 2020	\$500,000
	Annual Payment 1	est. 9/1/2021	\$400,000
	Annual Payment 2	est. 9/1/2022	\$400,000
Loan Payments	Annual Payment 3	est. 9/1/2023	\$400,000
	Annual Payment 4	est. 9/1/2024	\$400,000
	Annual Payment 5	est. 9/1/2025	\$400,000
	Annual Payment 6	est. 9/1/2026	\$400,000
	Closing Payment Phase 1 *	est. 12/31/2026	\$3,669,399
	Annual Payment 7	est. 9/1/2027	\$600,000
	Closing Payment Phase 2 **	est. 12/16/2028	\$6,693,764
<p>* A balloon payment of \$5,700,000 minus \$2,900,000 in pre and post closing loan payments (as shown above) plus an estimated \$878,573 in accrued interest, calculated at 3% per annum as per the terms of the Note.</p> <p>** A balloon payment of \$5,700,000 minus \$600,000 in post closing payments (as shown above) plus an estimated \$1,593,764 in accrued interest calculated at 3% per annum as per the terms of the Note.</p>			

Schedule B
Illustrative Diagram of Phase 1 Property and Phase 2 Property

[to be finalized by Buyer and Seller prior to Closing]

[See attached]



PHASING DIAGRAM

EXHIBIT H-2

SELLER FINANCING DEED OF TRUST

[To be attached]

Free Recording Requested Pursuant to
Government Code Section 27383

When recorded, mail to:

Real Estate Services Division
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor
San Francisco, California 94102
Attn: Real Estate Director
Re: Balboa Reservoir

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102
Attn: Director of Property
Re: Balboa Reservoir

Assessor's Lot 190, Block 3180

-----Space Above This Line for Recorder's Use-----

APN: _____

**DEED OF TRUST, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**
(Balboa Reservoir)

**THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT
AND FIXTURE FILING** ("Deed of Trust") is made as of _____, 202__, by
_____, a California _____ ("Trustor"), whose address is 600
California St, #900, San Francisco, California 94108, to _____ **TITLE INSURANCE
COMPANY** ("Trustee"), whose address is _____, California, for the
benefit of the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation,
acting by and through its Public Utilities Commission ("Beneficiary" or "City").

1. Grant in Trust. For valuable consideration, Trustor hereby grants, transfers and assigns to Trustee, in trust, with power of sale, for the benefit of Beneficiary, all right, title and interest Trustor now has or may have in the future in the following (all or any part of the following, or any interest in all or any part of it, as the context requires, the "Property"):

(a) that real property situated in the City and County of San Francisco, State of California, described in **Exhibit A** attached hereto and incorporated herein by reference (the "Land"); and

(b) all buildings, structures and other improvements now or in the future located or to be constructed on the Land (the "Improvements"); and

(c) all existing and future leases, subleases, tenancies, subtenancies, licenses, occupancy agreements and concessions ("Leases") relating to the use and enjoyment of all or any part of the Land and Improvements, and any and all guaranties and other agreements relating to or made in connection with any of the Leases; and

(d) except for personal property and removable fixtures installed by tenants or subtenants, all goods, materials, supplies, chattels, furniture, fixtures, equipment and machinery now or later to be attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part of the Land and Improvements, whether stored on the Land or elsewhere, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment, all of which will be considered to the fullest extent of the law to be real property for purposes of this Deed of Trust; and

(e) all building materials, equipment, work in process or other personal property of any kind, whether stored on the Land or elsewhere, that have been or later will be acquired for the purpose of being delivered to, incorporated into or installed in or about the Land or Improvements; and

(f) all Loan funds, whether disbursed or not, and all funds now or in the future on deposit in any account required under the Loan Documents; and

(g) all proceeds, including proceeds of all present and future fire, hazard or casualty insurance policies and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, Improvements or the other property described above or any part of them, or breach of warranty in connection with the construction of the Improvements; and

(h) all books and records pertaining to any and all of the property described above, including records relating to tenants under any Leases, the qualifications of any tenants and any certificates, vouchers and other documents in any way related thereto and records

relating to the application and allocation of any federal, state or local tax credits or benefits;
and

(i) all rents, revenues, issues, royalties, proceeds and profits, including prepaid rent and security deposits ("Rents"), from the Land and the Improvements, subject to: (i) Trustor's right to collect and retain the same as they become due and payable; and (ii) Beneficiary's rights under **Section 5(d)**; and

(j) All intangible personal property and rights relating to the Property or its operation or used in connection with it, including, without limitation, permits, licenses, plans, specifications, construction contracts, subcontracts, bids, soils reports, engineering reports, land planning maps, drawings, construction contracts, notes, drafts, documents, engineering and architectural drawings, deposits for utility services, installations, refunds due Trustor, trade names, trademarks, and service marks; and

(k) all proceeds of, interest accrued on, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

This Deed of Trust constitutes a security agreement under, and a fixture filing in accordance with, the California Uniform Commercial Code, as it may be amended from time to time. The filing of a financing statement pertaining to personal property may not be construed in any way as derogating from or impairing the lien of, or the rights or obligations of the parties under, this Deed of Trust.

2. Obligations Secured. This Deed of Trust is given for the purpose of securing the following (collectively, the "Secured Obligations"):

(a) performance of all present and future obligations of Trustor set forth in the promissory note dated the date of this Deed of Trust as well as performance of all present and future obligations of Trustor set forth in this Deed of Trust made by Trustor to the order of Beneficiary (as it may be amended from time to time, the "Note") and performance of each agreement incorporated by reference, contained therein, or entered into in connection with the Note;

(b) payment of the indebtedness evidenced by the Note in the original principal amount of _____ Million and No/100 Dollars (\$ _____ .00), with three percent interest, according to the terms of the Note; and

(c) payment of any additional sums Trustor may borrow or receive from Beneficiary, when evidenced by another note (or any other instrument) reciting that payment is secured by this Deed of Trust.

3. Trustor's Covenants. To protect the security of this Deed of Trust, Trustor agrees as follows:

(a) to perform the Secured Obligations in accordance with their respective terms;

(b) to keep the Land and the Improvements in good condition and repair, normal wear and tear and acts of God excepted; to return to a safe and secure state any Improvements that are part of the Project, as defined in the Development Agreement (as defined below) constructed, damaged or destroyed on the Land; to pay when due all claims for labor performed and materials furnished therefor, subject to Trustor's right to contest any claim in good faith; to comply with all laws affecting the Project, subject to Trustor's right to contest any claim in good faith; not to commit or permit waste with respect to the Land or the Improvements which would have the effect of materially diminishing the value thereof; not to commit, suffer or permit any act upon the Land or the Improvements in violation of law, including Environmental Laws; and to do all other acts made reasonably necessary by the character or use of the Land and the Improvements; provided, however, that notwithstanding the foregoing, Trustor may without the consent of Beneficiary construct, demolish and reconstruct or substantially renovate the Improvements and develop infrastructure improvements on the Land in a manner consistent with the Balboa Reservoir Master Infrastructure Plan attached to the Development Agreement (as defined below) and following the execution of a Public Infrastructure Agreement ("PIA") or Infrastructure Permitting Agreement ("IPA") with the City, substantially in the form of the City's PIA or IPA template, pursuant to which the City's customary bonding requirements, including without limitation restoration and completion bonding requirements, apply to the entirety of the Land and Improvements, and otherwise develop the Land in a manner consistent with that certain Development Agreement by and between the City and Trustor, dated as of _____, 2020, and recorded in the Official Records of San Francisco County, California (the "Development Agreement"), it being acknowledged that Trustor acquired the Property from Beneficiary for such purposes. "Environmental Laws" means all present and future federal, state, local and administrative laws, ordinances, statutes, rules and regulations, orders, judgments, decrees, agreements, authorizations, consents, licenses, permits and other governmental restrictions and requirements relating to health and safety, industrial hygiene or the environment or to any Hazardous Substance or Environmental Activity, including the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (commonly known as the "Superfund" law) (42 U.S.C. §§ 9601 *et seq.*), the Resource Conservation and Recovery Act

of 1976, as amended by the Solid Waste and Disposal Act of 1984 (42 U.S.C. §§ 6901 *et seq.*); the National Environmental Policy Act of 1969 (“NEPA”) (24 CFR §§ 92 and 24 CFR §§ 58); the California Hazardous Substance Account Act (also known as the Carpenter-Presley-Tanner Hazardous Substance Account Law and commonly known as the “California Superfund” law) (Cal. Health & Safety Code §§ 25300 *et seq.*); and the Safe Drinking Water and Toxic Enforcement Act of 1986 (commonly known as “Proposition 65”) (Cal. Health & Safety Code §§ 25249.2 *et seq.*); and Sections 25117 and 25140 of the California Health & Safety Code; “Hazardous Substance” means any material that, because of its quantity, concentration or physical or chemical characteristics, is deemed by any Governmental Agency to pose a present or potential hazard to human health or safety or to the environment. Hazardous Substance includes any material or substance listed, defined or otherwise identified as a “hazardous substance,” “hazardous waste,” “hazardous material,” “pollutant,” “contaminant,” “pesticide” or is listed as a chemical known to cause cancer or reproductive toxicity or is otherwise identified as “hazardous” or “toxic” under any Environmental Law, as well as any asbestos, radioactive materials, polychlorinated biphenyls and any materials containing any of them, and petroleum, including crude oil or any fraction, and natural gas or natural gas liquids. Materials of a type and quantity normally used in the construction, operation or maintenance of developments similar to the Project will not be deemed “Hazardous Substances” for the purposes of this Deed of Trust if used in compliance with applicable Environmental Laws. “Environmental Activity” means any actual, proposed or threatened spill, leak, pumping, discharge, leaching, storage, existence, release, generation, abatement, removal, disposal, handling or transportation of any Hazardous Substance from, under, into or on the Land;

(c) Unless the City otherwise consents in writing, at all times from and after the date of this Deed of Trust, at its sole expense, Trustor must: (a) comply with all applicable Environmental Laws relating to the Property, and not engage in or otherwise permit the occurrence of any Environmental Activity in violation of any applicable Environmental Laws or that is not customary and incidental to the intended use of the Property, *provided that* nothing contained in this Section will prevent Trustor from contesting, in good faith and by appropriate proceedings, any interpretation or application of Environmental Laws; and (b) deliver to the City notice of the discovery by Trustor of any event rendering any compliance with the covenant in (a) incorrect in any respect promptly following Trustor’s discovery;

(d) to provide, maintain and deliver to Beneficiary property and liability insurance as set forth on Exhibit B and apply any insurance proceeds as provided below;

(e) to enter into a PIA or an IPA, which agreement will include all customary restoration, completion, and other bonding provisions required in the City’s form

of PIA or IPA and which provisions will apply to the Land in its entirety and to any Improvements, prior to initiating infrastructure grading or construction work on the Land;

(f) to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and reasonable attorneys' fees and costs incurred in any such action or proceeding in which Beneficiary or Trustee may appear and in any suit brought by Beneficiary to foreclose this Deed of Trust following an Event of Default;

(g) to pay prior to delinquency: (i) all taxes and assessments affecting the Property, including assessments on appurtenant water stock; and (ii) all encumbrances, charges and liens, with interest, on the Property or any part thereof that appear to be prior or superior hereto and that are created by, through or under Trustor;

(h) should Trustor fail to make any payment or to do any act as herein provided, then, subject to the notice and cure provisions of the Loan Documents, without: (i) obligation to do so; (ii) notice to or demand upon Trustor; or (iii) releasing Trustor from any obligation hereof, Beneficiary or Trustee may: (A) make or do the same in any manner and to the extent as it deems necessary to protect the security hereof; (B) appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; (C) pay, purchase, contest or compromise any encumbrance, charge or lien that in its judgment appears to be prior or superior hereto; and (D) in exercising these powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees and costs, and Trustor consents to Beneficiary's and/or Trustee's entry upon the Land and Improvements for any purpose set forth in this Subsection, including Beneficiary's exercise of its rights under California Code of Civil Procedure Section 564(c); and

(i) to reimburse within ten (10) days of demand all sums expended by Beneficiary or Trustee pursuant to this Deed of Trust, with interest at an annual rate of interest equal to the lesser of: (i) the default interest rate under the Note or (ii) the maximum lawful rate from date of expenditure to the date of payment.

4. Insurance and Condemnation Proceeds.

(a) Trustor hereby collaterally assigns to Beneficiary any award of damages received by Trustor arising from the condemnation of all or any part of the Property for public use and any insurance proceeds arising from injury to all or any part of the Property or the Project.

(b) So long as no Event of Default by Trustor hereunder is continuing, any award of damages or any insurance proceeds shall be paid to Trustor and shall be applied by Trustor to restoration of the Property. Any condemnation award or builders risk or property insurance proceeds not used to repair the property must be paid to Beneficiary to be applied to Trustor's obligations under the Note or, if Beneficiary has entered into an Intercreditor Agreement (as defined below), condemnation and property insurance proceeds shall be used according to the provisions of such Intercreditor Agreement.

(c) If a condemnation award or insurance proceeds are paid to Beneficiary, Beneficiary will release or authorize the release of funds to Trustor, provided that the funds will be used for the restoration of the Property and, if applicable, in accordance with any Intercreditor Agreement. In all other cases, Beneficiary may choose in its discretion to apply funds to Trustor's obligations under the Note, with the remaining funds, if any, released to Trustor.

(d) Trustor agrees that Beneficiary's application or release of funds pursuant to this Section will not cure or waive any default or Notice of Default (as defined below) or invalidate any act by Beneficiary performed following a default pursuant to any Loan Document unless the default has been cured by the application or release of funds.

5. Further Agreements. Trustor further acknowledges and agrees as follows:

(a) Beneficiary does not waive its right either to require prompt payment when due of all other sums secured by this Deed of Trust or to declare Trustor in default for failure to pay timely by accepting payment of any sum secured hereby after its due date.

(b) Trustee may reconvey any part of the Property at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the Note for endorsement without affecting the liability of any entity or person for payment of the indebtedness secured hereby.

(c) Upon: (i) written request of Beneficiary stating that all obligations secured hereby have been paid or performed; (ii) Beneficiary's surrender of this Deed of Trust and the Note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose; and (iii) payment of its fees, if any, Trustee shall reconvey the Property then held hereunder without covenant or warranty.

(d) As additional security, Trustor hereby irrevocably, absolutely and unconditionally assigns to Beneficiary all Rents, whether now due, past due or to become due,

subject to Beneficiary's grant to Trustor of a license to collect and retain Rents as they become due and payable so long as no Event of Default by Trustor is continuing hereunder.

(e) Any voluntary or involuntary conveyance, sale, encumbrance, pledge or other transfer of all or any interest in the Property or in Trustor, including a security interest, in violation of the Loan Documents will constitute an Event of Default (as defined below) giving Beneficiary the right to exercise its remedies at law or in equity.

(f) For the purposes of this Deed of Trust, Beneficiary from time to time may substitute a successor or successors to Trustee named herein or acting hereunder by instrument in writing executed by Beneficiary and duly acknowledged and recorded in the office of the recorder of San Francisco County, which instrument shall be conclusive proof of proper substitution of a successor trustee or trustees. Without conveyance from Trustee, any successor or substitute trustee will succeed to all title, estate, rights, powers and duties of Trustee. The instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the recording information for this Deed of Trust and the name and address of the new Trustee.

(g) This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, provided that this subsection does not constitute Beneficiary's consent to any transfer in violation of this Deed of Trust. The term Beneficiary shall mean the holder of the Note, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(h) Trustee accepts this Trust when this duly executed and acknowledged Deed of Trust is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

6. Representations and Warranties. Trustor represents and warrants to Beneficiary as follows:

(a) The execution, delivery and performance of the Loan Documents will not contravene or constitute a default under or result in a lien other than this Deed of Trust upon assets of Trustor under any applicable law, any organizational documents of Trustor or any instrument binding upon or affecting Trustor, or any contract, agreement, judgment, order, decree or other instrument binding upon or affecting Trustor.

(b) When duly executed, the Loan Documents will constitute the legal, valid and binding obligations of Trustor. Trustor hereby waives any defense to the enforcement of the Loan Documents related to alleged invalidity of the Loan Documents.

(c) No action, suit or proceeding is pending or, to Trustor's knowledge, threatened that might affect Trustor's ability to perform hereunder.

(d) Trustor is not in default under any agreement to which it is a party, including any lease of real property.

(e) None of Trustor or Trustor's principals, if applicable, has been suspended or debarred by the Department of Industrial Relations or any Governmental Agency, nor has Trustor or any of its principals, if applicable, been suspended, disciplined or prohibited from contracting with any Governmental Agency.

(f) All statements and representations made by Trustor in connection with the Loan remain true and correct as of the date of this Deed of Trust.

(g) The Trustor is duly organized and in good standing under applicable laws of the State of California and is qualified to do business in the City and County of San Francisco.

7. Event of Default. Any material breach by Maker of any covenant, agreement, provision or warranty contained in this Deed of Trust or the Note that remains uncured upon the expiration of any applicable notice and cure periods contained therein will constitute an "Event of Default," including the following:

(a) Trustor fails to make any payment required under the Loan Documents within ten (10) days after the date when due, and such failure continues uncured for five (5) business days after receipt of written notice thereof from Beneficiary to Trustor; or

(b) Any lien is recorded against all or any part of the Land without the Beneficiary's prior written consent, whether prior or subordinate to the lien of the Deed of Trust, and the lien is not removed from title or otherwise remedied to the Beneficiary's satisfaction within thirty (30) days after Trustor's receipt of written notice from the Beneficiary to cure the default, or, if the default cannot be cured within a 30-day period, Trustor will have ninety (90) days to cure the default, or any longer period of time deemed necessary by the Beneficiary, *provided that* Trustor commences to cure the default within the 30-day period and diligently pursues the cure to completion; provided, further, that Trustor may contest in good faith the validity or amount of any such lien as long as Trustor has furnished to Beneficiary a cash deposit, statutory release bond or other appropriate security in an amount and form reasonably satisfactory to Beneficiary to protect Beneficiary against the

creation of any lien on, or any sale or forfeiture of, any property encumbered by the Deed of Trust; or

(c) Trustor fails to perform or observe any other term, covenant or agreement contained in any Loan Document, and the failure continues for thirty (30) days after Trustor's receipt of written notice from the Beneficiary to cure the default, or, if the default cannot be cured within a 30-day period, Trustor will have ninety (90) days to cure the default, or any longer period of time deemed necessary by the Beneficiary, *provided that* Trustor commences to cure the default within the 30-day period and diligently pursues the cure to completion; or

(d) Any representation or warranty made by Trustor in any Loan Document proves to have been intentionally incorrect in any material respect when made, which representation materially and adversely affects Trustor's ability to perform hereunder; or

(e) reserved

(f) Trustor is dissolved or liquidated or merged with or into any other entity; or, if Trustor is a corporation, partnership, limited liability company or trust, Trustor ceases to exist in its present form and (where applicable) in good standing and duly qualified under the laws of the jurisdiction of formation and California for any period of more than ten (10) days; or, if Trustor is an individual, Trustor dies or becomes incapacitated; or all or substantially all of the assets of Trustor are sold or otherwise transferred; or

(g) Without the City's prior written consent, Trustor assigns or attempts to assign any rights or interest under any Loan Document, whether voluntarily or involuntarily, other than in connection with a Permitted Transfer; or

(h) Without the City's prior written consent, Trustor voluntarily or involuntarily assigns or attempts to sell, lease, assign, encumber or otherwise transfer all or any portion of the ownership interests in Trustor or of its right, title or interest in the Project or the Site, other than in connection with a Permitted Transfer; or

(i) If the Deed of Trust ceases to constitute a valid and indefeasible perfected lien on the Property; or

(j) Trustor is subject to an order for relief by the bankruptcy court, or is unable or admits in writing its inability to pay its debts as they mature or makes an assignment for the benefit of creditors; or Trustor applies for or consents to the appointment of any

receiver, trustee or similar official for Trustor or for all or any part of its property (or an appointment is made without its consent and the appointment continues undischarged and unstayed for sixty (60) days); or Trustor institutes or consents to any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution, custodianship, conservatorship, liquidation, rehabilitation or similar proceeding relating to Trustor or to all or any part of its property under the laws of any jurisdiction (or a proceeding is instituted without its consent and continues undismissed and unstayed for more than sixty (60) days); or any judgment, writ, warrant of attachment or execution or similar process is issued or levied against the Land, the Improvements or any other property of Trustor and is not released, vacated or fully bonded within sixty (60) days after its issue or levy.

Beneficiary agrees to accept full performance and compliance by either BRIDGE Housing Corporation or AvalonBay Communities, Inc. with any provision of the Loan Documents applicable to the obligations of Trustor in order to cure any default by Trustor under the Loan Documents.

8. Beneficiary's Rights Following Default. Upon and during the continuance of any Event of Default by Trustor:

(a) Trustor's license to collect and retain Rents will terminate automatically.

(b) Trustor consents to Beneficiary's entry upon and taking possession of the Property or any part thereof, at any time after the occurrence of an Event of Default without notice, either in person, by agent or by a receiver to be appointed by a court without regard to the adequacy of any security for the indebtedness hereby secured to sue for or otherwise collect and apply Rents, less costs and expenses of operation and collection, including those of the Property, in its own name or in the name of Trustor. Beneficiary's collection and application of Rents shall not cure or waive any Event of Default or Notice of Default or invalidate any act done pursuant to any notice.

(c) Beneficiary may perform any of Trustor's obligations in any manner, in the Beneficiary's reasonable discretion;

(d) Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold the Property ("Notice of Default"), and:

i. Trustee shall cause the Notice of Default to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, the Note and all documents evidencing expenditures secured hereby.

ii. After the lapse of time then required by law following the recordation of a Notice of Default, and notice of sale ("Notice of Sale") having been given as then required by law, Trustee without demand on Trustor may sell the Property at the time and place fixed in the Notice of Sale either as a whole or in separate parcels in any order at public auction to the highest bidder for cash in lawful money of the United States payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at the time and place of sale and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to any purchaser a trustee's deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the trustee's deed of any matters of facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale.

iii. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: (A) all sums expended under the terms of this Deed of Trust not then repaid, with accrued interest at the default rate under the Note; (B) all other sums then secured hereby; and (C) the remainder, if any, to the person or persons legally entitled thereto.

9. Notices. ²All notices required by this Deed of Trust must be made in writing and may be communicated by personal delivery, facsimile (if followed within one (1) business day by first class mail), by a nationally recognized courier service that obtains receipts, or by United States certified mail, postage prepaid, return receipt requested. Delivery will be deemed complete as of the earlier of actual receipt (or refusal to accept proper delivery) or five (5) days after mailing, *provided that* any notice that is received after 5 p.m. on any day or on any weekend or holiday will be deemed to have been received on the next succeeding business day. Notices must be addressed as follows:

To the City:	Real Estate Services Division
	San Francisco Public Utilities Commission
	525 Golden Gate Avenue, 10th Floor
	San Francisco, California 94102
	Attn: Real Estate Director
	Re: Balboa Reservoir

² NOTE TO DRAFT: Update to mirror Notices provisions in final Purchase Agreement.

Telephone: (415) 487-5210
E-mail: RES@sfgwater.org

City and County of San Francisco
Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, California 94102
Attn: Andrico Penick, Director of Property
Re: Balboa Reservoir
Telephone: (415) 554-9823
Email: Andrico.Penick@sfgov.org

With a copy to: Elizabeth Dietrich, Deputy City Attorney
Office of the City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4682
Attn: Real Estate & Finance Team
Re: Balboa Reservoir
Telephone:
E-mail:

To Trustor: Reservoir Community Partners LLC:

BHC Balboa Builders, LLC
c/o BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, CA 94108
Attn: Brad Wiblin
Telephone: 415-321-3565
E-mail: bwiblin@bridgehousing.com

With a copy to: c/o AvalonBay Communities, Inc.
455 Market Street, Suite 1650
San Francisco, CA 94105
Attn: Joe Kirchofer, Vice President, Development
Phone: 415-284-9082
E-Mail: joe_kirchofer@avalonbay.com

With a copy to: AVB Balboa LLC
c/o AvalonBay Communities, Inc.
4040 Wilson Blvd., Suite 1000
Arlington, VA 22203
Attn: Brian R. Lerman, Vice President,
Associate General Counsel
Phone: 703-317-4132
E-Mail: brian_lerman@avalonbay.com

or any other address a party designates from time to time by written notice sent to the other party in manner set forth in this Section. The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to it at its address set forth above or any succeeding address given by notice in accordance with this Deed of Trust.

10. City's Recourse. The City's recourse against Trustor following an Event of Default is limited as set forth more specifically in Section 6.5 of the Note.

11. Partial Releases. Upon Trustor's fulfillment of the applicable terms and conditions in the Note, Beneficiary agrees upon the written request of Trustor to instruct the Trustee to execute and deliver a partial release of this Deed of Trust as follows:

(a) Upon satisfaction of the conditions precedent for a release of the Phase 1 Property pursuant to Section 5.1 of the Note, Lender will instruct Trustee to reconvey the Phase 1 Property, and Trustee shall within five (5) business days after receipt of such instructions reconvey without warranty the Phase 1 Property to Trustor.

(b) Additionally, upon the request of Trustor, and without payment of any consideration to Lender, a partial reconveyance may be given from the lien of this Deed of Trust as to any portion of the Property which is about to be conveyed to a public utility, governmental entity, or public maintenance district for easements or other public infrastructure that is necessary as part of Trustor's development of the Land in a manner consistent with the Development Agreement, provided that Trustor shall first present to Beneficiary evidence reasonably satisfactory to Beneficiary that such portion of the Property has been or is about to be conveyed for such purposes.

12. Indemnity.

(a) Trustor must Indemnify the City and its respective officers, agents and employees (individually or collectively, an “Indemnitee”) against any and all loss, liability, damage, cost, expense or charge and reasonable attorneys’ fees and costs (“Loss” or “Losses”) arising out of: (a) any default by Trustor in the observance or performance of any of Trustor’s obligations under the Loan Documents; (b) any failure of any representation by Trustor to be correct in all respects when made; (c) from and after the date Trustor acquires the Property from Beneficiary, injury or death to persons or damage to property or other loss occurring on or in connection with the Property, whether caused by the negligence or any other act or omission of Trustor or any other person or by negligent, faulty, inadequate or defective design, building, construction, rehabilitation or maintenance or any other condition or otherwise; (d) from and after the date Trustor acquires the Property from Beneficiary, any claim of any surety in connection with any bond relating to the construction or rehabilitation of any improvements or offsite improvements; (e) any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, brought or asserted against any Indemnitee that relates to or arises out of the Loan Documents, the Loan, or the Property from and after the date the date Trustor acquires the Property from Beneficiary; (f) the occurrence, from and after the date the date Trustor acquires the Property from Beneficiary, until the expiration of the term of this Deed of Trust, of any Environmental Activity or any failure of Trustor or any other person to comply with all applicable Environmental Laws relating to the Property; (g) the occurrence, after the expiration of the term of this Deed of Trust, of any Environmental Activity resulting directly or indirectly from any Environmental Activity occurring from and after the date Trustor acquires the Property from Beneficiary and before the expiration of the term of this Deed of Trust; (h) any liability of any nature arising from Trustor’s contest of or relating to the application of any law, (i) any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, brought or asserted against any Indemnitee that relates to or arises out of any of the following: (1) the Project Contracts (as defined in the Note); or (2) any agreements or any encumbrances entered into by Trustor which allow any third party the right to use or occupy any portion of the Property to the extent any such claim, demand or cause of action arises from events occurring prior to the expiration of the term of this Deed of Trust; or (j) any claim, demand or cause of action, or any investigation, inquiry, order, hearing, action or other proceeding by or before any governmental agency, whether meritorious or not, that directly or indirectly relates to, arises from or is based on the occurrence or allegation of any of the matters described in clauses (a) through (i) above, *provided that* no Indemnitee will be entitled to indemnification under this Section for matters caused solely by its own gross negligence or willful misconduct. In the event any action or proceeding is brought against an Indemnitee by reason of a claim arising out of any Loss for which Trustor has indemnified the Indemnitees, upon written notice, Trustor must answer and otherwise defend the action or proceeding using counsel

approved in writing by the Indemnitee at Trustor's sole expense. Each Indemnitee will have the right, exercised in its sole discretion, but without being required to do so, to defend, adjust, settle or compromise any claim, obligation, debt, demand, suit or judgment against the Indemnitee in connection with the matters covered by this Agreement. The provisions of this Section will survive the repayment of the Loan.

(b) Trustor's obligations under Section 12(a) are not limited by the insurance requirements under this Deed of Trust.

13. General Provisions.

(a) Intercreditor Agreement. Beneficiary and Trustor will cooperate in good faith with providers of other financing to Trustor secured by and used for development of the Property ("Other Lenders") in the negotiation of commercially reasonable intercreditor, recognition or similar agreements between Beneficiary as senior lender and one or more of the Other Lenders, pursuant to which such lenders stipulate in advance the process related to addressing the senior lender and Other Lenders' interests, notice and cure rights in connection with such interests, and how to work in tandem in service to Trustor as their mutual borrower, provided that Beneficiary's first position security interest will not be subordinated (each, an "Intercreditor Agreement"), as required by Trustor's Other Lenders, which may include without limitation the California Department of Housing and Community Development and various private lenders, sufficient to permit Trustor to obtain the financing necessary to permit Trustor to design and construct infrastructure and conduct all other predevelopment activities associated with the construction and development of the Property as contemplated by the Balboa Reservoir Master Infrastructure Plan attached to the Development Agreement. Following review and approval by Beneficiary and approval as to form by the City Attorney's Office, Beneficiary's authorized representative will execute and deliver any approved Intercreditor Agreement. Such agreement may be executed and delivered without additional approval by the City's Board of Supervisors or the San Francisco Public Utilities Commission.

(b) Permitted Transfers. With the prior written consent of Beneficiary, Trustor may assign its rights and obligations under the Loan Documents to a Permitted Transferee under the Purchase Agreement. Consent to the transfer shall include review of evidence supporting the creditworthiness, skill, capability, and experience of the transferee and the SFPUC General Manager must be satisfied that the proposed transferee, including any single-purpose entity specifically established for development of the Property, meets the same standards of creditworthiness, skill, capability, and experience as Trustor.

(c) No Third-Party Beneficiaries. Nothing contained in this Deed of Trust, nor any act of Beneficiary, may be interpreted or construed as creating the relationship of third party beneficiary, limited or general partnership, joint venture, employer and employee, or principal and agent between the Beneficiary and Trustor or Trustor's agents, employees or contractors.

(d) No Claims by Third Parties. Nothing contained in this Agreement creates or justifies any claim against the Beneficiary by any person or entity with respect to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or services with respect to the Property. Trustor must include this requirement as a provision in any contracts for the development of the Property.

(e) Entire Agreement. The Deed of Trust incorporates the terms of all agreements made by the Beneficiary and Trustor with regard to the subject matter of the Deed of Trust. No alteration or variation of the terms of this Deed of Trust will be valid unless made in writing and signed by the parties hereto. No oral understandings or agreements not incorporated herein will be binding on the Beneficiary or Trustor.

(f) No Inconsistent Agreements. Trustor warrants that it has not executed and will not execute any other agreement(s) with provisions materially contradictory or in opposition to the provisions of the Loan Documents.

(g) Successors. Except as otherwise limited herein, the provisions of this Deed of Trust bind and inure to the benefit of the undersigned parties and their heirs, executors, administrators, legal representatives, successors and assigns.

(h) Severability. The invalidity or unenforceability of any one or more provisions of this Deed of Trust will in no way affect any other provision.

(i) Time. Time is of the essence in this Deed of Trust. Whenever the date on which an action must be performed falls on a Saturday, Sunday or federal holiday, the date for performance will be deemed to be the next succeeding business day.

(j) Consent. Except as expressly provided otherwise, whenever consent or approval of a party is required in any Loan Document, that party agrees not to withhold or delay its consent or approval unreasonably.

(k) Attorneys' Fees. In the event of any legal proceedings arising from the enforcement of or a default under this Deed of Trust, the prevailing party will have the right to recover its reasonable attorneys' fees (including allocated fees of the City Attorney's Office) and costs of suit from the other party, whether incurred in a judicial, arbitration,

mediation or bankruptcy proceeding or on appeal. For the purposes of this Deed of Trust, reasonable fees of attorneys in the City Attorney's office will be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter of law for which the City Attorney's services were rendered, who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the City Attorney's Office. An award of attorneys' fees and costs will bear interest at the default rate under the Note from the date of the award until paid.

[signatures on following page]

“TRUSTOR:”

_____ ,

a _____

By: _____ ,

Name: _____ ,

Its: _____ ,

[ALL SIGNATURES MUST BE NOTARIZED]

EXHIBIT A
Legal Description of the Land

[To Be Inserted by Title Company at Acquisition Closing]

EXHIBIT B
Insurance Requirements

Subject to approval by the City's Risk Manager of the insurers and policy forms, Trustor must obtain and maintain, or caused to be maintained, the insurance and bonds as set forth below from the date Trustor acquires Control of the Property until the Note is fully repaid at no expense to the City:

1. Trustor, Contractors.

(a) to the extent Trustor or its contractors and subcontractors have "employees" as defined in the California Labor Code, workers' compensation insurance with employer's liability limits not less than One Million Dollars (\$1,000,000) each accident, injury or illness;

(b) With respect to the Trustor, commercial general liability insurance, with limits no less than Two Million Dollars (\$2,000,000) combined single limit per occurrence and Four Million Dollars (\$4,000,000) annual aggregate limit for bodily injury and property damage, including coverage for contractual liability; personal injury; fire damage legal liability; advertisers' liability; owners' and contractors' protective liability; products and completed operations; broad form property damage; and explosion, collapse and underground (XCU) coverage during any period in which Trustor is conducting any activity on, alteration or improvement to the Site with risk of explosions, collapse, or underground hazards;

(c) business automobile liability insurance, with limits not less than One Million Dollars (\$1,000,000) each occurrence, combined single limit for bodily injury and property damage, including coverage for any owned, hired and non-owned auto coverage, as applicable;

2. Property Insurance.

Trustor must maintain, or cause its contractors and property managers, as appropriate for each, to maintain, insurance and bonds as follows:

(a) Prior to construction, applicable to any existing buildings that will be retained as part of the construction improvements, as well as following completion of construction, applicable to all completed Buildings constructed as part of the Project:

Property insurance, excluding earthquake and flood, in the amount no less than One Hundred Percent (100%) of the replacement value of all improvements prior to commencement of construction and City property in the care, custody and control of the Trustor or its contractor, including coverage in transit and storage off-site; the cost of debris removal and demolition as may be made reasonably necessary by such perils, resulting damage and any applicable law, ordinance or regulation; start up, testing and machinery breakdown including

electrical arcing; one year of business interruption coverage, and with a deductible not to exceed One Hundred Thousand Dollars (\$100,000) each loss, including the City as loss payees.

(b) During the course of construction:

(i) Builder's risk insurance, special form coverage, excluding earthquake and flood, for one hundred percent (100%) of the replacement value of all completed improvements and City property in the care, custody and control of the Trustor or its contractor, including coverage in transit and storage off-site; the cost of debris removal and demolition as may be made reasonably necessary by such covered perils, resulting damage and any applicable law, ordinance or regulation; start up, testing and machinery breakdown including electrical arcing, copy of the applicable endorsement to the Builder's Risk policy, if the Builder's Risk policy is issued on a declared-project basis; and with a deductible not to exceed One Hundred Thousand Dollars (\$100,000) each loss, including the City as loss payees.

(ii) Performance and payment bonds of contractors, each in the amount of One Hundred Percent (100%) of contract amounts, naming the City and Trustor as dual obligees or other completion security approved by the City in its sole discretion.

The following notice is provided in accordance with the provisions of California Civil Code Section 2955.5: Under California law, no lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property.

3. General Requirements.

(a) General and automobile liability policies of Trustor, contractors, commercial tenants and property managers must include the City, including its Boards, commissions, officers, agents and employees, as an additional insured by endorsement acceptable to the City.

(b) All policies required by this Agreement must be endorsed to provide no less than thirty (30) days' written notice to the City before cancellation or intended non-renewal is effective. If notice cannot be provided by carrier, then the burden of notice to City shall be borne by the Trustor.

(c) With respect to any property insurance, Trustor hereby waives all rights of subrogation against the City to the extent of any loss covered by Trustor's insurance, except to the extent subrogation would affect the scope or validity of insurance.

(d) Approval of Trustor's insurance by the City will not relieve or decrease the liability of Trustor under this Agreement.

(e) The City and its officers, agents and employees will not be liable to Trustor for any required premium of policies required of or maintained by Trustor.

(f) The City reserves the right to require an increase in insurance coverage in the event the City determines that conditions show cause for an increase, unless Trustor demonstrates to the City's satisfaction that the increased coverage is commercially unreasonable and unavailable to Trustor.

(g) All liability policies must provide that the insurance is primary to any other insurance available to the additional insureds with respect to claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought and that an act of omission of one of the named insureds that would void or otherwise reduce coverage will not void or reduce coverage as to any other insured, but the inclusion of more than one insured will not operate to increase the insurer's limit of liability.

(h) Any policy in a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs are included in the general annual aggregate limit must be in amounts that are double the occurrence or claims limits specified above.

(i) All claims based on acts, omissions, injury or damage occurring or arising in whole or in part during the policy period must be covered. If any required insurance is provided under a claims-made policy, coverage must be maintained continuously for a period ending no less than three (3) years after recordation of a notice of completion.

(j) Trustor must provide the City with copies of endorsements for each required insurance policy and make each policy available for inspection and copying promptly upon request.

EXHIBIT I

WORKFORCE DECLARATION

[See Attached]

EXHIBIT I

BALBOA RESERVOIR WORKFORCE AGREEMENT

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6. Prevailing Wages and Working Conditions. Developer agrees that all workers performing labor in the construction of Public Improvements that will be dedicated to the City under this Agreement will: (1) pay workers performing that work not less than the Prevailing Rate of Wages as defined in Administrative Code section 6.22 and established under Administrative Code section 6.22(e), (2) provide the same hours, working conditions, and benefits as in each case are provided for similar work performed in San Francisco County in Administrative Code section 6.22(f), and (3) employ Apprentices in accordance with San Francisco Administrative Code Section 23.61. Any contractor or subcontractor performing a public work or constructing Public Improvements must make certified payroll records and other records required under Administrative Code section 6.22(e)(6) available for inspection and examination by the City with respect to all workers performing covered labor. OLSE enforces labor laws, and OLSE shall be the lead agency responsible for ensuring that prevailing wages are paid and other payroll requirements are met in connection with the work, as more particularly described in the Workforce Agreement.	4
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BALBOA RESERVOIR WORKFORCE AGREEMENT

I. Project Background.

This Workforce Agreement is attached to and made a part of the development agreement (“**Agreement**”) for the Balboa Reservoir Project (the “**Project**”). The Project involves the construction of residential dwelling units and related infrastructure and open space amenities, as described in greater detail in the Agreement. This Workforce Agreement sets forth the activities Developer shall undertake, and require their Construction Contractors, Consultants, Subcontractors, Subconsultants, and Commercial Tenants, as applicable, to undertake, to support workforce development in the construction of the Project and end use phases of the Project Site as required under this Workforce Agreement.

II. Purpose of the Workforce Agreement. This Workforce Agreement sets forth the employment and contracting requirements for the construction and operation of the Project. This Workforce Agreement has been jointly prepared by the City and Developer (on behalf of itself and its successors), in consultation with others including OEWD and other relevant City Agencies.

The purpose of this Workforce Agreement is to ensure training, employment and economic development opportunities are part of the development and operation of the Project. This Workforce Agreement creates a mechanism to provide employment and economic development opportunities for economically disadvantaged persons and San Francisco residents. The City and Developer agree that job creation and equal opportunity contracting opportunities in all areas of employment are an essential part of the redevelopment of the Project Site. The City and Developer agree that it is in the best interests of the Project and the City for a portion of the jobs and contracting opportunities to be directed, to the extent possible based on the type of work required, and subject to collective bargaining agreements, to local, small and economically disadvantaged companies and individuals whenever there is a qualified candidate.

This Workforce Agreement identifies goals for achieving this objective and outlines certain measures that will be undertaken in order to help ensure that these goals and objectives are successfully met. In recognition of the unique circumstances and requirements surrounding the Project, OEWD and Developer have agreed that this Workforce Agreement will constitute the exclusive workforce requirements for the Project.

This Workforce Agreement requires the following:

- Developer to meet the hiring and apprenticeship goals for Local Residents and Disadvantaged Workers for Construction Work on Covered Projects, as set forth in Attachment A (Local Hiring requirements).
- For any work not covered by Local Hiring requirements, Developer to enter into a First Source Hiring Agreement for Construction Work on Covered Projects, in the form attached as Attachment B.

- Developer to meet the utilization and outreach goals applicable to certain construction work for Local Business Enterprises, as set forth in Attachment C (LBE Utilization Plan).
- Developer will comply with Prevailing Wage and Working Conditions terms, as set forth in Section III.B.6.

The foregoing summary is provided for convenience and for informational purposes only. In case of any conflict between this Workforce Agreement and the Development Agreement, the provisions of this Workforce Agreement shall control.

III. Workforce Agreement.

A. DEFINITIONS

The following terms specific to this Workforce Agreement have the meanings given to them below or are defined where indicated. Other initially capitalized terms are defined in the Development Agreement. This Workforce Agreement and all Workforce-Development Plan-specific definitions will prevail over the Development Agreement in relation to the rights and obligations of Developers with respect to workforce development. All references to the Development Agreement include this Workforce Agreement unless explicitly stated otherwise.

“Apprentice” means any worker who is indentured in a construction apprenticeship program that maintains current registration with the State of California's Division of Apprenticeship Standards.

“Apprenticeship” shall mean a work experience that combines formal job-related technical instruction with structured on-the-job learning experiences. Apprentices are hired by employer at outset of training program, and the training program is pre-approved by the US Department of Labor (USDOL) or California Division of Apprenticeship Standards (DAS). Apprentices receive progressive wages commensurate with their skill attainment throughout an apprenticeship training program. Upon successful completion of all phases of on-the-job learning and related instruction components, Apprentices receive nationally recognized certificates of completion issued by the USDOL or DAS.

“Building” means each of the buildings to be constructed on the Project Site under the SUD.

“Chapter 83” means Chapter 83 of the San Francisco Administrative Code (First Source Hiring Program).

“Commercial Activity” means retail sales and services, restaurant, hotel, education and office uses, technology and biotechnology business, and any other non-profit or for-profit commercial uses permitted under the SUD that are conducted within a Building.

“Construction Contractor” means a construction contractor hired by or on behalf of Developer who performs Construction Work on the Project Site or other construction work

otherwise covered under the LBE Utilization Plan or First Source Hiring Agreement for Construction (in the form of Attachment B-3).

“Construction Work” means, as applicable, (a) the construction of all Public Improvements, (b) the initial construction of Publicly Accessible Private Improvements, (c) the construction of all Buildings to be carried out by a Developer under the Development Agreement, and (d) tenant improvement work for all Buildings. For the avoidance of doubt, Construction Work for Buildings shall not include any repairs, maintenance, renovations or other construction work performed on the Building after the City issues the last Certificate of Occupancy for the entirety of the applicable Building, including all initial tenant spaces.

“Construction Workforce Requirements” is defined in Section III.B.1.

“Consultant” is defined in Attachment C.

“Covered Projects” means Construction Work with an estimated cost in excess of the Threshold Amount, as defined in Section 6.1 of the San Francisco Administrative Code.

“Developer” means each and every Developer under the Development Agreement, including any Developer of a Building. For purposes of the initial tenant improvements within a Building, Developer shall mean the property owner or tenant that is responsible for the initial tenant improvements.

“Disadvantaged Worker(s)” is defined in Attachment A.

“Final, Binding and Non-Appealable” means 90-days after the subject approval, or if a third party files an action challenging the approval during such 90-day period, thirty days after the final judgment or other resolution of the action or issue.

“FSHA” means the City’s First Source Hiring Administration.

“Horizontal Improvements” means the (a) the initial construction of all Public Improvements, and (b) the initial construction of Publicly Accessible Private Improvements.

“Local Business Enterprise(s)” or **“LBE”** means a firm that has been certified as an LBE as set forth in Administrative Code Chapter 14B (Local Business Enterprise Utilization and Non-Discrimination in Contracting Ordinance).

“Local Resident(s)” is defined in Attachment C.

“OEWD” means the City’s Office of Economic & Workforce Development.

“OLSE” means the City’s Office of Labor Standards Enforcement.

“Permanent Employer” means each employer in a Covered Operation.

“Referral” shall mean a member of the Workforce System who has participated in an OEWD workforce training program.

“**Subconsultant**” is defined in Attachment C.

“**Subcontractor**” is defined in Attachment B-3.

“**Threshold Amount**” is defined in Section 6.1 of the Administrative Code.

B. CONSTRUCTION WORK

1. ***Application.*** Developer and Construction Contractors shall comply with the applicable provisions of this **Section III.B** (the “**Construction Workforce Requirements**”) during construction of Horizontal Improvements and Buildings.
2. ***Local Hiring Requirements.*** Developer and Construction Contractors (and their subcontractors regardless of tier) must comply with the Local Hiring Requirements set forth on Attachment A attached with respect to Construction Work (as defined therein) for Covered Projects. Local Hiring Requirements supersede the First Source Hiring Program for Construction Work.
3. ***First Source Hiring Program for Construction Work.*** Developer performing any Construction Work that is not subject to the Local Hiring Requirements will enter into a Memorandum of Understanding with the City’s First Source Hiring Administration in the form attached as Attachment B under which Developer must include in their contracts with Construction Contractors for Construction Work a requirement that the applicable Construction Contractor enter into a First Source Hiring Agreement in the form attached as Exhibit B, and to provide a signed copy of the relevant Form exhibits to the FSHA.
4. ***Local Business Enterprise Requirements.*** Developer and their respective Contractors and Consultants (as defined in Attachment C) must comply with the Local Business Enterprise Utilization Program set forth in Attachment C.
5. ***Obligations; Limitations on Liability.*** Developer shall use good faith efforts, working with the OEWD or its designee, to enforce the applicable Construction Workforce Requirements with respect to its Construction Contractors (as defined above), Contractors and Consultants (as defined in Attachment C), and each Construction Contractor, Contractor and Consultant, as applicable, shall use good faith efforts, working with OEWD or its designee, to enforce the Construction Workforce Requirements with respect to its Subcontractors and Subconsultants (regardless of tier). However, Developer shall not be liable for the failure of their respective Construction Contractors, Contractors and Consultants, and Construction Contractors, Contractors and Consultants shall not be liable for the failure of their respective Subcontractors and Subconsultants.
6. ***Prevailing Wages and Working Conditions.*** *Developer agrees that all workers performing labor in the construction of Public Improvements that will be dedicated to the City under this Agreement will: (1) pay workers performing that work not less than the Prevailing Rate of Wages as defined*

in Administrative Code section 6.22 and established under Administrative Code section 6.22(e), (2) provide the same hours, working conditions, and benefits as in each case are provided for similar work performed in San Francisco County in Administrative Code section 6.22(f), and (3) employ Apprentices in accordance with San Francisco Administrative Code Section 23.61. Any contractor or subcontractor performing a public work or constructing Public Improvements must make certified payroll records and other records required under Administrative Code section 6.22(e)(6) available for inspection and examination by the City with respect to all workers performing covered labor. OLSE enforces labor laws, and OLSE shall be the lead agency responsible for ensuring that prevailing wages are paid and other payroll requirements are met in connection with the work, as more particularly described in the Workforce Agreement.

C. GENERAL PROVISIONS

1. **Enforcement.** OEWD shall have the authority to enforce the Construction Workforce Requirements and the Operations Workforce Requirements. OEWD staff agree to work cooperatively to create efficiencies and avoid redundancies and to implement this Workforce Agreement in good faith, and to work with all of the Project's stakeholders, including Developer, and Construction Contractors (and Subcontractors) and Permanent Employers, in a fair, nondiscriminatory and consistent manner.
2. **Third Party Beneficiaries.** Each contract for Construction Work and Covered Operations shall provide that OEWD shall have third party beneficiary rights thereunder for the limited purpose of enforcing the requirements of this Workforce Agreement applicable to such party directly against such party.
3. **Flexibility.** Some jobs will be better suited to meeting or exceeding the hiring goals than others, hence all workforce hiring goals under a Construction Contract will be cumulative, not individual, goals for that Construction Contract or Permanent Employer. In addition, Developer shall have the right to reasonably spread the workforce goals, in different percentages, among separate Construction Contracts so long as the cumulative goals among all of the Construction Contracts at any given time meet the requirements of this Workforce Agreement. The parties shall make such modifications to the applicable First Source Hiring Agreements consistent with Developers' allocation. This acknowledgement does not alter in any way the requirement that Developer, Construction Contractors and Permanent Employers comply with good faith effort obligations to meet their respective participation goals for the Construction Work and Covered Operations.
4. **Exclusivity.** OEWD and Developer have agreed that this Workforce Agreement will constitute the exclusive workforce requirements for the Project.

Attachment A

Local Hiring Requirements

[see attached]

ATTACHMENT A

LOCAL HIRING PLAN FOR CONSTRUCTION

1.1 SUMMARY

- A. This Attachment A to the Balboa Reservoir Workforce Agreement (“**Local Hiring Plan**”) governs the obligations of the Project to comply with the City’s Local Hiring Policy for Construction pursuant to Chapter 82 of the San Francisco Administrative Code (the “**Policy**”). In the event of any conflict between Administrative Code Chapter 82 and this Attachment, this Attachment shall govern.
- B. The provisions of this Local Hiring Plan are hereby incorporated as a material term of the Development Agreement. Developer performing any work on City Property under the Development Agreement shall require any Contractor performing Construction Work on City Property to agree that (i) the Contractor shall comply with all applicable requirements of this Local Hiring Plan; (ii) the provisions of this Local Hiring Plan and the Policy are reasonable and achievable by Contractor and its Subcontractors; and (iii) they have had a full and fair opportunity to review and understand the terms of the Local Hiring Plan.
- C. The Office of Economic and Workforce Development (OEWD) is responsible for administering the Local Hiring Plan and will be administering its applicable requirements. For more information on the Policy and its implementation, please visit the OEWD website at: www.workforcedevelopmentsf.org.
- D. Capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement or the Policy, as applicable.

1.2 DEFINITIONS. For purposes of this Attachment B, the following definitions apply:

- A. “Apprentice” means any worker who is indentured in a construction Apprenticeship program that maintains current registration with the State of California's Division of Apprenticeship Standards.
- B. “Area Median Income (AMI)” means unadjusted median income levels derived from the Department of Housing and Urban Development (“HUD”) on an annual basis for the San Francisco area, adjusted solely for household size, but not high housing cost area.
- C. “Construction Work” means the construction of all buildings and improvements located on the property under the Development Agreement.
- D. “Covered Project” means Construction Work with an estimated cost in excess of the Threshold Amount.

- E. “Contractor” means a prime contractor, general contractor, or construction manager contracted by a Developer who performs Construction Work
- F. “Disadvantaged Worker” as defined in Administrative Code Section 82.3 (as that Code Section is amended from time to time, except to the extent that future changes to the definition are prohibited under the terms of Section 5.3(b)(xi) of the Development Agreement).
- G. "Job Notification" means the written notice of any Hiring Opportunities from Contractor to CityBuild. Contractor shall provide Job Notifications to CityBuild with a minimum of 3 business days' notice.
- H. “Local Resident” means an individual who is domiciled, as defined by Section 349(b) of the California Election Code, within the City at least seven (7) days prior to commencing work on the project.
- I. “Non-Covered Project” means any construction projects not covered by the San Francisco Local Hiring Policy.
- J. “Project Work” means Construction Work performed as part of a Covered Project.
- K. “Project Work Hours” means the total onsite work hours worked on a construction contract for a Covered Project by all Apprentices and journey-level workers, whether those workers are employed by the Contractor or any Subcontractor.
- L. “Subcontractor” means any person, firm, partnership, owner operator, limited liability company, corporation, joint venture, proprietorship, trust, association, or other entity that contracts with a Contractor or another subcontractor to provide services to a Contractor or another subcontractor in fulfillment of the Contractor’s or that other subcontractor’s obligations arising from a contract for construction work on a Covered Project who performs Construction Work on the 28 Acre site.
- M. “Targeted Worker” means any Local Resident or Disadvantaged Worker.
- N. “Threshold Amount” as defined in Section 6.1 of the San Francisco Administrative Code.

1.3 LOCAL HIRING REQUIREMENTS

- A. Total Project Work Hours By Trade. For all construction contracts for Covered Projects, the mandatory participation level in terms of Project Work Hours within each trade to be performed by Local Residents is 30%, with a goal of no less than 15% of Project Work Hours within each trade to be performed by Disadvantaged Workers. The mandatory participation levels required under this Local Hire

Program will be determined by OEWD for each Phase under the Development Agreement, and in no event shall be greater than 30%; however, the Parties acknowledge that Developer intends to require each construction contract for Covered Projects to meet the mandatory participation levels on an individual contract level.

- B. Apprentices. For all construction contracts for Covered Projects, at least 50% of the Project Work Hours performed by Apprentices within each trade is required to be performed by Local Residents. Hiring preferences shall be given to Apprentices who are referred by the CityBuild program. This document also establishes a goal of no less than 25% of Project Work Hours performed by Apprentices within each trade to be performed by Disadvantaged Workers.
- C. Out-of-State Workers. For all Covered Projects, Project Work Hours performed by residents of states other than California will not be considered in calculation of the number of Project Work Hours to which the local hiring requirements apply. Contractors and Subcontractors shall report to OEWD the number of Project Work Hours performed by residents of states other than California.
- D. Pre-construction or other Local Hire Meeting. Prior to commencement of Construction Work on Covered Projects, Contractor and its Subcontractors whom have been engaged by contract and identified in the Local Hiring Forms as contributing toward the mandatory local hiring requirement shall attend a preconstruction or other Local Hire meeting(s) convened by Developer or OEWD staff. Representatives from Contractor and the Subcontractor(s) who attend the pre-construction or other Local Hire meeting must have hiring authority. Contractor and its Subcontractors who are engaged after the commencement of Construction Work on a Covered Project shall attend a future preconstruction meeting or meetings as mutually agreed by Contractor and OEWD staff.
- E. This Local Hiring Plan does not limit Contractor's or its Subcontractors' ability to assess qualifications of prospective workers, and to make final hiring and retention decisions. No provision of this Local Hiring Plan shall be interpreted so as to require a Contractor or Subcontractor to employ a worker not qualified for the position in question, or to employ any particular worker.
- F. Construction Work for Non-Covered Projects will be subject to the First Source Hiring Program for Construction Work in accordance with Section III.C.3 of the Workforce Agreement.

1.4 CITYBUILD WORKFORCE DEVELOPMENT PROGRAM: EMPLOYMENT NETWORKING SERVICES

- A. OEWD administers the CityBuild Program. Subject to any collective bargaining agreements in the building trades and applicable law, CityBuild shall be a primary

resource available for Contractor and Subcontractors to meet Contractors' local hiring requirements under this Local Hiring Plan. CityBuild has two main goals:

1. Assist with local hiring requirements under this Local Hiring Plan by connecting Contractor and Subcontractors with qualified journey-level, Apprentice, and pre-Apprentice Local Residents.
2. Promote training and employment opportunities for disadvantaged workers of all ethnic backgrounds and genders in the construction work force.

B. Where a Contractor's or its Subcontractors' preferred or preexisting hiring or staffing procedures for a Covered Project do not enable Contractor to satisfy the local hiring requirements of this Local Hiring Plan, the Contractor or Subcontractor shall use other procedures to identify and retain Targeted Workers, including the following:

1. Requesting to connect with workers through CityBuild, with qualifications described in the request limited to skills directly related to performance of job duties.
2. Considering Targeted Workers networked through CityBuild within three business days of the request and who meet the qualifications described in the request. Such consideration may include in-person interviews. All workers networked through CityBuild will qualify as Disadvantaged Workers under this Local Hiring Plan. Neither Contractor nor its Subcontractors are required to make an independent determination of whether any worker is a "Disadvantaged Worker" as defined above.

C. **CONDITIONAL WAIVER FROM LOCAL HIRING REQUIREMENTS**

A. Contractor or the Subcontractor may use one or more of the following pipeline and retention compliance mechanisms to receive a conditional waiver from the Local Hiring Requirements of Section 1.3 on a project-specific basis. All requests for conditional waivers must be submitted to OEWD for approval.

1. Specialized Trades: OEWD has published a list of trades designated as "Specialized Trades" for which the local hiring requirements of this Local Hiring Plan will not apply. The list is available on the OEWD website. Contractor and its Subcontractors shall report to OEWD the Project Work Hours utilized in each designated Specialized Trade and in each OEWD-approved project-specific Specialized Trade.
2. Credit for Hiring on Non-Covered Projects: Contractor and its Subcontractors may accumulate credit hours for hiring Targeted Workers on Non-Covered Projects in the nine-county San Francisco Bay Area and apply those credit hours to contracts for Covered Projects to meet the mandatory local hiring requirement. For hours performed by Targeted Workers on Non-Covered Projects, the hours shall be credited toward the local hiring requirement for this Contract provided that:

- a. the Targeted Workers are paid the prevailing wages or union scale for work on the Non-Covered Projects; and
 - b. such credit hours shall be committed to by the Contractor on future projects to satisfy any short fall the Contractor may have on a Covered Project. Such commitment shall be in writing by the Contractor, shall extend for a period of time negotiated between the contractor and OEWD, and shall commit to satisfying any assessed penalties should Contractor fail to achieve the required credit hours.
3. Sponsoring Apprentices: Contractor or a Subcontractor may agree to sponsor an OEWD-specified number of new Apprentices in trades in which noncompliance is likely and retaining those Apprentices for the period of Contractor's or a Subcontractor's work on the project. OEWD will verify with the California Department of Industrial Relations that the new Apprentices are registered and active Apprentices. Contractor will be required to write a sponsorship letter on behalf of the identified candidate to the appropriate Local Union and will make the necessary arrangements with the Union to hire the candidate as soon as s/he is indentured.
4. Direct Entry Agreements: OEWD is authorized to negotiate and enter into direct entry agreements with Apprenticeship programs that are registered with the California Department of Industrial Relations' Division of Apprenticeship Standards. Contractor may avoid assessment of penalties for non-compliance with this Local Hiring Plan by Contractor or its Subcontractors hiring and retaining Apprentices who are enrolled through such direct entry agreements. Contractor may also utilize OEWD-approved organizations with direct entry agreements with Local Unions, including District 10 based organizations to hire and retain Targeted Workers. To the extent that Contractor or its Subcontractors have hired Apprentices or Targeted Workers under a direct entry agreement entered into by OEWD or reasonably approved by OEWD, OEWD will not assess penalties for non-compliance with this Local Hiring Plan.
5. Corrective Actions: Should local employment conditions be such that adequate Targeted Workers for a craft, or crafts, are not available to meet the requirements and Contractor can document their efforts to achieve the requirements through the mechanisms and processes in this document, a corrective action plan must be negotiated between Contractor and OEWD.

1.5 LOCAL HIRING FORMS

- A. Utilizing the City's online Project Reporting System, Contractors for Covered Projects shall submit the following forms, as applicable, to the Contracting City Agency and OEWD:
 1. Form 1: Local Hiring Workforce Projection. OEWD Form 1 (Local Hiring Workforce Projection), a copy of which is attached, shall be initially

submitted prior to the start of construction and updated quarterly by the Contractor until all subcontracting is completed.

2. Job Notifications. Upon commencement of work, Contractor and its Subcontractors may submit Job Notifications to CityBuild to connect with local trades workers.
3. Form 4: Conditional Waivers. If a Contractor or a Subcontractor believes the local hiring requirements cannot be met, it will submit OEWD Form 4 (Conditional Waiver), a copy of which is attached, as more particularly described in Articles 1.4 and 1.5 above.

1.6 ENFORCEMENT, RECORD KEEPING, NONCOMPLIANCE AND PENALTIES

- A. Subcontractor Compliance. Each Contractor and Subcontractor shall ensure that all Subcontractors agree to comply with applicable requirements of this document. All Subcontractors agree as a term of participation on the Project that the City shall have third party beneficiary rights under all contracts under which Subcontractors are performing Project Work. Such third-party beneficiary rights shall be limited to the right to enforce the requirements of this Local Hiring Plan directly against the Subcontractors. All Subcontractors on the Project shall be responsible for complying with the recordkeeping and reporting requirements set forth in this Local Hiring Plan. Subcontractors with work in excess of the of \$600,000 shall be responsible for ensuring compliance with the Local Hiring Requirements set forth in Section 1.3 of this Local Hiring Plan based on Project Work Hours performed under their Subcontracts, including Project Work Hours performed by lower tier Subcontractors with work less than the Threshold Amount.
- B. Reporting. Contractor shall submit certified payrolls to the City electronically using the Project Reporting System. OEWD and will monitor compliance with this Local Hiring Plan electronically.
- C. Recordkeeping. Contractor and each Subcontractor shall keep, or cause to be kept, for a period of four years from the date of Substantial Completion of Construction Work, certified payroll and basic records, including time cards, tax forms, and superintendent and foreman daily logs, for all workers within each trade performing work on a Covered Project.
 1. Such records shall include the name, address and social security number of each worker who worked on the covered project, his or her classification, a general description of the work each worker performed each day, the Apprentice or journey-level status of each worker, daily and weekly number of hours worked, the self-identified race, gender, and ethnicity of each worker, whether or not the worker was a Local Resident, and the referral source or method through which the contractor or subcontractor hired or retained that worker for work on the Covered Project (e.g., core workforce,

name call, union hiring hall, City-designated referral source, or recruitment or hiring method) as allowed by law.

2. Contractor and Subcontractors may verify that a worker is a Local Resident by following OEWD's domicile policy.
3. All records described in this subsection shall at all times be open to inspection and examination by the duly authorized officers and agents of the City, including representatives of the OEWD.

D. Monitoring. From time to time and in its sole discretion, OEWD may monitor and investigate compliance of Contractor and Subcontractors working on a Covered Project with requirements of this Local Hiring Plan. Contractor shall allow representatives of OEWD, in the performance of their duties, to engage in random inspections of Covered Projects. Contractor and all Subcontractors shall also allow representatives of OEWD to have access to employees of the Contractor and Subcontractors and the records required to be maintained under this document.

E. Noncompliance and Penalties. Failure of Contractor and/or its Subcontractors to comply with the requirements of this document and the obligations set forth in this Local Hiring Plan may subject Contractor to the consequences of noncompliance, including but not limited to the assessment of penalties, but only if City determines that the failure to comply results from willful actions of Contractor and/or its Subcontractors, and not by reason of unavailability of sufficient qualified Local Residents and Disadvantaged Workers to meet the goals required hereunder. The assessment of penalties for noncompliance shall not preclude the City from exercising any other rights or remedies to which it is entitled.

1. **Penalties Amount.** If any Contractor or Subcontractor fails to satisfy the Local Hiring Requirements of this Local Hiring Plan applicable to Project Work Hours performed by Local Residents, and the applicable Contractor or Subcontractor is unable to provide evidence reasonably satisfactory to the City that such failure arose solely due to unavailability of qualified Local Residents despite Contractors or Subcontractors good faith efforts in accordance with this Local Hiring Program, then the Contractor, and in the case of any Subcontractor so failing, and Subcontractor shall jointly and severally forfeit to the City, an amount equal to the Journeyman or Apprentice prevailing wage rate, as applicable, with such wage as established by the Board of Supervisors or the California Department of Industrial Relations under subsection [6.22\(e\)\(3\)](#) of the Administrative Code, for the primary trade used by the Contractor or Subcontractor on the Covered Project for each hour by which the Contractor or Subcontractor fell short of the Local Hiring Requirement. The assessment of penalties under this subsection shall not preclude the City from exercising any other rights or remedies to which it is entitled.

2. **Assessment of Penalties.** OEWD shall determine whether a Contractor and/or any Subcontractor has failed to comply with the Local Hire Requirement. If after conducting an investigation, OEWD determines that a violation has occurred, it shall issue and serve an assessment of penalties to the Contractor and/or any Subcontractor that sets forth the basis of the assessment and orders payment of penalties in the amounts equal to the Journeyman or Apprentice prevailing wage rates, as applicable, for the primary trade used by the Contractor or Subcontractor on the Project for each hour by which the Contractor or Subcontractor fell short of the Local Hiring Requirement. Assessment of penalties under this subsection shall be made only upon an investigation by OEWD and upon written notice to the Contractor or Subcontractor identifying the grounds for the penalty and providing the Contractor or Subcontractor with the opportunity to respond pursuant to the recourse procedures prescribed in this Local Hiring Plan.
3. **Recourse Procedure.** If the Contractor or Subcontractor disagrees with the assessment of penalties, then the following procedure applies:
 - a. The Contractor or Subcontractor may request a hearing in writing within 15 days of the date of the final notification of assessment. The request shall be directed to the City Controller. Failure by the Contractor or Subcontractor to submit a timely, written request for a hearing shall constitute concession to the assessment and the forfeiture shall be deemed final upon expiration of the 15-day period. The Contractor or Subcontractor must exhaust this administrative remedy prior to commencing further legal action.
 - b. Within 15 days of receiving a proper request, the Controller shall appoint a hearing officer with knowledge and not less than five years' experience in labor law, and shall so advise the enforcing official and the Contractor or Subcontractor, and/or their respective counsel or authorized representative.
 - c. The hearing officer shall promptly set a date for a hearing. The hearing must commence within 45 days of the notification of the appointment of the hearing officer and conclude within 75 days of such notification unless all parties agree to an extended period.
 - d. Within 30 days of the conclusion of the hearing, the hearing officer shall issue a written decision affirming, modifying, or dismissing the assessment. The decision of the hearing officer shall consist of findings and a determination. The hearing officer's findings and determination shall be final.
 - e. The Contractor or Subcontractor may appeal a final determination under this by filing in the San Francisco Superior Court a petition for a writ of

mandate under California Code of Civil Procedure Section 1084 *et seq.*,
as applicable and as may be amended from time to time.

1.8 COLLECTIVE BARGAINING AGREEMENT

Nothing in this Local Hiring Plan shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, project labor agreements or existing employment contracts (Collective Bargaining Agreements"). In the event of a conflict between this Local Hiring Plan and a Collective Bargaining Agreement, the terms of the Collective Bargaining Agreement shall supersede this Local Hiring Plan.

END OF DOCUMENT

FORM 1: LOCAL HIRING WORKFORCE PROJECTION

Contractor: _____ **Project Name:** _____ **Contract #:** _____

The Contractor must complete and submit this Local Hiring Workforce Projection (Form 1) prior to the start of construction and quarterly until all subcontracting is complete. The Contractor must include information regarding all of its Subcontractors who will perform construction work on the project regardless of Tier and Value Amount.

Will you be able to meet the mandatory Local Hiring Requirements?

- ☐ **YES (Please provide information for all contractors performing construction work in Table 1 below.)**
☐ **NO (Please complete Table 1 below and Form 4: Conditional Waivers.)**

INSTRUCTIONS FOR COMPLETING TABLE 1:

1. Please organize the contractors' information based on their Trade Craft work.
2. For contractors performing work in various Trade Craft, please list contractor name in each Trade Craft (*i.e. if Contractor X will perform two trades, list Contractor X under two Trade categories.*)
3. If you anticipate utilizing Apprentices on this project, please note the requirement that 30% of Apprentice hours must be performed by San Francisco residents.
4. Additional blank form is available at our Website: www.workforcedevelopsf.org. For assistance or questions in completing this form, contact (415) 701-4894 or Email @ Local.hire.ordinance@sfgov.org.

TABLE 1: WORKFORCE PROJECTION

Trade Craft	Contractor <i>List contractors by Trade Craft</i>		Est. Total Work Hours	Est. Total Local Work Hours	Est. Total Local Work Hours %
Example: Laborer	Contractor X	Journey	800	250	31%
		Apprentice	200	100	50%
Example: Laborer	Contractor Y	Journey	500	100	20%
		Apprentice	0	0	0
Example:	TOTAL LABORER	Journey	1300	350	27%
		Apprentice	200	100	50%
Example:	TOTAL		1500	450	30%
		Journey			
		Apprentice			
		Journey			
		Apprentice			

DISCLAIMER: If the Total Work Hours for a Trade Craft are less than 5% of the Total Project Work Hours, the Trade Craft is exempt from the Mandatory Requirement. Subsequently, if the Trade Craft exceeds 5% of the Total Project Work Hours at any time during the project, the Trade Craft is subject to the Mandatory Requirement.

Name of Authorized
Representative

Signature

Date

Phone

Email

ATTACHMENT B
FORM OF FIRST SOURCE HIRING AGREEMENT FOR CONSTRUCTION

[see attached]

City and County of San Francisco First Source Hiring Program



Office of Economic and Workforce Development
Workforce Development Division

First Source Hiring Agreement For Construction

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of , by and between the City and County of San Francisco (the "City") through its First Source Hiring Administration ("FSHA") and ("Project Sponsor").

WHEREAS, Project Sponsor, as developer, proposes to construct new dwelling units, with up to square feet of commercial space and accessory, off-street parking spaces ("Project") at , Lots in Assessor's Block , San Francisco California ("Site"); and

WHEREAS, the Administrative Code of the City provides at Chapter 83 for a "First Source Hiring Program" which has as its purpose the creation of employment opportunities for qualified Economically Disadvantaged Individuals (as defined in Exhibit A); and

WHEREAS, the Project requires a building permit for a commercial activity of greater than 25,000 square feet and/or is a residential project greater than ten (10) units and therefore falls within the scope of the Chapter 83 of the Administrative Code; and

WHEREAS, Project Sponsor wishes to make a good faith effort to comply with the City's First Source Hiring Program,

Therefore, the parties to this Memorandum of Understanding agree as follows:

- A. Project Sponsor, upon entering into a contract for the construction of the Project with Contractor after the date of this MOU, will include in that contract a provision requiring the Contractor to enter into a First Source Hiring Agreement in the form attached as Exhibit A. It is the Project Sponsor's responsibility to provide a signed copy of Exhibit A to First Source Hiring program and CityBuild within 10 business days of execution.
- B. CityBuild shall represent the First Source Hiring Administration and will provide referrals of Qualified (as defined in Exhibit A) Economically Disadvantaged Individuals for employment on the construction phase of the Project as required under Chapter 83. The First Source Hiring Program will provide referrals of Qualified Economically Disadvantaged Individuals for the permanent jobs located within the commercial space of the Project.

- C. The owners or residents of the residential units within the Project shall have no obligations under this MOU, or the attached First Source Hiring Agreement.
- D. FSHA shall advise Project Sponsor, in writing, of any alleged breach on the part of the Project's contractor and/or tenant(s) with regard to participation in the First Source Hiring Program at the Project prior to seeking an assessment of liquidated damages pursuant to Section 83.12 of the Administrative Code.
- E. As stated in Section 83.10(d) of the Administrative Code, if Project Sponsor fulfills its obligations as set forth in Chapter 83, it shall not be held responsible for the failure of a contractor or commercial tenant to comply with the requirements of Chapter 83.
- F. This MOU is an approved "First Source Hiring Agreement" as referenced in Section 83.11 of the Administrative Code. The parties agree that this MOU shall be recorded and that it may be executed in counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same instrument.
- G. Except as set forth in Section E, above: (1) this MOU shall be binding on and inure to the benefit of all successors and assigns of Project Sponsor having an interest in the Project and (2) Project Sponsor shall require that its obligations under this MOU shall be assumed in writing by its successors and assigns. Upon Project Sponsor's sale, assignment or transfer of title to the Project, it shall be relieved of all further obligations or liabilities under this MOU.

Signature: _____	Date: _____
Name of Authorized Signer: _____	Email: _____
Company: _____	Phone: _____
Address: _____	
Project Sponsor: _____	
Contact: _____	Phone: _____
Address: _____	Email: _____

First Source Hiring Administration
 OEWD, 1 South Van Ness 5th Fl. San Francisco, CA 94103
 Attn: Ken Nim, CityBuild Director, ken.nim@sfgov.org

Date: _____

**Exhibit A:
First Source Hiring Agreement**

This First Source Hiring Agreement (this "Agreement"), is made as of , by and between , the First Source Hiring Administration, (the "FSHA"), and the undersigned contractor ("Contractor"):

RECITALS

WHEREAS, Contractor has executed or will execute an agreement (the "Contract") to construct or oversee a portion of the project to construct new dwelling units, with up to square feet of commercial space and accessory, off-street parking spaces ("Project") at Lots in Assessor's Block , San Francisco California ("Site"), and a copy of this Agreement is attached as an exhibit to, and incorporated in, the Contract; and

WHEREAS, as a material part of the consideration given by Contractor under the Contract, Contractor has agreed to execute this Agreement and participate in the San Francisco Workforce Development System established by the City and County of San Francisco, pursuant to Chapter 83 of the San Francisco Administrative Code;

WHEREAS, as a material part of the consideration given by Contractor under the Contract, Contractor has agreed to execute this Agreement and participate in the San Francisco Workforce Development System established by the City and County of San Francisco, pursuant to Chapter 83 of the San Francisco Administrative Code;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. DEFINITIONS

For purposes of this Agreement, initially capitalized terms shall be defined as follows:

- a. "Core" or "Existing" workforce. Contractor's "core" or "existing" workforce shall consist of any worker who appears on the Contractor's active payroll for at least 60 days of the 100 working days prior to the award of this Contract.
- b. "Economically Disadvantaged Individual". An individual who is either (a) eligible for services under the Workforce Investment Act of 1998 (29 U.S.C.A. 2801, *et seq.*), as may be amended from time to time, or (b) designated as "economically disadvantaged" by the OEWD/First Source Hiring Administration as an individual who is at risk of relying upon, or returning to, public assistance.
- c. "Hiring opportunity". When a Contractor adds workers to its existing workforce for the purpose of performing the work under this Contract, a "hiring opportunity" is created. For example, if the carpentry subcontractor has an existing crew of five carpenters and needs seven carpenters to perform the work, then there are two

hiring opportunities for carpentry on the Project.

- d. "Job Notification". Written notice of job request from Contractor to CITYBUILD for any hiring opportunities. Contract shall provide Job Notifications to CITYBUILD with a minimum of 3 business days' notice.
- e. "New hire". A "new hire" is any worker who is not a member of Contractor's core or existing workforce.
- f. "Referral". A referral is an individual member of the CITYBUILD Referral Program who has received training appropriate to entering the construction industry workforce.
- g. "Workforce participation goal". The workforce participation goal is expressed as a percentage of the Contractor's and its Subcontractors' new hires for the Project.
- h. "Entry Level Position". A position that requires less than two (2) years training or specific preparation, and shall include temporary and permanent jobs, and construction jobs related to the development of a commercial activity.
- i. "First Opportunity". Consideration by Contractor of System Referrals for filling Entry Level Positions prior to recruitment and hiring of non-System Referral job applicants.
- j. "Job Classification". Categorization of employment opportunity or position by craft, occupational title, skills, and experience required, if any.
- k. "Job Notification". Written notice, in accordance with Section 2(b) below, from Contractor to FSHA for any available Entry Level Position during the term of the Contract.
- l. "Publicize". Advertise or post available employment information, including participation in job fairs or other forums.
- m. "Qualified". An Economically Disadvantaged Individual who meets the minimum bona fide occupational qualifications provided by Contractor to the System in the job availability notices required this Agreement.
- n. "System". The San Francisco Workforce Development System established by the City and County of San Francisco, and managed by the Office of Economic and Workforce Development (OEWD), for maintaining (1) a pool of Qualified individuals, and (2) the mechanism by which such individuals are certified and referred to prospective employers covered by the First Source Hiring requirements under Chapter 83 of the San Francisco Administrative Code. Under this agreement, CityBuild will act as the representative of the San Francisco Workforce Development System.
- o. "System Referrals". Referrals by CityBuild of Qualified applicants for Entry

Level Positions with Contractor.

- p. “Subcontractor”. A person or entity who has a direct contract with Contractor to perform a portion of the work under the Contract.

2. PARTICIPATION OF CONTRACTOR IN THE SYSTEM

- a. The Contractor agrees to work in Good Faith with the Office of Economic and Workforce Development (OEWD)’s CityBuild Program to achieve the goal of 50% of new hires for employment opportunities in the construction trades and Entry-level Position related to providing support to the construction industry.

The Contractor shall provide CityBuild the following information about the Contractor’s employment needs under the Contract:

- i. On Exhibit A-1, the CityBuild Workforce Projection Form 1, Contractor will provide a detailed numerical estimate of journey and apprentice level positions to be employed on the project for each trade.
 - ii. Contractor is required to ensure that a CityBuild Workforce Projection Form 1 is also completed by each of its Subcontractors.
 - iii. Contractor will collaborate with CityBuild staff to identify, by trade, the number of Core workers at project start and the number of workers at project peak; and the number of positions that will be required to fulfill the First Source local hiring expectation.
 - iv. Contractor and Subcontractors will provide documented verification that its “core” employees for this contract meet the definition listed in Section 1.a.
- b. The Contractor shall perform the following in its good faith efforts to meet the hiring goals set forth in this Agreement:
 - i. Contractor must (A) give good faith consideration to all CityBuild Referrals, (B) review the resumes of all such referrals, (C) conduct interviews for posted Entry Level Positions in accordance with the non-discrimination provisions of this contract, and (D) affirmative obligation to notify CityBuild of any new entry-level positions throughout the life of the project.
 - ii. Contractor must provide constructive feedback to CityBuild on all System Referrals in accordance with the following:

- (A) If Contractor meets the criteria in Section 5(a) below that establishes “good faith efforts” of Contractor, Contractor must only respond orally to follow-up questions asked by the CityBuild account executive regarding each System Referral; and
 - (B) After Contractor has filled at least 5 Entry Level Positions under this Agreement, if Contractor is unable to meet the criteria in Section 5(b) below that establishes “good faith efforts” of Contractor, Contractor will be required to provide written comments on all CityBuild Referrals.
- c. Contractor must provide timely notification to CityBuild as soon as the job is filled, and identify by whom.

3. CONTRACTOR RETAINS DISCRETION REGARDING HIRING DECISIONS

Contractor agrees to offer the System the first opportunity to provide qualified applicants for employment consideration in Entry Level Positions, subject to any enforceable collective bargaining agreements. Contractor shall consider all applications of Qualified System Referrals for employment. Provided Contractor utilizes nondiscriminatory screening criteria, Contractor shall have the sole discretion to interview and hire any System Referrals.

4. COMPLIANCE WITH COLLECTIVE BARGAINING AGREEMENTS

Notwithstanding any other provision hereunder, if Contractor is subject to any collective bargaining agreement(s) requiring compliance with a pre-established applicant referral process, Contractor’s only obligations with regards to any available Entry Level Positions subject to such collective bargaining agreement(s) during the term of the Contract shall be the following:

- a. Contractor shall notify the appropriate union(s) of the Contractor’s obligations under this Agreement and request assistance from the union(s) in referring Qualified applicants for the available Entry Level Position(s), to the extent such referral can conform to the requirements of the collective bargaining agreement(s).
- b. Contractor shall use “name call” privileges, in accordance with the terms of the applicable collective bargaining agreement(s), to seek Qualified applicants from the System for the available Entry Level Position(s).
- c. Contractor shall sponsor Qualified Apprenticeship applicants, referred through the

System, for applicable union membership.

5. CONTRACTOR'S GOOD FAITH EFFORT TO COMPLY WITH ITS OBLIGATIONS
HEREUNDER

Contractor will make good faith efforts to comply with its obligations to participate in the System under this Agreement. Determinations of Contractor's good faith efforts shall be in accordance with the following:

- a. *Contractor shall be deemed to have used good faith efforts if Contractor accurately completes and submits prior to the start of demolition and/or construction Exhibit A-1: CityBuild Workforce Projection Form 1; and*
- b. Contractor's failure to meet the criteria set forth from Section 5(c) to 5(m) does not impute "bad faith." Failure to meet the criteria set forth in Section 5(c) to 5(m) shall trigger a review of the referral process and the Contractor's efforts to comply with this Agreement. Such review shall be conducted by FSHA in accordance with Section 11(c) below.
- c. Meet with the Project's owner, developer, general contractor, or CityBuild representative to review and discuss your plan to meet your local hiring obligations under San Francisco's First Source Hiring Ordinance (Municipal Code- Chapter 83) or the City and County of San Francisco Administrative Code Chapter 6.
- d. Contact a CityBuild representative to review your hiring projections and goals for the Project. The Project developer and/or Contractor must take active steps to advise all of its Subcontractors of the local hiring obligations on the Project, including, but not limited to providing CityBuild access and presentation time at each pre-bid, each pre-construction, and if necessary, any progress meeting held throughout the life of the project
- e. Submit to CityBuild a "Projection of Entry Level Positions" form or other formal written notification specifying your expected hiring needs during the Project's duration.
- f. Notify your respective union(s) regarding your local hiring obligations and request their assistance in referring qualified San Francisco residents for any available position(s). This step applies to the extent that such referral would not violate your union's collective bargaining agreement(s).
- g. Be sure to reserve your "name call" privileges for qualified applicants referred through the CityBuild system. This should be done within the terms of applicable collective bargaining agreement(s).

- h. Provide CityBuild with up-to-date list of all trade unions affiliated with any work on the Project in a timely matter in order to facilitate CityBuild's notification to these unions of the Project's workforce requirements.
- i. Submit a "Job Request" in the form attached as Attachment A-1, Form 3, to CityBuild for each apprentice level position that becomes available. Please allow a minimum of 3 Business Days for CityBuild to provide appropriate candidate(s). You should simultaneously contact your union about the position as well, and let them know that you have contacted CityBuild as part of your local hiring obligations.
- j. Developer has an ongoing, affirmative obligation and must advise each of its Subcontractors of their ongoing obligation to notify CityBuild of any/all apprentice level openings that arise throughout the duration of the project, including openings that arise from layoffs of original crew. Developer/contractor shall not exercise discretion in informing CityBuild of any given position; rather, CityBuild is to be universally notified, and a discussion between the developer/contractor and CityBuild can determine whether a CityBuild graduate would be an appropriate placement for any given apprentice level position.
- k. Hire qualified candidate(s) referred through the CityBuild system. In the event of the firing/layoff of any CityBuild graduate, Project developer and/or Contractor must notify CityBuild staff within two days of the decision and provide justification for the layoff; ideally, Project developer and/or Contractor will request a meeting with the Project's employment liaison as soon as any issue arises with a CityBuild placement in order to remedy the situation before termination becomes necessary.
- l. Provide a monthly report and/or any relevant workforce records or data from contractors to identify workers employed on the Project, source of hire, and any other pertinent information as pertain to compliance with this Agreement.
- m. Maintain accurate records of your efforts to meet the steps and requirements listed above. Such records must include the maintenance of an on-site First Source Hiring Compliance binder, as well as records of any new hire made by the Contractor and/or Project developer through a San Francisco community-based organization whom the Contractor believes meets the First Source Hiring criteria. Any further efforts or actions agreed upon by CityBuild staff and the Project developer and/or Contractor on a project-by-project basis.

6. COMPLIANCE WITH THIS AGREEMENT OF SUBCONTRACTORS

In the event that Contractor subcontracts a portion of the work under the Contract, Contractor shall determine how many, if any, of the Entry Level Positions are to be employed by its Subcontractor(s) using Form 1: the CityBuild Workforce Projection Form and the City's online project reporting system (currently Elation), provided,

however, that Contractor shall retain the primary responsibility for meeting the requirements imposed under this Agreement. Contractor shall ensure that this Agreement is incorporated into and made applicable to such Subcontract.

7. EXCEPTION FOR ESSENTIAL FUNCTIONS

Nothing in this Agreement precludes Contractor from using temporary or reassigned existing employees to perform essential functions of its operation; provided, however, the obligations of this Agreement to make good faith efforts to fill such vacancies permanently with System Referrals remains in effect. For these purposes, “essential functions” means those functions absolutely necessary to remain open for business.

8. CONTRACTOR’S COMPLIANCE WITH EXISTING EMPLOYMENT AGREEMENTS

Nothing in this Agreement shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, or existing employment contracts. In the event of a conflict between this Agreement and an existing agreement, the terms of the existing agreement shall supersede this Agreement.

9. HIRING GOALS EXCEEDING OBLIGATIONS OF THIS AGREEMENT

Nothing in this Agreement shall be interpreted to prohibit the adoption of hiring and retention goals, first source hiring and interviewing requirements, notice and job availability requirements, monitoring, record keeping, and enforcement requirements and procedures which exceed the requirements of this Agreement.

10. OBLIGATIONS OF CITYBUILD

Under this Agreement, CityBuild shall:

- a. Upon signing the CityBuild Workforce Hiring Plan, immediately initiate recruitment and pre-screening activities.
- b. Recruit Qualified individuals to create a pool of applicants for jobs who match Contractor’s Job Notification and to the extent appropriate train applicants for jobs that will become available through the First Source Program;
- c. Screen and refer applicants according to qualifications and specific selection criteria submitted by Contractor;
- d. Provide funding for City-sponsored pre-employment, employment training, and support services programs;
- e. Follow up with Contractor on outcomes of System Referrals and initiate

corrective action as necessary to maintain an effective employment/training delivery system;

- f. Provide Contractor with reporting forms for monitoring the requirements of this Agreement; and
- g. Monitor the performance of the Agreement by examination of records of Contractor as submitted in accordance with the requirements of this Agreement.

11. CONTRACTOR'S REPORTING AND RECORD KEEPING OBLIGATIONS

Contractor shall:

- a. Maintain accurate records demonstrating Contractor's compliance with the First Source Hiring requirements of Chapter 83 of the San Francisco Administrative Code including, but not limited to, the following:
 - (1) Applicants
 - (2) Job offers
 - (3) Hires
 - (4) Rejections of applicants
- b. Submit completed reporting forms based on Contractor's records to CityBuild quarterly, unless more frequent submittals are reasonably required by FSHA. In this regard, Contractor agrees that if a significant number of positions are to be filled during a given period or other circumstances warrant, CityBuild may require daily, weekly, or monthly reports containing all or some of the above information.
- c. If based on complaint, failure to report, or other cause, the FSHA has reason to question Contractor's good faith effort, Contractor shall demonstrate to the reasonable satisfaction of the City that it has exercised good faith to satisfy its obligations under this Agreement.

12. DURATION OF THIS AGREEMENT

This Agreement shall be in full force and effect throughout the term of the Contract. Upon expiration of the Contract, or its earlier termination, this Agreement shall terminate and it shall be of no further force and effect on the parties.

13. NOTICE

All notices to be given under this Agreement shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1)

business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

If to FSHA: First Source Hiring Administration
OEWD, 1 South Van Ness 5th Fl.
San Francisco, CA 94103
Attn: Ken Nim, CityBuild Director,
ken.nim@sfgov.org

If to CityBuild: CityBuild Compliance Manager
OEWD, 1 South Van Ness 5th Fl.
San Francisco, CA 94103
Attn: Ken Nim, CityBuild Director,
ken.nim@sfgov.org

If to Developer:

Attn:

If to Contractor:

Attn:

- a. Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A “business day” is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.
- b. Notwithstanding the forgoing, any Job Notification or any other reports required of Contractor under this Agreement (collectively, “Contractor Reports”) shall be delivered to the address of FSHA pursuant to this Section via first class mail, postage paid, and such Contractor Reports shall be deemed delivered two (2) business days after deposit in the mail in accordance with this Subsection.

14. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties to this Agreement and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest.

15. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

16. COUNTERPARTS

This Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

17. SUCCESSORS

This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors and assigns. If there is more than one person comprising Seller, their obligations shall be joint and several.

18. HEADINGS

Section titles and captions contained in this Agreement are inserted as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any of its provisions

19. GOVERNING LAW

This Agreement shall be governed and construed by the laws of the State of California.

IN WITNESS WHEREOF, the following have executed this Agreement as of the date set forth above.

CONTRACTOR:

Date: _____

Signature: _____

Name of Authorized Signer: _____

Company: _____

Address: _____

Phone: _____

Email: _____



FORM 1: CITYBUILD WORKFORCE PROJECTION

Instructions

- *The Prime Contractor must complete and submit Form 1 within 30 days of award of contract.*
- *All subcontractors with contracts in excess of \$100,000 must complete Form 1 and submit to the Prime Contractor within 30 days of award of contract.*
- *The Prime Contractor is responsible for collecting all completed Form 1's from all subcontractors.*
- *It is the Prime Contractor's responsibility to ensure the CityBuild Program receives completed Form 1's from all subcontractors in the specified time and keep a record of these forms in a compliance binder at the project jobsite.*
- *All contractors and subcontractors are required to attend a preconstruction meeting with CityBuild staff.*

Construction Project Name: _____	Construction Project Address: _____
Projected Start Date: _____	Contract Duration: _____ (calendar days)
Company Name: _____	Company Address: _____
Main Contact Name: _____	Main Phone Number: _____
Main Contact Email : _____	
Name of Person with Hiring Authority: _____	Hiring Authority Phone Number: _____
Hiring Authority Email: _____	

Name of Authorized Representative

Signature of Authorized Representative*

Date

***By signing this form, the company agrees to participate in the CityBuild Program and comply with the provisions of the First Source Hiring Agreement pursuant to San Francisco Administrative Code Chapter 83.**

Table 1: Briefly summarize your contracted or subcontracted scope of work

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Table 2: Complete on the following page

- *List the construction trade crafts that are projected to perform work. Do not list Project Managers, Engineers, Administrative, and any other non-construction trade employees.*
- *Total Number of Workers on the Project: The total number of workers projected to work on the project per construction trade. This number will include existing workers and new hires. For union contractors this total will also include union dispatches.*
- *Total Number of New Hires: List the projected number of New Hires that will be employed on the project. For union contractors, New Hires will also include union dispatches.*

Table 2: List all construction trades projected to perform work

Construction Trades	Journey or Apprentice	Union (Yes or No)	Total Work Hours	Total Number of Workers on the Project	Total Number of New Hires
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			
	J <input type="checkbox"/> A <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			

Table 3: List your core or existing employees projected to work on the project

- Please provide information on your projected core or existing employees that will perform work on the jobsite.
- "Core" or "Existing" workers are defined as any worker appearing on the Contractor's active payroll for at least 60 out of the 100 working days prior to the award of this Contract. If necessary, continue on a separate sheet.

Name of Core or Existing Employee	Construction Trade	Journey or Apprentice	City	Zip Code
		J <input type="checkbox"/> A <input type="checkbox"/>		
		J <input type="checkbox"/> A <input type="checkbox"/>		
		J <input type="checkbox"/> A <input type="checkbox"/>		
		J <input type="checkbox"/> A <input type="checkbox"/>		
		J <input type="checkbox"/> A <input type="checkbox"/>		
		J <input type="checkbox"/> A <input type="checkbox"/>		
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		J <input type="checkbox"/> A <input type="checkbox"/>		
		J <input type="checkbox"/> A <input type="checkbox"/>		

FOR CITY USE ONLY: CityBuild Staff: _____ Reason: _____	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: _____
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FORM 3: CITYBUILD JOB NOTICE FORM

INSTRUCTIONS: To meet the requirements of the First Source Hiring Program (San Francisco Administrative Code Chapter 83), the Contractor shall notify CityBuild, the First Source Hiring Administrator, of all new hiring opportunities with a minimum of 3 business days prior to the start date.

1. Complete the form and fax to CityBuild 415-701-4896 or EMAIL: workforce.development@sfgov.org
2. Contact Workforce Development at 415-701-4848 or by email: local.hire.ordinance@sfgov.org

OR call the main line of the Office of Economic and Workforce Development (OEWD) at 415-701-4848 to confirm receipt of fax or email.

ATTENTION: Please also submit this form to your union or hiring hall if you are required to do so under your collective bargaining agreement or contract. CityBuild is not a Dispatching Hall, nor does this form act as a Request for Dispatch. All formal Requests for Dispatch will be conducted through your union or hiring hall.

Section A. Job Notice Information

Trade _____ # of Journeymen _____ # of Apprentices _____

Start Date _____ Start Time _____ Job Duration _____

Brief description of your scope of work: _____

Section B. Union Information (Union contractors complete Section B. Otherwise, leave Section B blank)

Local # _____ Union Contact Name _____ Union Phone # _____

Section C. Contractor Information

Project Name: _____

Jobsite Location: _____

Contractor: _____ Prime ☐ Sub ☐

Contractor Address: _____

Contact Name: _____ Title: _____

Office Phone: _____ Cell Phone: _____ Email: _____

Alt. Contact: _____ Phone #: _____

Contractor Contact Signature _____

Date _____

OEWD USE ONLY Able to Fill Yes ☐ No ☐

ATTACHMENT C
LBE UTILIZATION PLAN

[see attached]

ATTACHMENT C

LBE UTILIZATION PLAN

1. Purpose and Scope. This Attachment C ("LBE Utilization Plan") governs the Local Business Enterprise obligations of the Project pursuant to San Francisco Administrative Code Section 14B.20 and satisfies the obligations of each Project Sponsor and its Contractors and Consultants for a LBE Utilization Plan as set forth therein. Capitalized terms not defined herein shall have the meanings ascribed to them in the Workforce Plan or Section 14B.20 as applicable. Developer will seek to, whenever practicable, conduct outreach to contracting teams that reflect the diversity of the City and include participation of both businesses and residents from the City's most disadvantaged communities such as, but not limited to the Bayview/Hunters Point, Chinatown, Mission, South of Market, Tenderloin, Visitacion Valley and Western Addition neighborhoods.. In the event of any conflict between Administrative Code Chapter 14B and this Attachment, this Attachment shall govern.
2. Roles of Parties. In connection with the design and construction phases of all Construction Work (as defined in the Workforce Plan), the Project will provide community benefits designed to foster employment opportunities for disadvantaged individuals by offering contracting and consulting opportunities to local business enterprises ("LBEs"). Each Project Sponsor shall participate in a local business enterprise program, and the City's Contract Monitoring Division will serve the roles as set forth below.
3. Definitions. For purposes of this Attachment, the definitions shall be as follows:
 - a. "CMD" shall mean the Contract Monitoring Division of the City Administrator's Office.
 - b. "Commercially Useful Function" shall mean that the business is directly responsible for providing the materials, equipment, supplies or services to the Contracting Party as required by the solicitation or request for quotes, bids or proposals. Businesses that engage in the business of providing brokerage, referral or temporary employment services shall not be deemed to perform a "commercially useful function" unless the brokerage, referral or temporary employment services are those required and sought by the Contracting Party.
 - c. "Consultant" shall mean a person or company that has entered into a professional services contract for monetary consideration with a Project Sponsor to provide advice or services to the Project Sponsor directly related to the architectural or landscape design, physical planning, and/or civil, structural or environmental engineering of an LBE Improvement.
 - d. "Contract(s)" shall mean an agreement, whether a direct contract or subcontract, for Consultant or Contractor services for all or a portion of an LBE Improvement.
 - e. "Contracting Party" means a Project Sponsor, Contractor or Consultant retained to work on LBE Improvements, as the case may be.

- f. "Contractor" shall mean a prime contractor, general contractor, or construction manager contracted by a Project Sponsor who performs construction work on an LBE Improvement.
- g. "Follow-on Tenant Improvements" means tenant improvements within commercial spaces in residential or commercial buildings (office, retail) that are constructed pursuant to an approved building permit or site permit/addenda issued after the building permit or site permit/addenda for the Initial Tenant Improvements.
- h. "Good Faith Efforts" shall mean procedural steps taken by the Project Sponsor, Contractor or Consultant with respect to the attainment of the LBE participation goals, as set forth in Section 7 below.
- i. "Initial Tenant Improvements" means tenant improvements within commercial spaces in residential or commercial buildings (office, retail) that are constructed pursuant to the first building permit or site permit/addenda issued for such spaces after completion of building core and shell.
- j. "Local Business Enterprise" or "LBE" means a business that is certified as an LBE under Chapter 14B.3.
- k. "LBE Liaison" shall mean the Project Sponsor's primary point of contact with CMD regarding the obligations of this LBE Utilization Plan. Each prime Contractor(s) shall likewise have a LBE Liaison.
- l. "LBE Improvements" means, as applicable, (a) all Horizontal Improvements required or permitted to be made to the Project Site to be carried out by Developer under the Development Agreement and (b) Workforce Buildings.
- m. "Project Sponsor" shall mean the Developer of Horizontal Improvements or of Buildings constructed pursuant to the Development Agreement.
- n. "Subconsultant" shall mean a person or entity that has a direct Contract with a Consultant to perform a portion of the work under a Contract for an LBE Improvement.
- o. "Subcontractor" shall mean a person or entity that has a direct Contract with a Contractor to perform a portion of the work under a Contract for Construction Work.
- p. "Workforce Buildings" means the following: (i) residential buildings, including associated residential units, common space, amenities, parking and back of house construction; (ii) commercial office, retail, parking buildings core & shell; (iii) tenant improvement for all commercial spaces in residential or commercial buildings (office, retail) which are 15,000 square feet (per square footage on building permit application) and above; and (iv) all construction related to standalone affordable housing buildings. Workforce Buildings shall expressly exclude residential owner-contracted improvements in for-sale residential units. Developer will use good faith efforts to hire LBEs for ongoing service contracts (e.g. maintenance, janitorial,

landscaping, security etc.) within Workforce Buildings and advertise such contracting opportunities with CMD except to the extent impractical or infeasible. If a master association is responsible for the operation and maintenance of publicly owned improvements within the Project Site, CMD shall refer LBEs to such association for consideration with regard to contracting opportunities for such improvements. Such association will consider, in good faith such LBE referrals, but hiring decisions shall be entirely at the discretion of such association.

4. LBE Participation Goal. Project Sponsor agrees to participate in this LBE Utilization Plan and CMD agrees to work with Project Sponsor in this effort, as set forth in this Attachment C. As long as this Attachment C remains in full force and effect, each Project Sponsor shall make good faith efforts as defined below to achieve an overall LBE participation goal of percent (%) of the total cost of all Contracts for an LBE Improvement awarded to LBE Contractors, Subcontractors, Consultants or Subconsultants that are Small and Micro-LBEs, as set forth in Administrative Code Section 14B.8(A); Follow-on Tenant Improvements and services are not included in the numerical goal. Notwithstanding the foregoing, CMD's Director may, in his or her discretion, provide for a downward adjustment of the LBE participation requirement, depending on LBE participation data presented by the Project Sponsor and its team in quarterly and annual reports and meetings. Where, based on reasonable evidence presented to the Director by a party attempting to achieve the LBE Participation goals, that there are not sufficient qualified Small and Micro-LBEs available, the Director may authorize the applicable party to satisfy the LBE participation goal through the use of Small, Micro or SBA-LBEs (as each such term is defined is employed in Chapter 14B of the Administrative Code), or may set separate subcontractor participation requirements for Small and Micro- LBEs, and for SBA-LBEs.

5. Project Sponsor Obligations. For each LBE Improvement, the Project Sponsor shall comply with the requirements of this Attachment C as follows: Upon entering into a Contract with a Contractor or Consultant, each Project Sponsor will include each such Contract a provision requiring the Contractor or Consultant to comply with the terms of this Attachment C, and setting forth the applicable percentage goal for such Contract, and provide a signed copy thereof to CMD within 10 business days of execution. Such Contract shall specify the notice information for the Contractor or Consultant to receive notice pursuant to Section 17. Each Project Sponsor shall identify a "LBE Liaison" as its main point of contact for outreach/compliance concerns. The LBE Liaison shall be a LBE Consultant with the experience in and responsible for making recommendations on how to maximize engagement of local small businesses/LBEs from disadvantaged communities including but not limited to the Bayview/Hunters Point, Chinatown, Mission, South of Market, Tenderloin, Visitacion Valley and Western Addition neighborhoods.. The LBE Liaison shall be available to meet with CMD staff on a regular basis or as necessary regarding the implementation of this Attachment C. For the term of the Development Agreement, at least once per year, each Project Sponsor shall hold a public workshop for applicable contractor communities to publicize anticipated contracting opportunities for LBE Improvements for the succeeding year, which workshops may be held independently or in conjunction with each other. Each Project Sponsor will use good faith efforts to hire Small, Micro or SBA-LBEs for ongoing service contracts including janitorial, security and parking management contracts and advertise these contracting opportunities with the CMD except to the extent impractical or infeasible (e.g., a parking management contract

cannot be broken down to allow two parking operators). Each Project Sponsor agrees to utilize a “subguard” policy or other means (i.e., OCIP or CCIP) to provide bonding capacity or assistance for LBEs working on the Project at the developer or contractor’s option, should the firm be required to bond. Developer agrees to work in good faith with CMD to set aside at least 50% of eligible contracts that are under the City’s Threshold Amount or Minimum Competitive Amounts (for formal contracting)³ to be let as Micro-LBE set-aside contracts.

If a Project Sponsor fulfills its obligations as set forth in this Section 6 and otherwise cooperates in good faith at CMD's request with respect to any meet and confer process or enforcement action against a non-compliant Contractor, Consultant, Subcontractor or Subconsultant, then it shall not be held responsible for the failure of a Contractor, Consultant, Subcontractor or Subconsultant or any other person or party to comply with the requirements of this Attachment C.

7. Good Faith Efforts. City acknowledges and agrees that each Project Sponsor, Contractor, Subcontractor, Consultant and Subconsultant shall have the sole discretion to qualify, hire or not hire LBEs. If a Contractor or Consultant does not meet the LBE hiring goal set forth above, it will nonetheless be deemed to satisfy the good faith effort obligation of this Section 7 and thereby satisfy the requirements and obligations of this Attachment C if the Contractor, Consultants and their Subcontractors and Subconsultants, as applicable, perform the good faith efforts set forth in this Section 7 as follows:

- a. **Advance Notice.** Notify CMD in writing of all upcoming solicitations of proposals for work under a Contract at least 15 business days before issuing such solicitations to allow opportunity for CMD to identify and outreach to any LBEs that it reasonably deems may be qualified for the Contract scope of work.
- b. **Contract Size.** Where practicable, the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant, in their sole discretion, may divide the work in order to encourage maximum LBE participation or, encourage joint venturing. The Contracting Party will identify specific items of each Contract that may be performed by Subcontractors. Developer agrees to work with CMD to set aside at least 50% of eligible contracts that are under the City’s Threshold Amount or Minimum Competitive Amounts to be let as Micro-LBE set-aside contracts.
- c. **Advertise.** The Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant may advertise for at least 30 days professional services and contracting opportunities in media focused on small businesses including the City’s SF City Partners Website (<https://sfcitypartner.sfgov.org/pages/index.aspx>) and other local and trade publications, and allowing subcontractors to attend outreach events, pre-bid meetings, and inviting LBEs to submit bids to Project Sponsor or its prime Contractor or Consultant, as applicable. As Contractor deems necessary,

³ The Threshold Amount for the procurement of construction services and general services is currently \$706,000, effective January 1, 2020. The Minimum Competitive Amounts for the procurement of Professional Services and Commodities is \$129,000, effective January 1, 2020. (Note: The Controller’s Office is charged with recalculating the CPI, inflation-adjusted “Threshold Amounts” and the “Minimum Competitive Amounts” as defined in Chapter 6 and Chapter 21 of the San Francisco Administrative Code)

convene pre-bid or pre-solicitation meetings no less than 15 days prior to the opening of bids and proposals for LBEs to ask questions about the selection process and technical specifications/requirements.

- d. CMD Invitation. If a pre-bid meeting or other similar meeting is held with proposed Contractors, Subcontractors, Consultants or Subconsultants, invite CMD to the meeting to allow CMD to explain proper LBE utilization.
- e. Public Solicitation. The Project Sponsor or its prime Contractor(s) and/or Consultants, as applicable, will work with CMD to follow up on initial solicitations of interest by contacting LBEs to determine with certainty whether they are interested in performing specific items in a project.
- f. Outreach and Other Assistance. The Project Sponsor or its prime Contractor (s) and/or Consultants, as applicable, will a) provide LBEs with plans, specifications and requirements for all or part of the project; b) notify LBE trade associations that disseminate bid and contract information and provide technical assistance to LBEs. The designated LBE Liaison(s) will work with CMD to conduct outreach to LBEs for all consulting/contracting opportunities in the applicable trades and services in order to encourage them to participate on the project.
- g. Contacts. Make contacts with LBEs, associations or development centers, or any agencies, which disseminate bid and contract information to LBEs and document any other efforts undertaken to encourage participation by LBEs.
- h. Good Faith/Nondiscrimination. Make good faith efforts to enter into Contracts with LBEs and give good faith consideration to bids and proposals submitted by LBEs. Use nondiscriminatory selection criteria (for the purpose of clarity, exercise of subjective aesthetic taste in selection decisions for architect and other design professionals shall not be deemed discriminatory and the exercise of its commercially reasonable judgment in all hiring decisions shall not be deemed discriminatory).
- i. Incorporation into contract provisions. Project Sponsor shall include in Contracts provisions that require prospective Contractors and Consultants that will be utilizing Subcontractors or Subconsultants to follow the above good faith efforts to subcontract to LBEs, including the overall LBE participation goal and any LBE percentage that may be required under such Contract (Note: Developer/applicable tenants shall follow this programs Good Faith Efforts for Follow-on Tenant Improvements and services, but such work is not subject to the numerical LBE goal).
- j. Monitoring. Allow CMD Contract Compliance unit to monitor Consultant/Contractor selection processes and, when necessary give suggestions as to how best to maximize LBEs ability to complete and win procurement opportunities.
- k. Maintain Records and Cooperation. Maintain records of LBEs that are awarded Contracts, not discriminate against any LBEs, and, if requested, meet and confer

with CMD as reasonably required in addition to the meet and confer sessions described in Section 10 below to identify a strategy to meet the LBE goal;

- l. Quarterly and Annual Reports. During construction, the LBE Liaison(s) shall prepare a quarterly and annual report of LBE participation goal attainment and submit to CMD as required by Section 10 herein; and
- m. Meet and Confer. Attend the meet and confer process described in Section 10.

8. Good Faith Outreach. Good faith efforts shall be deemed satisfied solely by compliance with Section 7. Contractors and Consultants, and Subcontractors and Subconsultants as applicable shall also work with CMD to identify from CMD's database of LBEs those LBEs who are most likely to be qualified for each identified opportunity under Section 7.a, and following CMD's notice under Section 9.a, shall undertake reasonable efforts at CMD's request to support CMD's outreach identified LBEs as mutually agreed upon by CMD and each Contractor or Consultant and its Subcontractors and Subconsultants, as applicable.

9. CMD Obligations. The following are obligations of CMD to implement this LBE Utilization Plan:

- a. During the fifteen (15) business day notification period for upcoming Contracts required by Section 7.a, CMD will work with the Project Sponsor and its Contractor and/or Consultant as applicable to send such notification to qualified LBEs to alert them to upcoming Contracts.
- b. Provide assistance to Contractors, Subcontractors, Consultants and Subconsultants on good faith outreach to LBEs.
- c. Review quarterly reports of LBE participation goals; when necessary give suggestions as to how best to maximize LBEs ability to compete and win procurement opportunities.
- d. Perform other tasks as reasonably required to assist the Project Sponsor and its Contractors, Subcontractors, Consultants and Subconsultants in meeting LBE participation goals and/or satisfying good faith efforts requirements.
- e. Insurance and Bonding. Recognizing that lines of credit, insurance and bonding are problems common to local businesses, CMD staff will be available to explain the applicable insurance and bonding requirements, answer questions about them, and, if possible, suggest governmental or third-party avenues of assistance.

10. Meet and Confer Process. Commencing with the first Contract that is executed for an LBE Improvement, and every six (6) months thereafter, or more frequently if requested by either CMD, Project Sponsor or a Contractor or Consultant and the CMD shall engage in an informal meet and confer to assess compliance of such Contractor and Consultants and its Subcontractors and Subconsultants as applicable with this Attachment C. When deficiencies are noted, meet and confer with CMD to ascertain and execute plans to increase LBE participation.

11. Prohibition on Discrimination. Project Sponsors shall not discriminate in its selection of Contractors and Consultants, and such Contractors and Consultants shall not discriminate in their selection of Subcontractors and Subconsultants against any person on the basis of race, gender, or any other basis prohibited by law. As part of its efforts to avoid unlawful discrimination in the selection of Subconsultants and Subcontractors, Contractors and Consultants will undertake the Good Faith Efforts and participate in the meet and confer processes as set forth in Sections 7 and 10 above.

12. Collective Bargaining Agreements. Nothing in this Attachment C shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, project labor agreement, project stabilization agreement, existing employment contract or other labor agreement or labor contract ("Collective Bargaining Agreements"). In the event of a conflict between this Attachment C and a Collective Bargaining Agreement, the terms of the Collective Bargaining Agreement shall supersede this Attachment C.

13. Reporting and Monitoring. Each Contractor, Consultant, and its Subcontractors and Subconsultants as applicable shall maintain accurate records demonstrating compliance with the LBE participation goals, including keeping track of the date that each response, proposal or bid that was received from LBEs, including the amount bid by and the amount to be paid (if different) to the non-LBE contractor that was selected, documentation of any efforts regarding good faith efforts as set forth in Section 7. Project Sponsors shall create a reporting method for tracking LBE participation. Data tracked shall include the following (at a minimum):

- a. Name/Type of Contract(s) let (e.g. civil engineering contract, environmental consulting, etc.)
- b. Name of Contractors (including identifying which are LBEs and non-LBEs)
- c. Name of Subcontractors (including identifying which are LBEs and non-LBEs)
- d. Scope of work performed by LBEs (e.g. under an architect, an LBE could be procured to provide renderings)
- e. Dollar amounts associated with both LBE and non-LBE Contractors at both prime and Subcontractor levels.
- f. Total LBE participation is defined as a percentage of total Contract dollars.
- g. Outcomes with respect to Developer's efforts to engage (hire) local small businesses/LBEs from disadvantaged communities including the 94124, 94134 and 94107 zip codes.

14. Written Notice of Deficiencies. If based on complaint, failure to report, or other cause, the CMD has reason to question the good faith efforts of a Project Sponsor, Contractor, Subcontractor, Consultant or Subconsultant, then CMD shall provide written notice to the Project Sponsor, each affected Contractor or Consultant and, if applicable, also to its Subcontractor or Subconsultant. The Contractor or Consultant and, if applicable, the Subcontractor or

Subconsultant, shall have a reasonable period, based on the facts and circumstances of each case, to demonstrate to the reasonable satisfaction of the CMD that it has exercised good faith to satisfy its obligations under this Attachment C. When deficiencies are noted CMD staff will work with the appropriate LBE Liaison(s) to remedy such deficiencies.

15. Remedies. Notwithstanding anything to the contrary in the Development Agreement, the following process and remedies shall apply with respect to any alleged violation of this Attachment C:

Mediation and conciliation shall be the administrative procedure of first resort for any and all compliance disputes arising under this Attachment C. The Director of CMD shall have power to oversee and to conduct the mediation and conciliation.

Non-binding arbitration shall be the administrative procedure of second resort utilized by CMD for resolving the issue of whether a Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant discriminated in the award of one or more LBE Contracts to the extent that such issue is not resolved through the mediation and conciliation procedure described above. Obtaining a final judgment through arbitration on LBE contract related disputes shall be a condition precedent to the ability of the City or the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant to file a request for judicial relief.

If a Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant is found to be in willful breach of the obligations set forth in this Attachment C, assess against the noncompliant Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant liquidated damages not to exceed \$25,000 or 5% of the Contract, whichever is less, for each such willful breach. In determining the amount of any liquidated damages to be assessed within the limits described above, the arbitrator or court of competent jurisdiction shall consider the financial capacity of the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant. For purposes of this paragraph, "willful breach" means a knowing and intentional breach.

For all other violations of this Attachment C, the sole remedy for violation shall be specific performance, without the limits with respect thereto in Section 9.3 of the Development Agreement.

16. Duration of this Agreement. This Attachment C shall terminate (i) as to each work of Horizontal Improvement where work has commenced under the Development Agreement, upon a determination by the City that such Horizontal Improvement is complete; and (ii) as to each Workforce Building, upon the issuance of the last Certificate of Occupancy for such Workforce Building (i.e., upon completion of the Workforce Building); and (iii) as to all Initial Tenant Improvements and Follow-on Tenant Improvements, ten (10) years after issuance of the last Temporary Certificate of Occupancy for the Buildings in which the Initial Tenant Improvements or Follow-on Tenant Improvements are located. Upon such termination, this Attachment C shall be of no further force and effect.

17. Notice. All notices to be given under this Attachment C shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

If to CMD:

Attn: _____

If to Project Sponsor:

Attn: _____

If to Contractor:

Attn: _____

If to Consultant:

Attn: _____

Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A "business day" is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.

EXHIBIT J

INSURANCE

During the term of this Agreement, Buyer shall at its own costs and expense at all times while accessing the Property prior to Closing in connection with its right to do so hereunder (the "**Permitted Activities**"), procure and maintain and shall cause all Agents to procure and maintain, insurance in the following amounts and coverages; provided, however that Contractor's Pollution Liability insurance specified below shall be provided only by Buyer or Buyer's Agents that perform invasive testing on the Property or that perform removal or transport of any Hazardous Material from the Property:

- (a) Workers' Compensation as required by laws, with Employers' Liability limits not less than \$1,000,000 for each accident, injury or illness.
- (b) Commercial General Liability Insurance with limits not less than \$2,000,000 for each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations, and \$2,000,000 General Annual Aggregate Limit (other than Products-Completed Operations). The Commercial General Liability Insurance provided shall cover any property damage or personal injury resulting from any work conducted as part of the Permitted Activities.
- (c) Commercial Automobile Liability Insurance with limits not less than \$1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned and Non-owned and hired auto coverage, as applicable.
- (d) Contractor's Pollution Legal Liability Insurance with combined single limit of \$1,000,000 each claim, \$2,000,000 policy aggregate, and with coverage to include legal liability arising from the sudden and accidental release of pollutants, and no less than a one-year extended reporting period.
- (e) All policies and certificates shall be endorsed to provide that no cancellation for any reason, non-renewal, major change of coverage, or expiration shall become effective or occur until at least thirty (30) days' notice, if commercially available. Buyer shall provide thirty (30) days' advance written notice to City of cancellation, intended non-renewal, or reduction in coverages, except for non-payment for which no less than ten (10) days' notice shall be provided to City. Within five (5) business day of receiving any notice from its insurance provider or broker of intent to cancel, or materially reduce, or cancellation, material reduction, or depletion of, its required coverage, Buyer shall provide a copy of such notice to City and take prompt action to prevent cancellation, material reduction, or depletion of coverage, reinstate or replenish the cancelled, reduced, or depleted coverage, or obtain the full coverage required by this Exhibit (Insurance) from a different insurer meeting the qualifications of this Exhibit. Notice to City shall be delivered to the address(es) for City set forth in the Agreement.
- (f) If at any time during the term of this Agreement, Buyer or its Agents, as the case may be, fails to maintain the required insurance in full force and effect, all work on the Property

under the Agreement shall be discontinued immediately, and shall not resume until City receives notice that the required insurance has been renewed to full force and effect for a period satisfactory to City.

(g) City's approval of insurance shall not relieve or decrease the liability of Buyer or its Agents under this Agreement.

(h) Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencement of any Permitted Activities under this Agreement, with complete copies of policies to be furnished promptly upon City's request.

(i) Buyer's provision of satisfactory evidence of the insurances required pursuant to this Exhibit is a condition precedent to Buyer engaging in the Permitted Activities.

(j) The parties release each other, and their respective authorized representatives, from any claims for damage to the Property or personal property of either City or Buyer in or on the Property which are caused by or result from risks insured against under any property insurance policies carried by the parties and in force at the time of any such damage, to the extent such claims for damage are paid by such policies. Each party shall cause each property insurance policy obtained by it to provide that the insurance company waives all right of recovery by way of subrogation against the other party in connection with any damage covered by any policy.

(k) All policies required by this Agreement shall provide for the following: (i) be issued by one or more companies of recognized responsibility approved to do business in the State of California with financial rating of at least a Class A-VII (or its equivalent successor) status, as rated in the most recent edition of A.M. Best's "Best's Insurance Reports"; (ii) name as additional insureds the City and County of San Francisco, its Public Utilities Commission and its commissioners, officers, agents, and employees; (iii) specify that such policies are primary insurance to any other insurance available to the additional insureds, with respect to any claims arising out of this Agreement and that insurance applies separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limit of liability; and (iv) include a waiver of subrogation endorsement or provision wherein the insurer acknowledges acceptance of Buyer's waiver of claims against City. Such policies shall also provide for severability of interests and that an act or omission of one of the named insureds which would void or otherwise reduce coverage shall not reduce or void the coverage as to any insured, and shall afford coverage for all claims based on acts, omissions, injury, or damage that occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period.

(l) Buyer shall deliver to City certificates of insurance and additional insured policy endorsements from insurers in a form satisfactory to City, evidencing the coverages required by this Agreement, together with complete copies of the policies at City's request. Buyer and its contractors shall submit or cause their respective insurance brokers to submit requested information through the Exigis insurance verification program designated by City or any

successor program used by City for verification of Buyer and contractor insurance coverage. If Buyer shall fail to procure such insurance, or to deliver such policies or certificates, at its option, City may procure the same for the account of Buyer, and Buyer shall reimburse City for any costs so paid by City within five (5) business days after delivery to Buyer of bills therefor.

(m) Should any of the required insurance (except Contractor's Pollution Liability) be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general aggregate limit shall double the occurrence or claims limits specified above.

(n) Should any of the required insurance be provided under a claims-made form (except Contractor's Pollution Liability), Buyer shall maintain such coverage continuously throughout the term of this Agreement and, without lapse, for a period of two (2) years beyond the Agreement expiration or termination, to the effect that should any occurrences during the Agreement term give rise to claims made after expiration or termination of the Agreement, such claims shall be covered by such claims-made policies.

EXHIBIT K

BILL OF SALE

[See Attached]

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, THAT CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through its Public Utilities Commission ("**Seller**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States and other good and lawful consideration, to it paid by _____, a _____, whose address is _____ ("**Buyer**"), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, conveyed, sold, transferred and delivered, and by these presents does grant, bargain, convey, sell, transfer and deliver unto the said Buyer, its successors and assigns, all of its right, title, and interest, if any, and solely to the extent transferrable, in and to all personal property owned by Seller located upon or used in connection with the operation of that certain real property located in San Francisco County, California, and being more particularly described in **Exhibit "A"** attached hereto and made a part hereof by reference. The foregoing conveyance is expressly made "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AS OF THE DATE HEREOF, WITHOUT ANY RECOURSE, REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, except only as expressly provided in that certain Agreement for Sale of Real Estate dated _____, by and between Seller and Buyer.

TO HAVE AND TO HOLD the same under the Buyer, its successors and assigns forever.

[signature page follows]

NOW THEREFORE, the Seller has hereunto set its hand and seal effective the _____ day of _____, _____.

SELLER:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Harlan L. Kelly, Jr.
General Manager
San Francisco Public Utilities Commission
Date: _____

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

By: _____
Elizabeth A. Dietrich
Deputy City Attorney

APPROVED BY
SAN FRANCISCO PUBLIC UTILITIES
COMMISSION
Pursuant to Resolution No. _____
Adopted _____

Secretary

APPROVED BY BOARD OF SUPERVISORS
Pursuant to Resolution No. _____
Adopted _____

EXHIBIT L

GENERAL ASSIGNMENT

[See Attached]

ASSIGNMENT OF INTANGIBLE PROPERTY RIGHTS

THIS ASSIGNMENT is made as of _____ by **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, acting by and through its Public Utilities Commission ("**Assignor**") in favor of _____, a _____ ("**Assignee**").

WITNESSETH :

WHEREAS, Assignor is on this date conveying to Assignee that certain real property (the "**Property**") legally described as follows: see Exhibit A attached hereto and by this reference made a part hereof.

WHEREAS, Assignor has agreed to assign to Assignee certain appurtenances, documents, intangibles and other interests pertaining to the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby assign, transfer, grant and convey unto Assignee, all of Assignor's right, title and interest in or to all the intangible property whatsoever in any way affecting or pertaining to the use, development or operation of the Property, that are possessed by Assignor with respect to the Property. This Assignment is made by Assignor without representation or warranty of any kind, except only as expressly provided in that certain Agreement for Sale of Real Estate dated _____, by and between Assignor and Assignee.

[Signatures Begin On Next Page]

NOW THEREFORE, this Assignment has been duly executed by the Assignor as of the day and year first set forth above.

SELLER:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Harlan L. Kelly, Jr.
General Manager
San Francisco Public Utilities Commission
Date: _____

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

By: _____
Elizabeth A. Dietrich
Deputy City Attorney

APPROVED BY
SAN FRANCISCO PUBLIC UTILITIES
COMMISSION
Pursuant to Resolution No. _____
Adopted _____

Secretary

APPROVED BY BOARD OF SUPERVISORS
Pursuant to Resolution No. _____
Adopted _____

EXHIBIT M
RECOGNITION AGREEMENT
[See Attached]

RECOGNITION AGREEMENT

THIS RECOGNITION AGREEMENT (the “**Agreement**”) is made as of the ____ day of _____, 2020 (the “**Effective Date**”), by and among: (i) the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“**City**”), acting by and through its Public Utilities Commission, (ii) RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company (“**RCP**”), (iii) BHC BALBOA BUILDERS, LLC, a California limited liability company (“**BHC**”), and (iv) AVB BALBOA, LLC, a Delaware limited liability company (“**AVB**”).

RECITALS

- A. Simultaneously with the Effective Date, City (as Seller) and RCP (as Buyer) entered into that certain Agreement for Sale of Real Estate (the “**PSA**”) with respect to that certain approximately 16-acre property owned by City commonly known as the “Balboa Reservoir” site, as more particularly described in the PSA (the “**Property**”).
- B. RCP intends to transfer its rights under the PSA to BHC in accordance with Section 11.2 of the PSA (the “**PSA Assignment**”).
- C. Pursuant to the terms and conditions of Section 11.2 of the PSA, City has consented to the assignment of all (but not a portion) of the rights and obligations of Buyer under the PSA, by RCP to BHC and by BHC to AVB, provided that Buyer is not released from any past or prospective liability or obligation under the PSA.
- D. City, RCP, BHC and AVB desire to enter into this Agreement to memorialize their understanding and agreement with respect to certain matters pertaining to the PSA and the PSA Assignment.

NOW, THEREFORE, for and in consideration of the Property and other good and valuable consideration, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Definitions. Unless otherwise defined to the contrary in this Agreement, capitalized terms used in this Agreement shall have the corresponding meaning set forth for such terms in the PSA.
3. Recognition. If the PSA is assigned by RCP to BHC pursuant to Section 11.2(c)(i) of the PSA, then this Section 3 shall apply.
 - (a) Reassignment Notice. City acknowledges that AVB and BHC have represented to City that AVB and BHC are the parties to a separate agreement (the “**AVB/BHC Agreement**”) pursuant to which AVB has the right to require BHC to assign all of its rights and obligations (but not a portion of its rights and obligations) under the PSA to AVB in the event of BHC’s uncured default under the PSA (the “**Reassignment Rights**”). City is not a party to the AVB/BHC Agreement and has no independent knowledge of the AVB/BHC Agreement. In the event that AVB’s Reassignment Rights are exercised under the AVB/BHC Agreement and provided that AVB’s exercise of the Reassignment Rights is made concurrently with an approved

assignment of all of the rights and obligations under the Development Agreement from BHC to AVB in substantially the form required by the Development Agreement (and that BHC is not released from any past or prospective liability or obligation under the PSA), then each of AVB and BHC shall notify City within five (5) business days of such event that AVB has exercised its Reassignment Rights (which notices will include an executed copy of the BHC/AVB PSA Assignment (as defined in the PSA) and the corresponding executed Development Agreement assignment). After receipt of such notices and a copy of the fully executed assignments, City agrees to recognize AVB as the Buyer under the PSA for all purposes. AVB and BHC shall indemnify City and its officers, agents and employees from, and if requested, shall defend them against any and all loss, expense, cost, damage, attorney's fees, penalties, claims or liabilities resulting directly or indirectly from any dispute between AVB and BHC arising from the AVB/BHC Agreement, the Reassignment Rights, the Development Agreement, or the PSA.

(b) No Amendments. City will not enter into any amendment of the PSA with BHC without first obtaining AVB's prior written consent thereto, which AVB may grant or deny in AVB's reasonable discretion.

(c) Performance Rights.

i) Right to Perform. City acknowledges that AVB and BHC have represented to City that pursuant to the AVB/BHC Agreement, AVB has the right, but not the obligation, to perform any or all of the obligations of BHC under the PSA in accordance with the terms of this Agreement in the event that BHC is in default under the PSA.

ii) Right to Cure. If AVB has exercised its Reassignment Rights and AVB and BHC have given City notice of such exercise (including providing City with a fully executed copy of the BHC/AVB PSA Assignment and the corresponding Development Agreement assignment), then in connection with the rights set forth under Section 3(c)(i), as between City and AVB, AVB may enter upon the Property to exercise any of the rights granted to BHC under the PSA, and City agrees to accept full performance and compliance by AVB with any provision of the PSA applicable to the obligations of BHC in order to cure any default by BHC under the PSA.

iii) Third-Party Developer. In connection with the Reassignment Rights set forth under Section 3(a), AVB shall have the right to assign and/or designate all (but not a portion) of the rights and obligations of the Buyer under the PSA to a third-party non-profit housing developer (the "**Third-Party Developer**"), provided that (A) such Third-Party Developer meets the experience and financial capacity requirements described in the Balboa Reservoir Request for Qualifications dated November 10, 2016, as determined by City in its reasonable discretion, (B) City approves such Third-Party Developer, such approval not to be unreasonably withheld, conditioned or delayed, (C) such assignment is made concurrently with an approved assignment of all of the rights and obligations under the Development Agreement from AVB to such Third-Party Developer in substantially the form required by the Development Agreement, and (D) AVB is not released from any past or prospective liability or obligation under the PSA. In connection with any such request for approval, AVB shall submit a written request to City, together with the name of the proposed Third-Party Developer and such other information as City may reasonably require (the "**Third-Party Developer Request Letter**"). City shall have thirty (30) days following receipt of the Third-Party Developer Request Letter and receipt of all

information reasonably requested by City, to grant or deny such consent. If City denies such request, City must specify the reasons for denial.

(d) Additional Assignment Rights of Buyer under PSA. So long as either RCP or BHC is the “Buyer” under the PSA, in the event that the AVB/BHC Agreement is terminated as a result of default by AVB thereunder, then each of AVB and BHC shall notify City of such termination, and BHC shall thereafter have the right but not the obligation to assign and/or designate any or all of the rights of the Buyer under the PSA to a third-party housing developer (or to an entity of which BHC and such third-party developer are members or general partners) (the “**BHC Assignee**”) provided that that (A) such BHC Assignee meets the experience and financial capacity requirements described in the Balboa Reservoir Request for Qualifications dated November 10, 2016, as determined by City in its reasonable discretion, (B) City approves the BHC Assignee, such approval not to be unreasonably withheld, conditioned or delayed, (C) such assignment is made concurrently with an approved assignment of all of the rights and obligations under the Development Agreement from BHC to the BHC Assignee in substantially the form required by the Development Agreement, and (D) BHC is not released from any past or prospective liability or obligation under the PSA. In connection with any such request for approval, BHC shall submit a written request to City, together with the name of the proposed BHC Assignee and such other information as the City may reasonably require (the “**BHC Assignee Request Letter**”). City shall have thirty (30) days following receipt of the BHC Assignee Request Letter and receipt of all information reasonably requested by City to grant or deny such consent. If City denies such request, City must specify the reasons for denial.

4. General Provisions.

(a) Affiliates. Any references to BHC and/or AVB under this Agreement shall include any Affiliates of BHC and/or AVB.

(b) Amendments. This Agreement may be amended or modified only by a written instrument signed by all of the parties to this Agreement. Any waiver of conditions or obligations under this Agreement only if in writing and signed by the party waiving such conditions or obligations.

(c) Governing Law. This Agreement will be governed by, subject to, and construed in accordance with the laws of the State of California and City’s Charter and Administrative Code.

(d) Merger of Prior Agreements. This Agreement, together with the exhibits to this Agreement, contain any and all representations, warranties and covenants made by City, RCP, BHC and AVB and constitutes the entire understanding between the said parties to this Agreement with respect to the subject matter of this Agreement. Any prior correspondence, memoranda or agreements are replaced in total by this Agreement together with any exhibits to this Agreement.

(e) Interpretation of Agreement. The section references and other headings of this Agreement are for convenience of reference only and will not affect the meaning or interpretation of any provision contained in this Agreement. Whenever the context so requires, the use of the singular will be deemed to include the plural and vice versa, and each gender reference will be deemed to include the other and the neuter. No representation, warranty,

covenant, agreement or condition that is not expressed in this Agreement will be binding upon the parties to this Agreement or will affect or be effective to interpret, change or restrict the provisions of this Agreement. This Agreement has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Agreement. In addition, each Party has been represented by experienced and knowledgeable legal counsel. Accordingly, any rule of law (including California Civil Code Section 1654) or legal decision that would require interpretation of any ambiguities in this Agreement against the Party that has drafted it is not applicable and is waived. The provisions of this Agreement will be interpreted in a reasonable manner to effect the purposes of the Parties and this Agreement. Except as otherwise specifically provided, wherever in this Agreement one Party is required or requested to give its consent or approval to any matter or action by the other, such consent or approval will not be unreasonably withheld or delayed. Use of the word "including" or similar words will not be construed to limit any general term, statement or other matter in this Agreement, whether or not language of non-limitation, such as "without limitation" or similar words, are used. Any exhibit to this Agreement is incorporated herein and made a part of this Agreement as if set forth in full. Use of the word "Section" refers to the particular Section of this Agreement unless indicated otherwise.

(f) Attorneys' Fees. If any Party fails to perform any of its respective obligations under this Agreement or if any dispute arises between the Parties to this Agreement concerning the meaning or interpretation of any provision of this Agreement, then the defaulting Party or the Party not prevailing in such dispute, as the case may be, will pay any and all costs and expenses incurred by the other Party on account of such default or in enforcing or establishing its rights under this Agreement, including court costs and reasonable attorneys' fees and disbursements. For purposes of this Agreement, the terms "court costs and reasonable attorneys' fees" means the fees and expenses of counsel to the party, which may include printing, duplicating, and other expenses, air freight charges, hiring of experts, and fees billed for law clerks, paralegals, librarians, and others not admitted to the bar but performing services under the supervision of an attorney. The term "court costs and attorneys' fees" also includes all fees and expenses incurred with respect to appeals, mediation, arbitrations, and bankruptcy proceedings, and whether or not any action is brought with respect to the matter for which the fees and costs were incurred. For purposes of this Agreement, the reasonable fees of attorneys of the Office of the City Attorney of the City and County of San Francisco will be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter area of the law for which the City Attorney's services were rendered who practice in City and County of San Francisco in law firms with approximately the same number of attorneys as employed by the City Attorney's Office.

(g) Time of Essence. Time is of the essence with respect to the performance of the parties' respective obligations contained in this Agreement. All rights and remedies set forth in this Agreement will be cumulative, except as otherwise expressly provided.

(h) No Merger; No Implied Waiver. The obligations contained in this Agreement will not merge with the transfer of title to the Property but will remain in effect until fulfilled. No failure by either Party to insist upon the strict performance of any obligation of the other Party or to exercise any right, power or remedy consequent upon a breach of this Agreement will constitute a waiver of any such breach or of such term, covenant or condition. No express written waiver of any default or the performance of any provision of this Agreement will affect

any other default or performance, or cover any other period of time, other than the default, performance or period of time specified in such express waiver.

(i) Proprietary Capacity. RCP, BHC and AVB acknowledge and agree that City is acting in its proprietary capacity with respect to the matters contemplated in this Agreement, and agree that City is in no way constrained from acting in its regulatory capacity in any manner with regard to any approval relating to the Project. RCP, BHC and AVB understand and agree that City is entering into this Agreement in its capacity as a landowner with a proprietary interest in the Property and not as a regulatory agency of City with certain police powers. Except as specifically stated herein, RCP, BHC and AVB further understand and agree that no approval by City for purposes of this Agreement will be deemed to constitute any approval required by any federal, state, regional or City authority. To the fullest extent permitted by law, RCP, BHC and AVB agree to indemnify and hold City and Agents harmless from and against any loss, expense, cost, damage, attorney's fees, penalties, claims or liabilities which City or its Agents may incur as a result of RCP, BHC and/or AVB's failure to obtain or comply with the terms and conditions of any regulatory approval relating to the Property or the Project.

(j) Non-Liability of City Officials, Employees and Agents. Notwithstanding anything to the contrary in this Agreement, no Agent of City will be personally liable to RCP, BHC and/or AVB, their successors and assigns, in the event of any default or breach by City or for any amount that may become due to RCP, BHC and/or AVB, its successors and assigns, or for any obligation of City under this Agreement.

(k) Conflicts of Interest. Through its execution of this Agreement, RCP, BHC and AVB acknowledge that they are familiar with the provisions of Article III, Chapter 2 of City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California, and certify that they do not know of any facts which constitute a violation of said provisions and agrees that if it becomes aware of any such fact during the term of this Agreement, RCP, BHC and/or AVB, as applicable, will immediately notify City.

(l) Notification of Prohibition on Contributions. Through its execution of this Agreement, RCP, BHC and AVB acknowledge and agree that they are familiar with Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with City for the selling or leasing of any land or building to or from any department of City whenever such transaction would require the approval by a City elective officer, the board on which that City elective officer serves, or a board on which an appointee of that individual serves, from making any campaign contribution to (1) the City elective officer, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual or candidate, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or twelve (12) months after the date the contract is approved. RCP, BHC and AVB acknowledge and agree that the foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of \$100,000 or more. RCP, BHC and AVB acknowledge and agree further acknowledge that (i) the prohibition on contributions applies to each of RCP, BHC and AVB; each member of RCP, BHC and AVB's respective board of directors, chief executive officers, chief financial officers and chief operating officers; any person with an ownership interest of more than ten percent (10%) in such Parties; any subcontractor listed

in the contract; and any committee that is sponsored or controlled by such Parties; and (ii) within thirty (30) days of the submission of a proposal for the contract, the City department with whom such Party is contracting is obligated to submit to the Ethics Commission the parties to the contract and any subcontractor. Additionally, RCP, BHC and AVB certify that each Party has informed each of the persons described in the preceding sentence of the limitation on contributions imposed by Section 1.126 by the time it submitted a proposal for the contract and has provided the names of the persons required to be informed to the City department with whom it is contracting.

(m) Sunshine Ordinance. RCP, BHC and AVB understand and agree that under City's Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) and the State Public Records Law (Gov. Code Section 6250 et seq.), this Agreement and any and all records, information, and materials submitted to City under this Agreement are public records subject to public disclosure. RCP, BHC and AVB hereby acknowledge that City may disclose any records, information and materials submitted to City in connection with this Agreement.

(n) Tropical Hardwood and Virgin Redwood Ban. The City and County of San Francisco urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code.

(o) Severability. If any provision of this Agreement or the application of this Agreement to any person, entity or circumstance will be invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons, entities or circumstances other than those as to which it is invalid or unenforceable, will not be affected thereby, and each other provision of this Agreement will be valid and be enforceable to the fullest extent permitted by law, except to the extent that enforcement of this Agreement without the invalidated provision would be unreasonable or inequitable under all the circumstances or would frustrate a fundamental purpose of this Agreement.

(p) Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, RCP, BHC AND AVB ACKNOWLEDGE AND AGREE THAT NO OFFICER OR EMPLOYEE OF CITY HAS AUTHORITY TO COMMIT CITY TO THIS AGREEMENT UNLESS AND UNTIL A RESOLUTION OF CITY'S BOARD OF SUPERVISORS IS DULY ENACTED APPROVING THIS AGREEMENT AND AUTHORIZING THE TRANSACTIONS CONTEMPLATED HEREBY. THEREFORE, ANY OBLIGATIONS OR LIABILITIES OF CITY HEREUNDER ARE CONTINGENT UPON THE DUE ENACTMENT OF SUCH A RESOLUTION, AND THIS AGREEMENT WILL BE NULL AND VOID IF CITY'S BOARD OF SUPERVISORS AND MAYOR DO NOT APPROVE THIS AGREEMENT IN THEIR RESPECTIVE SOLE DISCRETION. APPROVAL OF THE TRANSACTIONS CONTEMPLATED HEREBY BY ANY DEPARTMENT, COMMISSION OR AGENCY OF CITY WILL NOT BE DEEMED TO IMPLY THAT SUCH ORDINANCE WILL BE ENACTED NOR WILL ANY SUCH APPROVAL CREATE ANY BINDING OBLIGATIONS ON CITY.

The Parties have duly executed this Agreement as of the respective dates written below.

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Harlan L. Kelly, Jr., General Manager
San Francisco Public Utilities Commission

: Date: _____

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

Elizabeth A. Dietrich
Deputy City Attorney

APPROVED BY
SAN FRANCISCO PUBLIC UTILITIES
COMMISSION

Pursuant to Resolution No. _____

Adopted _____

Secretary

APPROVED BY BOARD OF SUPERVISORS

Pursuant to Resolution No. _____

Adopted _____

RCP:

RESERVOIR COMMUNITY PARTNERS, LLC,
a Delaware limited liability company

BHC BALBOA BUILDERS, LLC,
a California limited liability company,
its Member

By: BRIDGE Housing Corporation,
a California nonprofit public benefit corporation,
its Manager

By: _____
Name: _____
Title: _____

Date: _____

AVB BALBOA, LLC,
a Delaware limited liability company, its Member

By: AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

By: _____
Name: Joe Kirchofer
Title: Vice President – Development

Date: _____

BHC:

BHC BALBOA BUILDERS, LLC,
a California limited liability company

By: BRIDGE Housing Corporation,
a California nonprofit public benefit
corporation, its Manager

By: _____
Name: _____
Title: _____

Date: _____

AVB:

AVB BALBOA, LLC,
a Delaware limited liability company

By: AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

By: _____
Name: Joe Kirchofer
Title: Vice President – Development

Date: _____

EXHIBIT N

MEMORANDUM

[See Attached]

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102
Attn: Director of Property

With a copy to:

San Francisco Public Utilities Commission
Real Estate Services Division
525 Golden Gate Avenue, 10th Floor
San Francisco, California 94102
Attn: Real Estate Director

MAIL TAX STATEMENTS TO:

Attn: _____

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
Documentary Transfer Tax of \$ _____ based upon full
market value of the property without deduction for any lien or
encumbrance.

(Space above this line reserved for Recorder's use only)

Portion of Assessor's Block 3180, Lot 190, City and
County of San Francisco

RECORDING INFORMATION AREA

MEMORANDUM OF AGREEMENT FOR SALE OF REAL ESTATE

THIS MEMORANDUM OF AGREEMENT FOR SALE OF REAL ESTATE is entered into as of _____, 2020, by and between **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, acting by and through its Public Utilities Commission ("**Seller**") and **RESERVOIR COMMUNITY PARTNERS, LLC**, a Delaware limited liability company ("**Buyer**").

RECITALS

A. Buyer and Seller are parties to that certain Agreement for Sale of Real Estate dated as of _____, 2020 (the "**Agreement**"), which encumbers that certain real property located in San Francisco County, California, as more particularly described on Exhibit A attached hereto and made a part hereof.

B. The parties desire to place all persons to whom these presents may come upon notice of the existence of the Agreement.

AGREEMENT

NOW THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1) **Recitals.** The above Recitals are true and correct and are incorporated herein by this reference. Any capitalized terms used herein but not separately defined shall have the meanings ascribed thereto in the Agreement.

2) **Notice.** All persons are hereby placed on notice of the existence of the Agreement.

3) **Controlling Document.** This Memorandum of Agreement for Sale of Real Estate is subject to all the terms and conditions of the Agreement. Should there be any inconsistency between the terms of this instrument and the Agreement, the terms of the Agreement shall prevail. The terms of this Memorandum can only be modified or amended by an instrument in writing, duly executed by Buyer and Seller.

4) **Counterparts.** This Memorandum of Purchase and Sale Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Agreement for Sale of Real Estate under seal as of the day first above written.

SELLER:

**CITY AND COUNTY OF
SAN FRANCISCO,**
a municipal corporation

By: _____
Harlan L. Kelly, Jr.
General Manager
San Francisco Public Utilities Commission

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

By: _____
Elizabeth A. Dietrich
Deputy City Attorney

APPROVED BY
SAN FRANCISCO PUBLIC UTILITIES
COMMISSION
Pursuant to Resolution No. _____
Adopted _____

Secretary

APPROVED BY BOARD OF SUPERVISORS
Pursuant to Resolution No. _____
Adopted _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

BUYER:

**RESERVOIR COMMUNITY PARTNERS,
LLC,**

a Delaware limited liability company

By: _____

Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT O

PRELIMINARY TITLE REPORT

[See Attached]



Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 • Fax:

Issuing Policies of Chicago Title Insurance Company

Order No.: 15605681-156-TJK-JM

Title Officer: Jeff Martin

TO:

Chicago Title Company
One Embarcadero Center, Suite 250
San Francisco, CA 94111
(415) 291-5100
(415) 896-9423

Escrow Officer: Terina J. Kung
One Embarcadero Center, Suite 250
San Francisco, CA 94111
(415) 291-5100
(415) 896-9423

ATTN: Terina J. Kung

PROPERTY ADDRESS: Block 3180 Lot 190, (Balboa Reservoir), San Francisco, CA

PRELIMINARY REPORT – AMENDMENT “D”

*In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

*The policy(s) of title insurance to be issued hereunder will be policy(s) of **Chicago Title Insurance Company**, a Florida corporation.*


Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

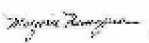
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: 
Authorized Signature





Title Officer


Escrow Officer



PRELIMINARY REPORT – AMENDMENT “D”

EFFECTIVE DATE: **October 7, 2019 at 7:30 a.m.**

ORDER NO.: 15605681-156-TJK-JM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owners Policy (6-17-06)
ALTA Extended Loan Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A Fee as to Parcels One and an Easement as to Parcels Two and Three
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
City and County of San Francisco, a municipal corporation
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:
See Exhibit A attached hereto and made a part hereof.

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF THAT CERTAIN TRACT DESCRIBED AS PARCEL 22 IN THAT CERTAIN DEED FROM THE SPRING VALLEY WATER COMPANY, A CORPORATION, TO THE CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, RECORDED MARCH 3, 1930, IN [BOOK 2002 AT PAGE 1](#), OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, ALSO BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN DEED FROM THE CITY AND COUNTY OF SAN FRANCISCO TO THE SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, RECORDED OCTOBER 15, 1992 IN [BOOK F-734, PAGE 748](#), OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN DEED FROM THE CITY AND COUNTY OF SAN FRANCISCO, TO THE ROMAN CATHOLIC ARCHBISHOP OF SAN FRANCISCO, RECORDED JULY 28, 1947, IN [BOOK 4661 AT PAGE 278](#), OFFICIAL RECORDS, FROM WHICH THE SOUTHEASTERLY CORNER OF SAID PARCEL BEARS NORTH 89° 38' 00" EAST, 368.02 FEET DISTANT; SAID CORNER ALSO BEING ON THE WESTERLY LINE OF PHELAN AVENUE, (78.403 FEET WIDE), AS NOW ESTABLISHED AND SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" FILED FEBRUARY 15, 1954 IN [BOOK R OF MAPS AT PAGE 56](#), OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID PARCEL

1. SOUTH 89° 38' 00" WEST 656.18 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF SAID PARCEL 22; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LAST SAID PARCEL

2. SOUTH 00° 24' 00" EAST, 1078.75 FEET TO A POINT, FROM WHICH THE SOUTHWEST CORNER OF SAID PARCEL 22, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF OCEAN AVENUE (80.00 FEET WIDE), BEARS SOUTH 00° 24' 00" EAST, 155.32 FEET DISTANT; THENCE LEAVING THE LINE OF SAID PARCEL 22 AND ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN SAID DEED FROM THE CITY AND COUNTY OF SAN FRANCISCO TO THE SAN FRANCISCO COMMUNITY COLLEGE DISTRICT

3. SOUTH 75° 22' 33" EAST 584.33 FEET; THENCE

4. NORTH 14° 38' 04" EAST 13.86 FEET; THENCE

5. NORTH 89° 01' 17" EAST 94.17 FEET TO A POINT WESTERLY 368.02 FEET PERPENDICULARLY DISTANT FROM THE WESTERLY LINE OF SAID PHELAN AVENUE; THENCE LEAVING SAID SOUTHERLY LINE ALONG A LINE PARALLEL WITH AND WESTERLY 368.02 FEET PERPENDICULARLY DISTANT FROM SAID WESTERLY LINE OF PHELAN AVENUE

6. NORTH 00° 40' 45" WEST 1215.91 FEET TO THE POINT OF BEGINNING.

AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 15, 2012, AS [INSTRUMENT NO. 2012-J355048-00, REEL K584, IMAGE 0927 OF OFFICIAL RECORDS](#), IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO. : LOT 190, BLOCK 3180 (FORMERLY PORTION OF LOT 001, BLOCK 3180)

PARCEL TWO:

**EXHIBIT A
(Continued)**

A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES APPURTENANT TO PARCEL ONE ABOVE, SHOWN IN THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED MAY 17, 2012, AS [INSTRUMENT NO. 2012-J414058-00, REEL K849, IMAGE 0119 OF OFFICIAL RECORDS](#), OVER AND ACROSS THE FOLLOWING STRIP OF LAND, SIXTY (60) FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN DEED TO THE ROMAN CATHOLIC ARCHBISHOP OF SAN FRANCISCO, RECORDED JULY 28, 1947, IN [BOOK 4881 AT PAGE 278](#), OFFICIAL RECORDS, SAID CORNER ALSO BEING ON THE WESTERLY LINE OF PHELAN AVENUE, (78.403 FEET WIDE), AS NOW ESTABLISHED AND SHOWN ON THAT CERTAIN MAP ENTITLED "MAP SHOWING THE WIDENING OF PHELAN AVENUE & OCEAN AVENUE FROM OCEAN AVENUE TO JUDSON AVENUE" FILED FEBRUARY 15, 1954 IN [BOOK R OF MAPS AT PAGE 58](#), OFFICIAL RECORDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 89° 36' 00" WEST 366.02 FEET, MORE OR LESS, TO A POINT WESTERLY 366.02 FEET PERPENDICULARLY DISTANT FROM SAID WESTERLY LINE OF PHELAN AVENUE.

PARCEL THREE:

AN EASEMENT FOR PIPELINE PURPOSES AS AN APPURTENANCE TO PARCEL ONE AND PARCEL TWO ABOVE, SHOWN IN THAT CERTAIN PIPELINE EASEMENT AGREEMENT, RECORDED MAY 17, 2012, AS [INSTRUMENT NO. 2012-J414494-00, REEL K849, IMAGE 0555](#) OF OFFICIAL RECORDS, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 22 IN THAT CERTAIN DEED TO CITY AND COUNTY OF SAN FRANCISCO, RECORDED MARCH 3, 1930, IN [BOOK 2002 AT PAGE 1](#), OFFICIAL RECORDS, SAID POINT BEING ON THE NORTHERLY LINE OF OCEAN AVENUE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 22 NORTH 00° 24' 00" WEST 155.32 FEET TO THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, RECORDED OCTOBER 15, 1992, IN [BOOK F-734 AT PAGE 748, OFFICIAL RECORDS](#); THENCE ALONG SAID SOUTHERLY LINE SOUTH 75° 22' 33" EAST 584.33 FEET; THENCE NORTH 14° 38' 04" EAST 13.88 FEET; THENCE NORTH 89° 01' 17" EAST 242.20 FEET; THENCE LEAVING SAID SOUTHERLY LINE AT A RIGHT ANGLE SOUTH 00° 58' 43" EAST 58.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE AT A RIGHT ANGLE NORTH 89° 01' 17" EAST 114.92 FEET; THENCE NORTH 75° 33' 48" WEST 119.21 FEET; THENCE SOUTH 00° 58' 43" EAST 31.89 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 1000
Tax Identification No.: Lot 0190, Block 3180
 Fiscal Year: 2019-2020
 1st Installment: \$6,121.54 Open – due 11/1/19 and delinquent after 12/10/19
 2nd Installment: \$6,124.54 Open – due 2/1/20 and delinquent after 4/10/20
 Bill No.: 111494

2. There were no taxes levied for the fiscal year 2018-2019 as the property was vested in a public entity.
3. The Land lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

CFD No: 90-1
 For: School Facility Repair and Maintenance

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

Further information may be obtained by contacting:

Chief Financial Officer
 San Francisco Unified School District
 135 Van Ness Ave. – Room 300
 San Francisco, CA 94102
 Phone (415) 241-6542

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Matters contained in that certain document

Entitled: Agreement
 Dated: Not Shown
 Executed by: City and County of San Francisco and Dept. of City Planning
 Recording Date: June 17, 1953
 Recording No: 77776, Book 6176, Page 339, of Official Records

Reference is hereby made to said document for full particulars.

6. A Notice of Special Restrictions under the Planning Code

Recorded: February 27, 1997, Instrument No. 97-G124348, Book G828, Page 597, of Official Records

Reference is made to said document for full particulars.

EXCEPTIONS (Continued)

7. A Notice of Special Restrictions under the Planning Code

Recorded: March 18, 1997, [Instrument No. 97-G131680](#), Book G841, Page 289, of Official Records

Reference is made to said document for full particulars.

8. A Notice of Special Restrictions under the Planning Code

Recorded: November 26, 2001, [Instrument No. 2001-59833](#), Book I20, Page 576, of Official Records

Reference is made to said document for full particulars.

9. Resolution to Establish the Ocean Avenue Community Benefits District, Resolution No. 587-10, recorded January 31, 2011, [Series No. 2011-J128528](#), Book K322, Page 542, of Official Records.

10. Matters as shown on the Record of Survey No. 5951, [Book DD of Survey Maps, pages 38 and 39](#), of Official Records.

Certificate of Correction recorded July 20, 2010, [Series No. 2010-I998415](#), Book K189, Page 371, Official Records.

Certificate of Correction recorded December 14, 2010, [Series No. 2010-J98072](#), Book K289, Page 559, Official Records.

11. Matters contained in that certain document

Entitled: Quitclaim Deed
 Dated: May 1, 2012
 Executed by: City and County of San Francisco, a municipal corporation; San Francisco Community College District
 Recording Date: May 17, 2012
 Recording No.: [2012-J414055-00](#), Reel K649, Image 0116 of Official Records

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled: Quitclaim Deed
 Dated: May 17, 2012
 Executed by: City and County of San Francisco, a municipal corporation; San Francisco Community College District
 Recording Date: May 17, 2012
 Recording No.: [2012-J414056-00](#), Reel K649, Image 0117 of Official Records

Reference is hereby made to said document for full particulars.

13. Matters contained in that certain document

Entitled: Pipeline Easement Agreement
 Dated: May 17, 2012
 Executed by: City and County of San Francisco and San Francisco Community College
 Recording Date: May 17, 2012
 Recording No.: [2012-J414494](#), of Official Records, Reel K649, Image 0555 of Official Records

EXCEPTIONS (Continued)

Reference is hereby made to said document for full particulars.

14. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
15. Matters contained in that certain document

Entitled: Access Easement Agreement
 Dated: May 17, 2012
 Executed by: City and County of San Francisco and San Francisco Community College District
 Recording Date: May 17, 2012
 Recording No.: 2012-J414058, [Reel K849, Image 0119 of Official Records](#)

Reference is hereby made to said document for full particulars.

16. Recitals as shown on that certain map/plat entitled, Record of Survey #7017

Recording Date: May 21, 2012
 Recording No.: EE of Survey Maps, Pages 14-15, inclusive

Reference is hereby made to said document for full particulars.

17. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

18. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): City and County of San Francisco, a municipal corporation

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

19. The requirement that the complete and correct name(s) of the buyer(s) in this transaction be submitted to the Title Department at least 5 days prior to the close of Escrow.
20. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
2. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial Property, known as Block 3180 Lot 190, (Balboa Reservoir), San Francisco, CA, to an Extended Coverage Loan Policy.
3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
6. Effective December 27, 2016, as mandated through local ordinance, the transfer tax rates are as follows:

More than \$100 but Less than or Equal to \$250,000 at \$2.50 for each \$500 or portion thereof (\$5.00 per thousand)

\$250,001 but Less than \$999,999 at \$3.40 for each \$500 or portion thereof (\$8.80 per thousand)

\$1,000,000 or More but Less than \$4,999,999 at \$3.75 for each \$500 or portion thereof (\$7.50 per thousand)

\$5,000,000 or More but Less than \$9,999,999 at \$11.25 for each \$500 or portion thereof (\$22.50 per thousand)

\$10,000,000.00 or More but Less than \$24,999,999 at \$13.75 for each \$500 or portion thereof (\$27.50 per thousand)

\$25,000,000.00 or More at \$15.00 for each \$500 or portion thereof (\$30.00 per thousand)

NOTE: These rates are for documents recorded on or after December 27, 2016, regardless of when the instrument was executed.
7. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTES
(Continued)

8. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
9. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
10. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
11. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
12. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
13. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES

Jeff Martin/csl



Inquire before you wire!

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "Choices With Your Information" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or

(2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company

FNTC - Chicago Title Company

FNTCCA - Fidelity National Title Company of California

FNF Underwriter

CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 or 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

DISASTER LOANS (CTIC)

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

ATTACHMENT ONE
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and

- f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t or T) his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:

City and County of San Francisco
San Francisco Public Utilities Commission
Attention: Real Estate Director
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

with a copy to:

Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

(Space above this line reserved for Recorder's use only)

DECLARATION OF RESTRICTIONS

Dated as of _____, 20__

RE: Portion of Assessor's Parcel No. 1, Block 3180 -XXX Street

DECLARATION OF RESTRICTIONS

THIS DECLARATION of RESTRICTIONS (“Declaration”) is dated as of _____, 20__, by THE CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through its Public Utilities Commission (“Declarant”).

RECITALS

A. Declarant has jurisdiction over certain real property located in the City and County of San Francisco, California, known as a portion of Assessor’s Parcel No. 1, Block 3180, commonly identified as _____, San Francisco, California, and as more particularly described in Exhibit A to this Declaration (the “Balboa Reservoir”).

B. This approximately 17.6 acres of real property under the jurisdiction of the San Francisco Public Utilities Commission (“SFPUC” or “Declarant”) is near Frida Kahlo Way and Ocean Avenue, commonly known as the Balboa Reservoir.

C. On November 14, 2017 via Resolution No. 17-0225, the SFPUC Commission approved an Exclusive Negotiating Agreement (ENA) between City, through the SFPUC, and a joint venture comprised of AvalonBay Communities and Bridge Housing (the “Developer”) concerning the development and sale of the majority of Balboa Reservoir.

D. The Developer seeks to purchase approximately 16 acres of the Balboa Reservoir (“Property”) and develop the Property with improvements that will deliver 1,100 units of much needed housing including 550 affordable housing units. The development project includes mixed-income multi-family rental residential units, for-sale residential units, ground-floor community space, privately owned and publicly accessible open space, parking garages, and a child-care facility (“Project”).

E. City and the Developer have agreed to the terms of a proposed Development Agreement (“Development Agreement”), which recognizes that, in exchange for defined public benefits, the Project will be subject to only certain defined ordinances, regulations, rules, and policies governing the design, construction, fees and exactions, use, or other aspects of the Project.

F. The Project is supported by extensive investments in public infrastructure, including new streets, water distribution, auxiliary water supply facilities, stormwater management improvements, sanitary sewer systems, power facilities, and street lighting that the City will accept at their completion.

G. City, under the SFPUC’s jurisdiction, will retain an 80-foot-wide approximately one-acre parcel of land (“Retained Fee” or “Burdened Property”) with surface appurtenances and a subsurface SFPUC water transmission facility north of Ocean Avenue along the southern boundary of the Balboa Reservoir.

H. In accordance with the terms of the Development Agreement, the San Francisco Subdivision Code, and other Municipal Codes and regulations, the Developer is obligated to build the Lee Avenue Extension off-site to the east of the Property and irrevocably offer the improvements to the City for public use. Upon completion, the Board of Supervisor will dedicate the Lee Avenue Extension as a public street for public right-of-way purposes and accept the street for City maintenance and liability. San Francisco Public Works ("Public Works"), in consultation with the SFPUC and other affected City departments, will review, permit, inspect, and issue a completion determination for the Lee Avenue Extension pursuant to the abovementioned laws.

I. Declarant acknowledges that Developer will construct a portion of the Lee Avenue Extension on a part of the Retained Fee on an area generally described in Exhibit B (hereinafter referred to as "Lee Avenue Retained Fee") and attached to this Declaration.

J. After the Board of Supervisors dedicates the portions of the Lee Avenue Extension on the Lee Avenue Retained Fee as a public street for public right-of-way purposes and accepts this area for City maintenance and liability, the City will maintain and be liable for this public street and its appurtenances in perpetuity or until the Board of Supervisors terminates the public street use.

K. For purposes of permitting construction of the Lee Avenue Extension as a dedicated public street and providing for future City maintenance and liability of this street segment, Public Works has requested that Declarant agree to restrict the use of the Lee Avenue Retained Fee for public street purposes as further set forth herein.

L. Declarant agrees to such restrictions as the public street overlay is consistent with its current use, management, and maintenance of current and future SFPUC assets in the Lee Avenue Retained Fee.

NOW, THEREFORE, for the consideration of allowing Public Works to assert public street use regulatory jurisdiction over the Lee Avenue Retained Fee without limiting the SFPUC's rights over its assets and the Retained Fee, Declarant does hereby declare that the Burdened Parcel is to be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, easements, conditions and covenants, all of which are imposed as equitable servitudes upon the Burdened Parcel. All of the limitations, restrictions, reservations, rights, conditions and covenants in this Declaration shall run with and burden the Burdened Parcel, any portion of them and any interest in them, and all persons having or acquiring any rights, title or interest in the Burdened Parcel, any portion of them and any interest in them, and their successors, heirs and assigns.

1. Public Use of Lee Avenue Retained Fee. At the start of construction for the phase of the Lee Avenue Extension on the Lee Avenue Retained Fee, Declarant at all times thereafter shall treat the Lee Avenue Retained Fee as a dedicated public street and allow its use for public right-of-way purposes.

2. Construction of Lee Avenue Retained Fee. Declarant shall allow Developer or Developer's successor to construct Lee Avenue on the Lee Avenue Retained Fee in accordance with

plans and permits that Public Works issues after consultation and authorization from SFPUC. Should additional portions of the Retained Fee be necessary to temporarily stage this construction, this Declaration explicitly authorizes such temporary use, subject to any reasonable terms and conditions of the SFPUC and Public Works. Notwithstanding the above, Declarant at all times shall retain its customary authority to use, manage, and maintain SFPUC assets during the term of construction of Lee Avenue on the Lee Avenue Retained Fee. Should Developer or Developer's Successor fail to complete construction of Lee Avenue on the Lee Avenue Retained Fee, Declarant allows Public Works to complete the construction if acceptable to the parties to this Declaration.

3. Maintenance and Repair. Until the Board of Supervisors dedicates the portion of Lee Avenue Extension constructed on the Lee Avenue Retained Fee and accepts it for City maintenance and liability purposes, Developer shall be responsible for the maintenance and repair of the Lee Avenue Extension. When the above referenced Board of Supervisors action is final and effective, Declarant at all times shall allow Public Works and other affected City departments to maintain and assume liability for the publicly dedicated street that are within the jurisdictional authority of each affected City department.

4. Developer Insurance, Liability, Indemnity. Any activity that Developer undertakes as recognized in this Declaration shall be subject to the same Developer requirements for insurance, liability, indemnity, and other construction related terms contained in the Development Agreement and any public improvement agreement or equivalent document governing the construction of the Lee Avenue Extension on the Lee Avenue Retained Fee.

5. Special Restrictions. With respect to the Burdened Parcel, Declarant as part of undertaking any of its own work within the Lee Avenue Retained Fee, shall cooperate with Public Works in the same manner and with the same procedures as applicable to all dedicated public streets.

6. Duration. The restrictions contained in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to Paragraph 7 below.

7. Modification or Revocation. This Declaration may not be modified, revoked or terminated without the written consent of Declarant or its respective successor(s)-in-interest, and no such modification, revocation or termination shall be effective unless and until the Director of Public Works or his/her designee consent thereto in writing and such modification, revocation or termination is executed by Declarant or its successor-in-interest and the Director of Public Works or his/her designee, and is recorded in the Official Records of the City.

8. Beneficiary. The City's Department of Public Works is hereby recognized as a beneficiary of this Declaration, with the right to consent to any modification or revocation hereof and the right and authority, at its sole option, to enforce the provisions hereof (including, but not limited to, remedies for violation of a permit); provided, however that the Public Works liability whatsoever hereunder is the same as for any dedicated public street that the City accepts for maintenance and liability purposes..

9. No Public Dedication. Nothing Contained herein shall be deemed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this Declaration be strictly limited to and for the purposes expressed.

10. Entire Agreement. This Declaration, together with any attachments hereto or inclusions by reference, constitutes the entire agreement on the subject matter hereof, and this Declaration supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, concerning the Burdened Parcel.

11. Counterparts. This Declaration may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same Declaration.

IN WITNESS WHEREOF, Declarant executed this instrument effective as of the day and year first above written.

DECLARANT, as owner of the Burdened Parcel (Balboa Reservoir Retained Fee):

THE CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the San Francisco Public Utilities Commission

By: _____
Harlan Kelly
General Manager

APPROVED

THE CITY AND COUNTY OF SAN FRANCISCO,
acting by and through Public Works

By _____

Its _____

APPROVED AS TO FORM

Dennis J. Herrera, City Attorney

By: _____

Deputy City Attorney

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 17-0225

WHEREAS, The City and County of San Francisco (City) owns approximately 17 acres of real property under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC) near Phelan Avenue and Ocean Avenue, commonly known as the Balboa Reservoir; and

WHEREAS, The SFPUC partially completed the Balboa Reservoir in 1957 but has never used the site for water storage purposes; and

WHEREAS, In 2012, after a series of land transfers between various public agencies, the original Balboa Reservoir was reconfigured from the SFPUC's original land holdings into its current configuration, and the SFPUC has jurisdiction over approximately 17 acres west of City College of San Francisco (City College)'s property; and

WHEREAS, In late 2014, the Mayor's Office of Economic and Workforce Development (OEWD), the San Francisco Planning Department (Planning) and the SFPUC initiated a study of the Balboa Reservoir site for potential residential development under the City's Public Land for Housing Program, which seeks to address the City's issues regarding affordable housing; and

WHEREAS, On March 31, 2015, via Board of Supervisor's Ordinance 45-15, the Board of Supervisors established the Balboa Reservoir Community Advisory Committee (BRCAC) to advise the Board of Supervisors, the Mayor, and City Departments regarding any proposed development under the Public Land for Housing Program at the Balboa Reservoir; and

WHEREAS, On November 10, 2016, following nearly two years of community outreach, the SFPUC initiated a developer selection process by issuing a request for qualifications (RFQ) to solicit developers interested in acquiring the Balboa Reservoir site to build mixed income housing and develop open space. A RFQ evaluation panel comprised of City staff and community and City College representatives evaluated the RFQ responses and recommended three top-scoring teams to the SFPUC General Manager. The three top-scoring teams were subsequently invited to respond to a request for proposals (RFP); and

WHEREAS, On March 9, 2017, the City announced the three finalist development teams for the RFP: (i) a collaboration between AvalonBay Communities (AvalonBay) and Bridge Housing Corporation (Bridge Housing) as master co-developers, with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco, (ii) a collaboration between the Emerald Fund and Mercy Housing, and (iii) a collaboration between Related California, Sares-Regis Group of Northern California, Tenderloin Neighborhood Development Corporation, and Curtis Development. The three development teams were invited to submit their development proposals by June 2, 2017; and

WHEREAS, The City invited community members to attend, view and comment on the three developer proposals at (i) a public workshop on June 10, 2017 at the City College Phelan Avenue campus, (ii) a meeting of the BRCAC on June 15, 2017, and (iii) through the SFPUC website. Through this community participation process, the City received public comments from 127 parties and transmitted all such public comments to the three developer teams, who each were required to respond and explain how the team would consider and address the comments if it were the City-selected developer team; and

WHEREAS, A RFP Panel comprising of City staff, a BRCAC community representative and a representative were tasked with reviewing, discussing, interviewing and ultimately selecting a developer to recommend to the SFPUC General Manager; and

WHEREAS, The selected developer teams for the RFP were asked to submit their final proposals by June 2, 2017 and present their proposals to the community on June 10, 2017; and

WHEREAS, The City announced the conclusion of the Balboa Reservoir selection process with the selection of AvalonBay Communities and Bridge Housing with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco as the developer on August 23, 2017; and

WHEREAS, The terms and conditions of the transaction documents for the transfer of the site and development of a project will be negotiated during the term of the ENA. All project approval actions, including approval of the transaction documents by the SFPUC, City's Board of Supervisors (Board) and Mayor, and other applicable City agencies are subject to environmental review through the California Environmental Quality Act, Cal. Pub. Res. Code Section 21000 *et seq.* (CEQA), the CEQA Guidelines, 15 Cal. Code Regs. Section 15000 *et seq.*, and San Francisco's Environmental Quality Regulations, codified at San Francisco Administrative Code Chapter 31. In approving the ENA, the SFPUC is not approving development of the Balboa Reservoir site. In order to comply with CEQA and give decision-makers and the public the opportunity to be aware of the environmental consequences of any contemplated actions with respect to the project and to fully participate in the CEQA process, the SFPUC retains the absolute and sole discretion to (i) structure and modify the project as the SFPUC determines may be necessary to comply with CEQA, (ii) select other feasible alternatives to the project to avoid significant environmental impacts, (iii) adopt feasible mitigation measures to reduce or avoid significant impacts of the project, (iv) balance the benefits of the project against any significant environmental impacts before final approval by the SFPUC or City if such significant impacts cannot otherwise be avoided, and/or (v) determine not to proceed with the project due to unavoidable significant impacts; and

WHEREAS, The City, through the SFPUC, now desires to enter into the Exclusive Negotiation Agreement (ENA), with Reservoir Community Partners, LLC, a Delaware limited liability company representing a joint venture comprised of AvalonBay Communities and Bridge Housing; now, therefore, be it

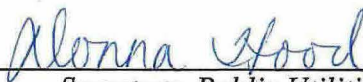
RESOLVED, That nothing in this resolution or the ENA commits, or shall be deemed to commit, the SFPUC or City to approve or implement a project as defined under CEQA. The SFPUC and City will not approve any transaction documents or take any other discretionary actions that will have the effect of committing the SFPUC or City to the development of a project until environmental review for the project as required by CEQA has been completed in

accordance with CEQA and SF Admin. Code Chapter 31. Accordingly, the references to "the project" (or the like) in this resolution mean a proposed project subject to future environmental review and consideration by City, the SFPUC and other public agencies. The SFPUC intends through exclusive negotiations to identify the actions and activities that would be necessary to develop the site to facilitate meaningful environmental review. No transaction documents or other discretionary actions will be approved and become binding on the SFPUC and City unless and until (1) City, acting as the lead agency under CEQA, has determined that the environmental documentation it has prepared for the project complies with CEQA; and (2) City has reviewed and considered the environmental documentation and adopted appropriate CEQA findings in compliance with CEQA. The SFPUC retains absolute and sole discretion to: (a) modify the project as the SFPUC determines may be necessary to comply with CEQA; (b) select feasible alternatives to the project to avoid significant environmental impacts of the proposed project; (c) require the implementation of specific mitigation measures to address environmental impacts of the project; (d) reject the project due to unavoidable significant environmental impacts of the project; and (e) balance the benefits of the project against any significant environmental impacts before final approval of the project upon a finding that the economic, legal, social, technological or other benefits of the project outweigh unavoidable significant environmental impacts of the project; and, be it

FURTHER RESOLVED, That this Commission approves the terms and conditions of the ENA and authorizes the General Manager to negotiate and execute the ENA in substantially the form on file with the SFPUC Commission Secretary; and, be it

FURTHER RESOLVED, That this Commission hereby authorizes the SFPUC General Manager to enter into any amendments or modifications to the ENA, including without limitation, the exhibits, that the General Manager determines, in consultation with the City Attorney, are in the best interest of the City; do not materially increase the obligations or liabilities of the City; are necessary or advisable to effectuate the purposes and intent of the ENA or this resolution; and are in compliance with all applicable laws, including the City Charter.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of November 14, 2017.

A handwritten signature in blue ink, reading "Alonna Hood", is written over a horizontal line.

Secretary, Public Utilities Commission

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 200616-055

WHEREAS, California Government Code section 65864 *et seq.* (the Development Agreement Statute) and San Francisco Administrative Code Chapter 56 authorize the City to enter into a development agreement regarding the development of real property; and,

WHEREAS, Under San Francisco Administrative Code Chapter 56, Reservoir Community Partners, LLC. (Developer) filed an application with the City's Planning Department for approval of a development agreement (Development Agreement) relating to the Balboa Reservoir Project, an approximately 16-acre mixed-use project; and,

WHEREAS, The City and Developer negotiated the Development Agreement, which would authorize Developer to proceed with the Balboa Reservoir Project in exchange for its delivery of various public benefits; and,

WHEREAS, The Balboa Reservoir Project would create up to 1,100 new housing units, 50% of which would be permanently below market rate, childcare and community facilities, up to 7,500 gross square feet of neighborhood serving commercial uses, and would create or improve 4 acres of public open space; and,

WHEREAS, The Project will implement street improvements that enhance pedestrian safety and bicycling connectivity; and,

WHEREAS, Under the terms of the Development Agreement, the Developer shall pay the Transportation Sustainability Fee; and,

WHEREAS, Exhibit J to the Development Agreement includes a Transportation Exhibit, which addresses the Transportation Demand Management Plan, Public Parking, Transportation Sustainability Fee, and SFMTA staffing for implementation; and,

WHEREAS, On May 28, 2020, the San Francisco Planning Commission, in Motion No. M-20730, certified the Balboa Reservoir Project (Case No 2018-007883ENV) Final Subsequent Environmental Impact Report (FSEIR); on that same date, in Motion No. M-200731 the San Francisco Planning Commission adopted California Environmental Quality Act (CEQA) Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP) (collectively, the Balboa Reservoir Project CEQA Findings); and,

WHEREAS, Since that time, there have been no changes to the Balboa Reservoir Project, changes to the circumstances under which the project will be undertaken, or substantial new information that would trigger the need for a subsequent environmental impact report; and,

WHEREAS, A copy of the FSEIR, Planning Commission motions and the CEQA findings, including the MMRP and statement of overriding considerations, are on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco and at <http://ab900balboa.com>, and are incorporated herein by reference; now therefore be it

RESOLVED, That the SFMTA Board of Directors has reviewed the Final Supplemental Environmental Impact Report (FSEIR) for the Project and finds that the FSEIR is adequate for its uses the decision-making body for the actions taken herein; and be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby adopt the Balboa Reservoir Project CEQA Findings as its own and to the extent the above actions are associated with any mitigation measures (including M-C-TR-4: Implement Measures to Reduce Transit Delay), makes such measures conditions of this approval; and, be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby consent to the Balboa Reservoir Project Development Agreement, including its exhibits containing the Transportation Exhibit, substantially in the form and terms as outlined in the Development Agreement with respect to the items under the SFMTA's jurisdiction; and, be it


FURTHER RESOLVED, That the SFMTA Director of Transportation is authorized to execute the SFMTA Consent to the Development Agreement; pending approval by the Board of Supervisors; and, be it

FURTHER RESOLVED, That, by consenting to the SFMTA matters in the Development Agreement between the City and the Developer, the SFMTA Board of Directors does not intend to in any way limit, waive or delegate the exclusive authority of the SFMTA; and, be it

FURTHER RESOLVED, That, subject to appropriation of any necessary funds, the Board of Directors authorizes the Director of Transportation to take any and all steps (including, but not limited to, the execution and delivery of any and all agreements, notices, consents and other instruments or documents) necessary, in consultation with the City Attorney, to consummate and perform SFMTA obligations under the Development Agreement, or otherwise to effectuate the purpose and intent of this Resolution; and, be it

FURTHER RESOLVED, That the approval under this Resolution shall take effect upon the effective date of the Board of Supervisors legislation approving the Balboa Reservoir Project Development Agreement.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of June 16, 2020.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 20-0135

WHEREAS, The City and County of San Francisco (City) owns approximately 17.6 acres of real property under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC) near Frida Kahlo Way and Ocean Avenue, commonly known as the Balboa Reservoir; and

WHEREAS, The SFPUC originally constructed the Balboa Reservoir in 1957 for water storage, but it was never used for its intended water storage purpose. In 2012, after a series of land transfers between various public agencies, the original Balboa Reservoir was reconfigured into its current configuration, and the SFPUC has jurisdiction over the approximately 17.6 acres west of City College of San Francisco (City College) Ocean Avenue campus; and

WHEREAS, In March of 2015, the Board of Supervisors established the Balboa Reservoir Community Advisory Committee (BRCAC) to advise the Board of Supervisors, the Mayor, and City departments, to provide a regular venue for interested community stakeholders and the general public to discuss any proposed development at the Balboa Reservoir; and

WHEREAS, In February 2016, the SFPUC completed all noticing and other requirements under the California Government Code Section 54220 et seq. (State Surplus Lands Act); and

WHEREAS, In November of 2016, following nearly two years of community outreach, the SFPUC initiated the developer selection process by issuing a request for qualifications to solicit developers interested in acquiring the Balboa Reservoir site to build mixed income housing and develop open space. The three top-scoring teams were subsequently invited to respond to a request for proposals (RFP). The selected developer teams for the RFP submitted their final proposals and presented their proposals to the community in June of 2017. In August of 2017, a panel including representatives from the City, City College and the BRCAC selected a development team for the project; and

WHEREAS, On November 14, 2017, by Resolution No. 17-0225, this Commission approved an Exclusive Negotiating Agreement (ENA) between City, through the SFPUC, and the Developer, a joint venture comprised of AvalonBay Communities and Bridge Housing as co-master developers, with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco participating on the development team. The ENA authorized the parties to negotiate the terms and conditions for the development and sale of the Balboa Reservoir; and

WHEREAS, The Developer seeks to purchase approximately 16 acres of the Balboa Reservoir (the Property) and to develop the Property with approximately 1,100 units of much needed housing including fifty percent (50%), or 550 homes, as affordable housing units. Thirty three percent (33%) of the housing will be made affordable by the Developer at the Developer's cost, and the remaining seventeen percent (17%) will be subsidized by City with non-SFPUC sources of funds. The development project includes approximately 1,000 units of multi-family rental residential housing, approximately 100 for-sale residential units, ground-floor community

space, approximately 4 acres of privately owned and publicly accessible open space, parking garages, and a child-care facility (the Project); and

WHEREAS, The Project includes affordable housing that exceeds the requirements of the Planning Code for inclusionary affordable housing and is in keeping with the goals of the Public Land for Housing Initiative established by Mayor Ed Lee, and with voter approved Proposition K in 2015; and

WHEREAS, The Project includes extensive investments in public infrastructure, including new water distribution, auxiliary water supply facilities, stormwater management improvements, sanitary sewer systems, power facilities, and street lighting that the City will accept, at no cost to the City, upon completion; and

WHEREAS, Under the ENA, the parties have negotiated several transaction documents for the sale and development of the Property, including a development agreement that provides the Developer with vested development rights for the Project in exchange for substantial public benefits (Development Agreement). Pursuant to the Development Agreement, the Project will be subject to specified ordinances, regulations, rules and policies governing the design, construction, fees and exactions, use or other aspects of the Project; and

WHEREAS, The parties have also negotiated an Agreement for Sale of Real Estate (PSA) for the SFPUC to sell the Property to the Developer for \$11,400,000. In June 2020, a MAI appraiser appraised the fair market value of the Property at \$11,400,000; and

WHEREAS, Under the PSA, the closing date will occur no later than December 31, 2022, and the Developer will pay to the SFPUC: (i) a non-refundable Initial Payment of \$500,000 upon City's execution of the PSA; (ii) annual pre-closing deposits of \$400,000; and (iii) annual interest at the rate of three percent on the unpaid balance of the purchase price; and

WHEREAS, Under the PSA, the Developer may elect to have the City provide carry-back financing on the balance of the purchase price, in which case the Developer will issue a promissory note (Promissory Note) to the City secured by a first-lien deed of trust (Deed of Trust) on the Property. If the Developer elects the carry-back financing, it will pay to the SFPUC: (i) post-closing annual loan payments until December 31, 2028; (ii) a partial balloon payment in 2026; and (ii) annual interest at the rate of three percent on the unpaid balance of the loan until the loan ends, which will be no later than December 31, 2028. Once the Developer has paid the principal balance of the loan down to \$5,700,000, the City will release the lien of its Deed of Trust from the Phase 1 portion of the Property and will retain the lien of the Deed of Trust on the Phase 2 portion of the Property. The Developer may pre-pay the loan in its entirety at any time without penalty; and

WHEREAS, The City, under the SFPUC's jurisdiction, will retain an 80-foot-wide approximately one-acre parcel of land (Retained Fee), with surface appurtenances and a subsurface SFPUC water transmission line, north of Ocean Avenue along the southern boundary of the Balboa Reservoir. SFPUC and the Developer have negotiated a 20-year open space license (Open Space License) for the use of approximately 44,431 square feet of the Retained Fee. The Developer will assign the Open Space License to a non-profit organization before the start of the license term, which shall be no later than December 31, 2024; and

WHEREAS, The Open Space License requires the Developer to use the license area for the installation and maintenance of public open space for the benefit of Project residents and the general public. Because the open space improvements will not be completed until the last phase of the development, the use fee will commence in year 11 of the license term, after construction of the Project has been substantially completed and the open space improvements have been installed in the license area; and

WHEREAS, The use fee for the Open Space License starting in year 11 of the license term will be \$32,380 per year, with 4% annual increases, or the Developer may elect to make an upfront lump sum payment of \$112,000. The fee amount reflects a 50% discount of the appraised fair market rent and such discount is based upon the fact that (1) the license will be assigned to a non-profit entity to operate for public use, (2) the license area has little to no revenue generating potential, (3) the license relieves the SFPUC of the costs of maintaining and securing the license area, and (4) and the license requires the licensee to install and maintain educational signage on the license area to educate users about the Hetch Hetchy Regional Water System and the important role the SFPUC Right-of-Way plays in the SFPUC's transportation of water supply; and

WHEREAS, In 2011, the SFPUC adopted the Community Benefits Program by its Resolution No. 11-0008, which seeks to serve and foster partnership with communities in SFPUC service areas and to ensure public benefits are shared across all communities; and

WHEREAS, The Project will provide an important community benefit to residents in San Francisco and promote a public purpose by creating significant housing and affordable housing, open space, and other public benefits as described in the Development Agreement, which has a 50% affordable housing component; and

WHEREAS, The parties have also negotiated a Recognition Agreement, which provides for the SFPUC's recognition of performance, cure, and reassignment rights between the master co-developers of the Project; and

WHEREAS, To facilitate planned street circulation for the Project, the SFPUC proposes recording a Declaration of Restrictions (Declaration) that will allow a portion of the Retained Fee area to be used as dedicated public right-of-way for purposes of constructing and subsequent use of the planned extension of Lee Avenue where it crosses the Retained Fee; and

WHEREAS, The Balboa Reservoir is subject to a 2012 Access Easement Agreement between City, through the SFPUC, and City College (Original Easement), which contemplated that City College would construct and maintain an Accessway on the Property, and City College has not yet constructed the Accessway as required by the Original Easement; and

WHEREAS, To develop the Project, the Original Access Easement Agreement Area must be widened, and a street must be constructed to City standards on the widened area. Therefore, the parties negotiated an amendment to the Original Easement (Amended Easement); and

WHEREAS, Under the Amended Easement, the City will obtain additional land to widen the Accessway, and in return for conveyance in fee of the revised easement area from City College to City, City will relieve City College of its obligation to construct the Accessway to current City standards as required by the Original Easement; and

WHEREAS, On January 1, 2020, new amendments to the State Surplus Lands Act under Assembly Bill 1486 took effect which imposed additional requirements on some projects but excludes from those requirements properties that have an existing exclusive negotiating agreement and will be conveyed by December 31, 2022. Because City entered into the ENA relating to the Property in December of 2017, and the disposition of the Balboa Reservoir will be completed by December 31, 2022, the additional requirements do not apply to the Project; and

WHEREAS, SFPUC staff recommend that this Commission consent to the Development Agreement and approve the terms and conditions of: (i) the PSA; (ii) the Open Space License; (iii) the Promissory Note; (iv) the Deed of Trust; (v) the Recognition Agreement; (vi) the Declaration; and (vii) the Amended Easement; and recommend approval of all of the foregoing to the Board of Supervisors and the Mayor; and

WHEREAS, On May 28, 2020, in Motion No. 20730, the Planning Commission certified the Balboa Reservoir Final Subsequent Environmental Impact Report (FSEIR) in accordance with the California Environmental Quality Act (CEQA) Public Resources Code sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. On that same day, in Motion No. 20731, the Planning Commission adopted CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; and

WHEREAS, The Planning Commission Secretary is the custodian of records for the Planning Commission FSEIR materials and related records are available at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 and at <http://ab900balboa.com>. These records have been made available to the SFPUC and the public for review. These records are incorporated herein by reference; and

WHEREAS, This Commission has reviewed and considered the information contained in the FSEIR, the findings contained in Planning Commission Motion Numbers 20730 and 20731, and all written and oral information provided by the Planning Department, the public, relevant public agencies, SFPUC and other experts and the administrative files for the Project; now, therefore, be it

RESOLVED, That this Commission has reviewed and considered the FSEIR and record as a whole, finds that the FSEIR is adequate for its use as the decision-making body for the declaration of surplus property, consent to the Development Agreement, Approval of Purchase and Sale Agreement, the Promissory Note, the Deed of Trust, the Declaration, the Recognition Agreement, the Open Space License, and the Amended Easement, and incorporates the CEQA findings contained in Motion No. 20731, including the Statement of Overriding Considerations and the Mitigation and Monitoring Program as though set forth in this Resolution; and be it

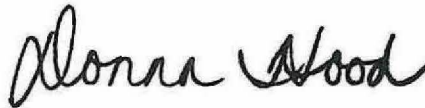
FURTHER RESOLVED, That this Commission further finds that since the FSEIR was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FSEIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FSEIR, and be it

FURTHER RESOLVED, That this Commission finds that the Property is surplus to the SFPUC's utility needs and not necessary for the SFPUC's use; and, be it

including without limitation, the exhibits to such documents, that City's Director of Property and/or the SFPUC's General Manager determines, in consultation with the City Attorney, are in the best interest of City; do not materially increase the obligations or liabilities of City; are necessary or advisable to effectuate the purposes and intent of each of the documents or this Resolution; and are in compliance with all applicable laws, including the City Charter; and be it

FURTHER RESOLVED, That upon approval by City's Board of Supervisors and the Mayor, this Commission authorizes the SFPUC General Manager and/or City's Director of Property to take any and all other steps they, in consultation with the City Attorney, deem necessary and advisable to effectuate the purpose and intent of this Resolution.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of June 23, 2020.

A handwritten signature in black ink, reading "Monna Wood". The signature is fluid and cursive, with the first name "Monna" and the last name "Wood" clearly distinguishable.

Secretary, Public Utilities Commission



PROOF OF POSTING

Legislative File No. **200740 Sale of Real Estate - Reservoir Community Partners, LLC - Balboa Reservoir - \$11,400,000**

Description of Item:

Resolution approving and authorizing the execution of an Agreement for Sale of Real Estate for the conveyance by the City, acting through the San Francisco Public Utilities Commission, to Reservoir Community Partners, LLC of approximately 16.4 acres of real property in Assessor's Parcel Block No. 3180, Lot No. 190, located near Ocean Avenue and Frida Kahlo Way, for \$11,400,000; adopting findings under the California Environmental Quality Act; adopting findings that the conveyance is consistent with the General Plan, and the priority policies of Planning Code, Section 101.1; authorizing the Director of Property and/or the SFPUC's General Manager to execute the Agreement for Sale of Real Estate and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and authorizing the Director of Property and/or the SFPUC's General Manager to make certain modifications, as described herein, and take certain actions in furtherance of this Resolution, as described herein.

I, Rosanna S. Russell an employee of the City and County of San Francisco, caused the above-described document(s) to be posted in accordance with the requirements at least ten (10) days in advance of the hearing (pursuant to Administrative Code, Section 23.7 and Planning Code, Section 311):

Date: July 16, 2020

Time: 4:25 p.m.

Location: The notice was posted at the following locations:

1. On the notice board on the eastern edge of the subject property;
2. Above the stairs on the southeastern end of the subject property; and
3. On one of the poles in the center of the subject property.

Signature: 

Rosanna S. Russell, SFPUC Real Estate Director

Instructions: Upon completion, original must be filed in the above referenced file.

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. 554-5227

NOTICE OF PUBLIC HEARINGS
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matters and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: July 27, 2020

Time: 1:30 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26 once the meeting starts, the telephone number and access code will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: Balboa Reservoir Project

File No. 200635. Ordinance amending the General Plan to revise the Balboa Park Station Area Plan, the Recreation and Open Space Element, and the Land Use Index, to reflect the Balboa Reservoir Project; amending the Housing Element in regard to the design of housing for families with children; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 340.

File No. 200422. Ordinance amending the Planning Code and Zoning Map to create the Balboa Reservoir Special Use District and rezone the Balboa Reservoir west basin project site generally bounded by the City College of San Francisco Ocean Campus to the east, Archbishop Riordan High School to the north, the Westwood Park neighborhood to the west, and a San Francisco Public Utilities Commission parcel containing a water pipeline running parallel to a mixed-use multifamily residential development along Ocean Avenue to the south; adopting findings under the California Environmental Quality Act; making findings of consistency under the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTICE IS HEREBY GIVEN THAT the Budget and Finance Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matters and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: July 29, 2020

Time: 10:30 a.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26 once the meeting starts, the telephone number and access code will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: Balboa Reservoir Project

File No. 200423. Ordinance approving a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC, for the Balboa Reservoir Project (at the approximately 17.6-acre site located generally north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School), with various public benefits, including 50% affordable housing and approximately 4 acres of publicly accessible parks and open space; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and findings of public convenience, necessity, and welfare under Planning Code, Section 302; approving development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Section 6.22 and Chapters 14B, 23, 41B, 56, 82, and 83, Planning Code, Sections 169, 138.1, and 414A, 415, and 422, Public Works Code, Section 806(d), Subdivision Code, Section 1348, and Health Code, Article 12C; and ratifying certain actions taken in connection therewith.

File No. 200740. Resolution approving and authorizing the execution of an Agreement for Sale of Real Estate for the conveyance by the City, acting through the San Francisco Public Utilities Commission, to Reservoir Community Partners, LLC of approximately 16.4 acres of real property in Assessor's Parcel Block No. 3180, Lot 190, located near Ocean Avenue and Frida Kahlo Way, San Francisco, California for \$11.4 million; adopting findings under the California Environmental Quality Act; adopting findings that the conveyance is consistent with the General Plan and the priority policies of Planning Code Section 101.1; authorizing the Director of Property and/or the SFPUC's General Manager to execute the Agreement for Sale of Real Estate and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and authorizing the Director of Property and/or the SFPUC's General Manager to make certain modifications, and take certain actions in furtherance of this Resolution.

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN

WATCH: SF Cable Channel 26, once the meeting starts, and the telephone number and access code will be displayed on the screen; or

VISIT: <https://sfbos.org/remote-meeting-call>

Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted.

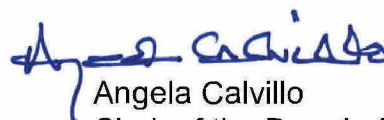
In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to these matters are available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to these matters will be available for public review on Friday, July 24, 2020.

For any questions about these hearings, please contact the Assistant Clerk for the Land Use and Transportation Committee and/or the Assistant Clerk for the Budget and Finance Committee:

Erica Major (Erica.Major@sfgov.org) – (415) 554-4441

Linda Wong (Linda.Wong@sfgov.org) – (415) 554-7719

Please Note: The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

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ERICA MAJOR
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SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

EDM Land Use & LW Budget - 7/27/20 LUT & 7/29/20 Budget (Balboa Reservoir 200635 GP/200422 Zonning/200423 DA/200740 City Prop Agmt))

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

07/17/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$914.62
Total	\$914.62

EXM# 3380222

**NOTICE OF REGULAR
MEETING SAN FRAN-
CISCO BOARD OF
SUPERVISORS LAND USE
AND TRANSPORTATION
COMMITTEE JULY 27,
2020 - 1:30 PM
NOTICE OF REGULAR
MEETING SAN FRAN-
CISCO BOARD OF
SUPERVISORS BUDGET
AND FINANCE COMMIT-
TEE JULY 29, 2020 - 10:30
AM**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matters and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Subject: Balboa Reservoir Project. File No. 200635. Ordinance amending the General Plan to revise the Balboa Park Station Area Plan, the Recreation and Open Space Element, and the Land Use Index, to reflect the Balboa Reservoir Project; amending the Housing Element in regard to the design of housing for families with children; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 340. File No. 200422. Ordinance amending the Planning Code and Zoning Map to create the Balboa Reservoir Special Use District and rezone the Balboa Reservoir west basin project site generally bounded by the City College of San Francisco Ocean Campus to the east, Archbishop Riordan High School to the north, the Westwood Park neighborhood to the west, and a San Francisco Public Utilities Commission parcel containing a water pipeline running parallel to a mixed-use multifamily residential development along Ocean Avenue to the south; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. NOTICE

IS HEREBY GIVEN THAT the Budget and Finance Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matters and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Subject: Balboa Reservoir Project. File No. 200423. Ordinance approving a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC, for the Balboa Reservoir Project (at the approximately 17.6-acre site located generally north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School), with various public benefits, including 50% affordable housing and approximately 4 acres of publicly accessible parks and open space; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and findings of public convenience, necessity, and welfare under Planning Code, Section 302; approving development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Section 6.22 and Chapters 14B, 23, 41B, 56, 82, and 83, Planning Code, Sections 169, 138.1, and 414A, 415, and 422, Public Works Code, Section 806(d), Subdivision Code, Section 1348, and Health Code, Article 12C; and ratifying certain actions taken in connection therewith. File No. 200740. Resolution approving and authorizing the execution of an Agreement for Sale of Real Estate for the conveyance by the City, acting through the San Francisco Public Utilities Commission, to Reservoir Community Partners, LLC of approximately 16.4 acres of real property in Assessor's Parcel Block No. 3180, Lot 190, located near Ocean Avenue and Frida Kahlo Way, San Francisco, California for \$11.4 million; adopting findings under the California Environmental



Quality Act; adopting findings that the conveyance is consistent with the General Plan and the priority policies of Planning Code Section 101.1; authorizing the Director of Property and/or the SFPUC's General Manager to execute the Agreement for Sale of Real Estate and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and authorizing the Director of Property and/or the SFPUC's General Manager to make certain modifications, and take certain actions in furtherance of this Resolution. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN WATCH: SF Cable Channel 26, once the meeting starts, and the telephone number and access code will be displayed on the screen; or VISIT: <https://sfbos.org/remote-meeting-call> Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to these matters are available

in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-irc>). Agenda information relating to these matters will be available for public review on Friday, July 24, 2020. For any questions about these hearings, please contact the Assistant Clerk for the Land Use and Transportation Committee, Erica Major (Erica.Major@sfgov.org – (415) 554-4441) and/or the Assistant Clerk for the Budget and Finance Committee, Linda Wong (Linda.Wong@sfgov.org – (415) 554-7719). Please Note: The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.

Introduction Form

By a Member of the Board of Supervisors or 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 inquiries"
- ☐ 5. City Attorney Request.
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget Analyst request (attached written motion).
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic 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 the Imperative Form.

Sponsor(s):

Yee

Subject:

Agreement for Sale of Real Estate – Sale of Balboa Reservoir, a portion of Assessor's Block 3180, Lot 190, San Francisco, California – Reservoir Community Partners LLC - \$11,400,000

The text is listed:

Resolution approving and authorizing the execution of an Agreement for Sale of Real Estate for the conveyance by the City, acting through the San Francisco Public Utilities Commission, to Reservoir Community Partners, LLC of approximately 16.4 acres of real property in Assessor's Parcel Block No. 3180, Lot 190, located near Ocean Avenue and Frida Kahlo Way, San Francisco, California for \$11.4 million; adopting findings under the California Environmental Quality Act; adopting findings that the conveyance is consistent with the General Plan and the priority policies of Planning Code Section 101.1; authorizing the Director of Property and/or the SFPUC's General Manager to execute the Agreement for Sale of Real Estate and related documents for the sale of the property, including an Open Space License, Promissory Note, Deed of Trust, Amended and Restated Easement Agreement and Deed, Declaration of Restrictions, and Recognition Agreement; and authorizing the Director of Property and/or the SFPUC's General Manager to make certain modifications, and take certain actions in furtherance of this Resolution.

Signature of Sponsoring Supervisor: /s/Norman Yee

For Clerk's Use Only



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

Phone: 415.252.3100 . Fax: 415.252.3112

ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 200740

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION

TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD

OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT

NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
office of the Clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT

NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Rosanna Russell	415-487-5213
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
021 SF Public Utilities Commission	rsrussell@sfgwater.org

5. CONTRACTOR	
NAME OF CONTRACTOR Reservoir Community Partners, LLC	TELEPHONE NUMBER 415-384-9090
STREET ADDRESS (including City, State and Zip Code) 455 Market Street, #1650, San Francisco, CA 94105	EMAIL

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 200740
DESCRIPTION OF AMOUNT OF CONTRACT \$11,400,000		
NATURE OF THE CONTRACT (Please describe) Agreement for Sale of Real Estate by the City and County of San Francisco, through its Public Utilities Commission		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	BHC Balboa Builders, LLC		Subcontractor
2	AVB Balboa, LLC		Subcontractor
3			
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5			
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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9. AFFILIATES AND SUBCONTRACTORS			
List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.			
#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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<input type="checkbox"/>	Check this box if you need to include additional names. Please submit a separate form with complete information. Select “Supplemental” for filing type.		

10. VERIFICATION	
I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.	
I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.	
SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK	DATE SIGNED
BOS Clerk of the Board	

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Reservoir Project PSA: March 2018 and July 2020 Budget & Legislative Analyst Reports
Date: Thursday, July 30, 2020 9:02:04 AM

From: aj <ajahjah@att.net>
Sent: Wednesday, July 29, 2020 7:05 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>
Cc: Public Lands for Public Good <publiclandsforpublicgood@gmail.com>; CCSF Collective <kien.eira@gmail.com>; ccsfheat@gmail.com; Defend City College Alliance <madelinenmueller@gmail.com>
Subject: Reservoir Project PSA: March 2018 and July 2020 Budget & Legislative Analyst Reports

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BOS:

RE: PUC Reservoir PSA (File 200740)

At the 7/29/2020 Budget & Finance Committee hearing, Supervisor Mandelman raised a very important issue. Supervisor Mandelman noted that most government land transactions are made in the form of ground leases. The City & County authorities apparently never considered the possibility of the ground lease possibility and jumped straight into a sales model for the Reservoir.

"Fair market value" return to ratepayers was prominently promoted throughout the campaign to market the the Project. It was only one week prior to the Planning Commission hearing that a selling price of \$11.2 Million was disclosed deep within a 2256-page Commission packet. It appears that this scandalously low price was deliberately made difficult to be found in the documentation.

I think it would not be unfair to conclude that the extremely low "fair market value" had already been decided early in the planning for the Reservoir Project, but never disclosed until the final stages of the approval process.

BUDGET & LEGISLATIVE ANALYST REPORTS

The 3/15/2018 BLA Report (18-0163) was clear about compliance with Administrative Code 23.3 and called for:

an independent appraisal and appraisal review conducted in accordance with the requirements set out in Administrative Code Chapter 23.

RECOMMENDATION: Preparation of a *rigorous, independent* cash flow analysis...to

ensure that land price paid to SFPUC ...are maximized.

The PSA fulfills neither of these recommendations for INDEPENDENT analysis..

The 7/24/2020 Budget & Legislative Analyst Report (20-0740) for today's Budget & Finance Committee hearing does not mention the earlier recommendations from the 2018 Report.

Instead, today's BLA Report (20-0740) provides--not an analysis of merit and validity--but stenography of PUC-Developer talking points:

“The SFPUC Real Estate Director indicated that an appraisal review is not necessary due to the experience of the initial appraiser,... and self-certification by the appraiser.”

What the PUC is doing is like Boeing's own self-certification of the 737 Max.

The new BLA Report is a PUNT. The BLA notes:

1) the waiver of the requirement for appraisal review;
and it notes:

2) that "City will have to carry a loan for its sale of land of \$10.1 million for eight years".....(and this is on top of the dirt-cheap price for the massive PUC parcel).

It punts it back to BOS as a "policy matter." The Report says:

"Because of the waiver of an appraisal review, and the possibility that Reservoir Community Partners will exercise the seller financing option during which the City will have to carry a loan for its sale of land of \$10.1 million for eight years, we consider approval of the proposed resolution to be a policy matter for the Board of Supervisors."

READING BETWEEN THE LINES

If you read between the lines, BLA does not approve of bypassing the requirement for appraisal review and nor the \$10.1 Million City-financing.

Without saying out front that the BLA doesn't really approve, it punts it back to you as a policy matter: "Approval of the proposed resolution is policy matter for the Board of Supervisors."

The requirement for independent Appraisal Review was meant to protect the public interest. Don't permit waiver of Administrative Code 23.3's legal requirement that was meant to protect public assets. Do not approve a PSA that facilitates the giveaway of public land to big-money developers.

Sincerely,
Alvin Ja

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir development agreement (Item #4, SFBOS Budget & Finance Committee)
Date: Wednesday, July 29, 2020 9:03:22 AM

From: Janice Li <me@janice.li>
Sent: Tuesday, July 28, 2020 8:43 PM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>
Cc: Low, Jen (BOS) <jen.low@sfgov.org>; Boilard, Chelsea (BOS) <chelsea.boilard@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>
Subject: Balboa Reservoir development agreement (Item #4, SFBOS Budget & Finance Committee)

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Hello Chair Fewer and fellow committee members,

First, thanks for your 11-0 support to push the amended Caltrain sales tax measure onto the November ballot. It's not pretty, this isn't ideal, and there are no heroes here, and I acknowledge it will still be a longshot to get San Mateo County on board.

Second, your Budget & Finance Committee will be hearing an item to approve the development agreement for the proposed Balboa Reservoir housing development tomorrow.

I have been tracking this program ever since Mayor Ed Lee announced the Public Land for Housing program in 2014 (it's a long story why, I'll tell you another time).

Since that time, so many things have happened, including all of your successful campaigns to join the Board of Supervisors. I also got elected to the BART Board! Still weird.

As BART Board director whose district covers Balboa Park Station, I've consistently supported transit-oriented development, and BART is now going through an intensive and robust process of implementing AB2923, a bill signed by then-Gov. Brown in 2018 to increase and incentivize affordable housing on BART land around our stations. While Balboa Reservoir is not on BART jurisdiction or subject to AB2923, the point still stands, which is that we must urgently move forward with affordable housing especially on 17 acres of land that's within walking distance of a BART/Muni station.

I know 1,100 units sounds like a lot but this is exactly the kind of site that justifies that density. Developing a site of that size *and* being able to push for 50% affordable units is critical.

I will note that part of the proposal includes a parking garage as partial replacement. I know that many folks will argue that the number of spaces is insufficient but we should remember the December 2018 Board of Supervisors' decision that made San Francisco the first major city [to end minimum parking requirements](#). Each housing project henceforth cannot and should not be a chance to wholesale relitigate our feelings about parking.

Thanks for your attention to this and please do not hesitate to reach out if you have any questions.

Best,
Janice Li

BART Board Director
Outer Sunset resident
Transit enthusiast

--

me at [janice.li](#) / [twitter](#) / [instagram](#) - she/hers

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir Hearings
Date: Wednesday, July 29, 2020 9:03:00 AM
Attachments: [Comments_idh_BOS-Hearings-July2020.docx](#)

From: Jennifer Heggie <jdheggie@gmail.com>
Sent: Tuesday, July 28, 2020 11:42 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Fwd: Balboa Reservoir Hearings

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I hope my comments sent July 22, made it into the BOS Budget & Finance Committee packet.
Thank you,
Jennifer

----- Forwarded message -----

From: **Jennifer Heggie** <jdheggie@gmail.com>
Date: Wed, Jul 22, 2020 at 8:17 AM
Subject: Balboa Reservoir Hearings
To: Erica Major <erica.major@sfgov.org>, Linda Wong <linda.wong@sfgov.org>, Board of Supervisors <board.of.supervisors@sfgov.org>, Low, BOS <jen.low@sfgov.org>, Norman Yee <norman.yee@sfgov.org>

Land Use & Transportation Committee, Budget & Finance Committee, BOS (Files 200422, 200423, 200635):

Dear Supervisors,
Please see attached my comments on the Balboa Reservoir development to be discussed in Committee hearings 7/27/20 and 7/29/20. Though, like most San Franciscans, I would like to see more affordable housing, there are serious implications with this development that I hope you will consider.
Thank you for your review of the points in the attached letter.
Regards,
Jennifer Heggie

July 21, 2020

Dear Supervisors:

The Balboa Reservoir development will create more problems than it solves. After participating in five years of community meetings, the key issues have still not been addressed, and I urge you not to support this development as it is currently planned. The damage will be serious, not just to the immediate neighborhoods, schools and daycare centers, but also to the City at large as equitable access to education is curtailed. As livelihoods are lost due to this pandemic, many will need to retrain to support themselves and their families. This is not the time to shut down access to retraining facilities. But that will be the unintended consequence of beginning construction of the Balboa Reservoir development at the time planned.

There are many legitimate and important reasons this plan falls short, and I am including only a few of them here. Some of these shortcomings are due to a lack of resources from the City and County of San Francisco. If you choose to move the project forward despite the pain it will cause, please make any approval conditional on a feasible SFMTA improvement plan for the area with finances to implement the recommendations or require the developers to provide additional public parking, and postpone the Balboa Reservoir development construction until after the critical City College construction has been completed adjacent to it. Those measures will mitigate a few of the issues.

Four key concerns are described in more detail below. They are: 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides; 2) Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded; 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir development are identified in the EIR causing particular harm to nearby sensitive receptors; and 4) Delays due to simultaneous construction will result in significant added costs to City College.

1. Inadequate replacement parking for City College students will result in less access to the opportunities that education provides:

- a. Despite public comments at PUC hearings and the SF Public Utilities CAC, the implications of long-planned improvements to City College were ignored by the SFPUC when deciding to sell their land. City College of San Francisco has been planning for at least 15 years to construct new buildings on its main campus western parking lot while using the Balboa Reservoir for replacement student parking during and after construction. The plan for re-placing campus buildings was long delayed due to the uncertainty of the future of the college, lawsuits over past shoddy construction, a revolving door of senior administrators, and funding redirected to emergency patches that would allow ADA access and keep existing buildings in use long past their expected lifetime.

- b. The Balboa Reservoir developers have agreed to build “up to 450 public parking spaces” to replace the typical amount of parking use on the Balboa Reservoir when classes are in session. This is not “replacement” parking because it does not take into account:
 - i. That the loss of parking spaces on the City College owned “upper lot” (adjacent to the Balboa Reservoir) displaced by replacement campus buildings is not considered in the 450 count. Per the Fehr-Peers TDM study of 2018, construction of the Performing Arts Education Center (PAEC) would result in the removal of 760 existing parking spaces. The City College plan has changed since the 2018 TDM and the 2019 Subsequent EIR, and the number of parking spaces displaced will be represented by the combined footprints of the Diego Rivera Theater and STEAM (Science, Technology, Engineering, arts and Math) building. What has remained consistent, at least up until the time of the pandemic, is that the City College-owned “upper lot” is consistently full during midday on week days, and the Balboa Reservoir is used for the overflow, an overflow that will increase as new City College buildings are constructed.
 - ii. The lack of an identified and assured source of funding for discounted student parking rates in the public-use parking lot where market rate parking is planned. This has implications for the equity of access to public education.
 - iii. The “replacement” parking number does not take into account the periods of highest student parking use in the Balboa Reservoir, midday during the first two weeks of the semester when students are deciding which classes to take, when many more than 450 parking spaces on the reservoir are filled.
 - iv. The core TDM plan assumes a pre-pandemic public transportation infrastructure that would result a shortfall in parking during peak periods in 2026. (See Fehr-Peers CCSF TDM Study of 2018.) It’s unclear whether implementing even the core TDM plan is still feasible.
 - v. The lack of funding for implementing more aggressive and expensive Additional TDM Measures that would reduce the need for driver parking. There is no funding for these measures from the Balboa Reservoir developers, SFMTA or City College.

2. Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are unplanned and unfunded.

- a. An SFMTA plan for wider pedestrian walkways, bike lanes, and other safety improvements along Ocean Avenue from the Balboa BART station to Frida Kahlo Way, is

not expected to be available until the end of the year, and it is unclear if it will include the heavily congested area along Frida Kahlo Way to Judson. In the current climate it doesn't appear likely that any of the needed improvements on which the dense Balboa Reservoir development was justified will be funded. From the start, it has been clear that safe alternatives to driving to mitigate the significant increase in population into an already heavily congested area requires some sort of mitigation.

- b. A TDM study developed to gauge what would cause students to switch to non-car alternatives identified key concerns of students. When asked how City College should allocate available resources to transportation, the largest response (29%) was to improve connections to BART and Muni. And in response to the question about the key barrier to switching from driving to other forms of transportation, the majority (39%) responded, "time-based access." (Fehr-Peers CCSF TDM study of 2018) But nothing is being done to improve the connection to BART and Muni from the Ocean campus or reduce commute times. In fact the opposite is the case due to pandemic fallout.

3. Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR, causing particular harm to nearby sensitive receptors.

Three areas identified in the City Planning EIR cannot be adequately mitigated per the current Balboa Reservoir developer plan. Transportation and Noise, and Air Quality, if the construction time period is compressed, meet or exceed the threshold of "significant adverse impacts." The developer is planning offsets for air pollution, but that won't help the detrimental impacts to learning, brain development and health in the surrounding area. The development will sit smack in the middle of multiple daycare centers, a high school which houses boarding students, City College, a 100% affordable multi-unit building that includes a daycare center, residences, and a grocery store with loading dock on a single lane road for driving in and out of the Reservoir. The only other point of ingress/egress for drivers is already heavily used by employees and students of City College and Riordan High School. Ongoing noise pollution during key periods of construction (9am to 4pm on weekdays) will adversely impact student learning, and the health impacts of high pollution areas are well known. All of the adjoining institutions and residents will be adversely impacted as well as a larger swath of San Francisco, as pollution from the development construction mixes with that of the 280 freeway APEZ zones.

The plan identifies the use of backup generators at the many large residential buildings in the development. Post construction, once the Balboa Reservoir development is operational, each building will be starting up their diesel generators on a regular basis for testing. As we express concerns about natural gas in our new construction, so should we also require electric battery generator backup, rather than heavily polluting diesel generators.

4. **Delays due to simultaneous construction will result in significant added costs to City College.**

Famous artist Diego Rivera gifted the Pan American Unity mural to City College. The replacement City College theater has been designed to display that mural to the public. The mural is to be loaned for an exhibition at SFMOMA while the City College Diego Rivera theater is being constructed on City College's parking lot. That coincides with the period of adjacent Balboa Reservoir construction. SFMOMA has a timeline by which the mural must be gone after the exhibit. That date is a month after the projected completion date of City College's Diego Rivera theater, a very tight schedule. If the theater construction is delayed, the mural will need to be placed in very expensive storage. This is not an additional cost that City College is in a position to handle.

Allowing simultaneous construction of the City College and Balboa Reservoir buildings creates a real risk of theater construction delay due to vehicle congestion as well as cumulative environmental factors. We already know from the EIR that there will be months at a time when trucks will be going in and out of the Balboa Reservoir every 2 to 3 minutes from 9am to 4pm, during the most active hours for City College student access. Further delays may need to be imposed to reduce periods of excessive noise or cumulative air pollution during simultaneous construction. If construction of the Balboa Reservoir development can be postponed, some of the worst cumulative impacts during construction can be averted, and City College won't be forced into another expensive loss imposed by outside forces.

Thank you for your consideration of the preceding points. I hope you will consider the alternatives to approving this development and, at a minimum, delay the start of the Balboa Reservoir construction until after City College concerns have been addressed. As we emerge from this pandemic, City College's ability to provide the transitional training that San Francisco residents will need, makes it clear that this is a time to prioritize access to City College and the educational services that it provides.

Sincerely,

Jennifer Heggie

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 4:36:36 PM

From: Stephanie Hill <info@sg.actionnetwork.org>
Sent: Tuesday, July 28, 2020 4:36 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Stephanie Hill
stephanie.e.hill@gmail.com

1496 Guerrero
San Francisco, California 94110

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter regarding Items 4 & 5 (Balboa Reservoir Project) on tomorrow's Budget and Finance Committee meeting agenda
Date: Tuesday, July 28, 2020 2:50:06 PM
Attachments: [7-28-20 letter to B and F Comm.pdf](#)
[PastedGraphic-1.png](#)

From: Stuart Flashman <stu@stuflash.com>
Sent: Tuesday, July 28, 2020 2:43 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Letter regarding Items 4 & 5 (Balboa Reservoir Project) on tomorrow's Budget and Finance Committee meeting agenda

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Dear Supervisors,

Please accept the attached comment letter for tomorrow morning's Budget and Finance Committee meeting. I also plan to call in to briefly address the letter's substance.

Environmental, Land Use, and Elections Law

Serving public interest and private clients since 1990

Stuart Flashman
Attorney

stu@stuflash.com

Law Offices of Stuart Flashman
5626 Ocean View Drive
Oakland, CA 94618-1533

tel: (510) 652-5373

fax: (510) 652-5373

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Law Offices of
Stuart M. Flashman
5626 Ocean View Drive
Oakland, CA 94618-1533
(510) 652-5373 (voice & FAX)
e-mail: stu@stuflash.com

Delivery via email to: linda.wong@sfgov.org

July 28, 2020

Budget & Finance Committee
San Francisco Board of Supervisors
San Francisco City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: Agenda items 4 (200423) and 5 (200740): Balboa Reservoir Project.

Dear Committee Members Fewer, Walton, and Mandelman,

I am the attorney representing Madeline Mueller, Alvin Ja, and Wynd Kaufmyn, the appellants of the Planning Commission's certification of the Final Subsequent EIR for the Balboa Reservoir Project. However, this letter is not directly about that appeal. I will be writing separately to the entire Board of Supervisors on that issue. Instead, this letter addresses issues related to the financing of the Balboa Reservoir Project that is on your agenda today, and specifically the effect of the sale of that property to private developers on the City's ability to create more affordable housing.

At Monday's Land Use and Transportation Committee meeting, at the request of Supervisor Mar, the Planning Department presented a report on the current status of the City's efforts to address the critical shortage of affordable housing in San Francisco. To put it bluntly, the report showed that the City's current strategy – piggybacking affordable units on market-rate projects – has been an abject failure. While the City has far surpassed its RHNA goal for market-rate housing – approximately 140%, it has only achieved roughly 30-50% of the various RHNA goals for affordable housing.

The Balboa Reservoir Project is just one more example of the Planning Department's use of that failed strategy. While it's true that 50% of the units will be affordable (although close to half will only be moderate-income units), far less than half of the financing will be from private sources. Yet in return, the City will be selling the Project site to the developers. While that land may be surplus to the needs of the SFPUC, it is one of the few large, vacant, publicly owned sites that the City could use to build permanently 100% affordable housing. Selling off this site will sacrifice half the site to a market-rate use – a use that directly competes with affordable housing for scarce available land. Once sold, the City will lose a valuable site for affordable housing.

Not only that, but the site directly adjoins the Ocean Campus of City College of San Francisco. Almost all of City College's faculty and Staff qualify for affordable housing, as do many of its students. That will be increasingly true as the COVID-19 pandemic forces many workers to retrain after their current jobs have disappeared. Building a phased 100%-affordable project here would eliminate most of the need for parking and transit use for its residents, achieving a major goal of SB 375, and Prop. K.

Please do not consider selling this site before you evaluate it for a 100% affordable publicly-owned housing project.

Respectfully,

Stuart M. Flashman

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir
Date: Tuesday, July 28, 2020 12:20:59 PM

From: Charlie Hinton <solitaryman@lmi.net>
Sent: Tuesday, July 28, 2020 12:15 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Balboa Reservoir

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Dear Supervisors, I TOTALLY OPPOSE selling the reservoir to a private corporation to build mostly market rate housing. CCSF advocates have alternative plans that preserve some parking for students who need to drive + affordable housing. Now is not the time to privatize public land for market rate housing development. Please oppose this sale.

Charlie Hinton

72 Germania Street

SF, CA 94117

No one ever hurt their eyes by looking on the bright side

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir Development Agreement & City College MOU
Date: Tuesday, July 28, 2020 12:02:46 PM

From: Christopher Pederson <chpederson@yahoo.com>
Sent: Tuesday, July 28, 2020 12:01 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Fwd: Balboa Reservoir Development Agreement & City College MOU

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sent from my iPhone

Begin forwarded message:

From: Christopher Pederson <chpederson@yahoo.com>
Date: July 28, 2020 at 11:10:23 AM PDT
To: Norman Yee <Norman.Yee@sfgov.org>, Sandra.Fewer@sfgov.org, Supervisor Rafael Mandelman <mandelmanstaff@sfgov.org>, Shamann Walton <shamann.walton@sfgov.org>, "Peskin, Aaron (BOS)" <Aaron.Peskin@sfgov.org>, Ahsha.Safai@sfgov.org, PrestonStaff <prestonstaff@sfgov.org>
Cc: Janice Li <janice@sfbike.org>, jeffrey.tumlin@sfgov.org
Subject: **Balboa Reservoir Development Agreement & City College MOU**

Dear Chair Fewer and Supervisors:

I was dismayed to learn last night that the City College Board of Trustees is considering requiring the developers of the proposed Balboa Reservoir project to build a 980-space public parking garage. This would be more than twice the maximum size for the public parking garage specified in the draft Development Agreement and would be 230 more spaces than evaluated in the EIR for the project. The draft MOU would also cap parking fees at \$50/semester (or \$30/semester for students receiving certain financial aid).

These last-minute demands are absolutely irreconcilable with the City's transit-first policies and the City's efforts to address the climate crisis. The City's experience with parking regulation demonstrates that the pricing and supply of parking are fundamental to commuters' decisions about what mode of transportation to use. Downtown San Francisco has the lowest rate of automobile commuting west of the Mississippi in large part because parking there is scarce and expensive.

City College has among the highest concentrations of transit service of any neighborhood in San Francisco outside of downtown. This continues to be true even now during the pandemic. After the restoration of Muni Metro service in late August, City College will be served by all the pre-pandemic bus lines - the 8, 29, 43, 49, 54, 91-owl, and the K (reconfigured as the LK) - with the sole exception of the 8BX. Of course, City College is also adjacent to the Balboa Park BART station and additional Muni lines that serve that station such as the J and the M.

I urge you to reject any demands by City College to enlarge the proposed public parking garage beyond the maximum size identified in the draft Development Agreement. The City, SFMTA, and City College should instead work to provide City College students and employees with free or reduced-price transit passes.

Thank you for your consideration of my comments.

Sincerely,
Christopher Pederson
District 7 resident

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City
Date: Tuesday, July 28, 2020 11:46:51 AM

From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Tuesday, July 28, 2020 11:43 AM
To: Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

It is very short-sighted to privatize such a large public parcel of land as the Balboa Reservoir for market rate housing.

The ONLY housing that should be built on public land must be deeply affordable to long-time residents and educators. The construction of mostly market-rate housing development on the Balboa Reservoir would be a major step backwards toward the gentrification of some of the last affordable neighborhoods in San Francisco. I think that the City will regret this in the future.

To repeat, any development on public land should be 100% affordable and the land should be retained by the City in perpetuity.

Thank you for your consideration.

Katherine Howard
District 4

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 9:25:35 AM

From: Hannah Behm <info@sg.actionnetwork.org>
Sent: Tuesday, July 28, 2020 9:04 AM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Hannah Behm
hannahbehm29@gmail.com

501 38th Ave #104
San Francisco, California 94121

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 9:25:48 AM

From: David Hecht <info@sg.actionnetwork.org>
Sent: Monday, July 27, 2020 10:07 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a thirty-three year resident of San Francisco and would like to register my support for the Balboa Reservoir housing project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable and fractured city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a more efficient use of this public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

David Hecht
dhechtca@gmail.com

475 Frederick Street
San Francisco, California 94117

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740
Date: Tuesday, July 28, 2020 9:26:28 AM
Attachments: [BoS Budget Balboa.pdf](#)

From: Kirk Palmer <kirkpalmer@gmail.com>
Sent: Monday, July 27, 2020 9:28 PM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Members of the Budget and Finance Committee,

I am writing to provide public comment in advance of Wednesday's meeting (29 July 2020) wherein the above-referenced two files shall be discussed. My input is attached in the form of a PDF letter. Thank you very much for your consideration of this input and your thoughtful deliberations on these important matters.

Best regards,
Kirk Palmer
1405 Plymouth Avenue
SF, CA 94112

Kirk Palmer
1405 Plymouth Avenue
San Francisco, CA 94112
27 July 2020

Board of Supervisors &
Budget and Finance Committee
via email

Re: Balboa Reservoir Project, File No. 200423 and File No. 200740

Dear Board and Committee Members:

I am writing to provide public comment on the above referenced matters. I am a long-time resident of the Balboa Park Station Area (including living adjacent to the west reservoir on Plymouth Avenue for more than 20 years). I was excited to have the opportunity to provide input in multiple public meetings that helped to shape the Area Plan adopted in 2009. And, I am overall quite pleased with the final Area Plan that resulted from years of effort by, literally, hundreds of people. I am, therefore, very sad that the currently proposed Balboa Reservoir Project is such a poor one. I believe that it is fundamentally flawed in three distinct areas: (1) scope and design of proposed development, (2) financial terms, as well as broader cost and benefit considerations, and (3) choice of development partner.

First, there is the matter of the scale of the project and its associated design. The EIR from the 2009 Area Plan calls for no more than 500 units of housing to be built on the west reservoir in order to (a) accommodate a significant, public open-space area, (b) not overload area infrastructure (roads, parking, bike lanes, public transit, etc.), and (c) be concordant with the character of the neighborhoods surrounding the reservoir—or, at a minimum, to *not* be egregiously inappropriate to that character.

The current 1100-unit proposal fails abjectly against all of these criteria. It offers inadequate open space (and we certainly will never have another opportunity to create useful open space in this area). It would create parking and traffic nightmares, causing significant harm to residents, local merchants, and SF City College (the proposed development destroys existing SFCC parking and brings hundreds of new cars to this area—without providing adequate space for those). And, it is far, far denser than any development in the area. This proposal calls for 1100 units on approximately 13 acres of land. The neighborhoods of Sunnyside and Westwood Park that adjoin this property are nothing like that. Of course, the city needs housing, and it is reasonable that new housing be of higher density than some historic norms. But, that factor has been considered and discussed. And, the outcome of that was agreed, and sanctioned, to be that up to 500 units, and no more, would be appropriate to this site.

The second insurmountable shortcoming of the current proposal is the calculus of what it would cost the city versus how it would benefit the city. It is proposed that 50% of the housing on the site be developed privately as market-rate housing; that fraction amounts to over 500 units, which would likely have a market value on the order of \$1 million each. And yet, the sale price for 16.4 acres has been tentatively set at \$11.4 million. That is an outrageous pittance against \$500 million in final value.

The City of San Francisco is growing, and becoming less affordable. The amount of land that the City owns today is the most that it will ever own going forward. While there will always be the opportunity for the wealthy to buy property in San Francisco, the opportunity for the less affluent—or for the public (via government)—to own or access land is ever diminishing. If land is to be privatized as part of any development project, it is reasonable to expect **large** benefit to the public from this—and no “give aways” to the private sector. I would urge that 100% of housing developed on converted land be affordable and available at below market rates. And, if land is converted from public to private for non-residential benefit, then 100% of that development should be in the public interest (e.g., open space, arts space, community space, etc.) The Balboa Reservoir Project as proposed would transfer a huge asset from the public to a private entity (Avalon Properties, primarily) with disproportionately small benefit flowing back to the public. This would be a travesty.

The third fatal flaw of the present proposal is, specifically, that choice of Avalon Properties to develop the site. This company has developed numerous projects in San Francisco in the last 20 years, and their track record is terrible. They have repeatedly put up buildings that are at once very unattractive and very poorly constructed. The buildings have looked bad when they went up and, owing to cheap materials and workmanship, they turned downright tawdry after only a few short years. Their properties in China Basin, the Dogpatch, and now on Ocean Avenue are among the least appealing in the City. And, sadly, they are far, far less attractive than what is being built in cities elsewhere (see San Diego, Chicago, Oslo, Stockholm, and many other places for better examples of contemporary design and construction). San Francisco is now one of the costliest cities on the planet. It is also, thankfully, a city in an idyllic setting and one with a rich tradition of creative endeavor (in the arts, technology, as well as in environmental and social causes). Any new construction in SF is going to be expensive. Because of that—and also because of where it is and who we are—that construction *at least* ought also to be attractive and of good quality.

In closing, I feel compelled to acknowledge that SF really needs housing and that this project seems to be pretty far along the path to delivering some of that. But, those two facts do not make this a good project. Bad is bad, regardless of how far down the pike it may be. I urge you to look at the bigger picture, and the broader life span of any new construction, and to insist on a better option. Why don't we the people insist on 500 units of housing on this site---with every one of those being truly affordable? Why don't we demand more open space for residents, new and existing, to enjoy? Why can't we insist that development partners working for the public make only a reasonable return? The proposed project is a bad project—and it is a *terrible* deal. Private developers get tens of millions of dollars in profits. The City gets an eyesore and innumerable fresh parking and traffic headaches. We should expect better. We need to insist on better. Let's look to approve a truly great and beneficial project a year from now rather than a very poor and inequitable one right now!

Thank you for your attention and consideration in the extremely important matter.

Regards,

Kirk Palmer

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 9:26:43 AM

From: Justin Sun <info@sg.actionnetwork.org>
Sent: Monday, July 27, 2020 5:04 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Justin Sun
justinsun31@gmail.com

2363 24th Avenue
San Francisco, California 94116

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir
Date: Tuesday, July 28, 2020 9:27:44 AM

From: Zoe Eichen <zoellen@gmail.com>
Sent: Monday, July 27, 2020 2:14 PM
To: Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello.

I am Zoellen Eichen, a resident of District 11 and CCSF student. I oppose the delegation of Balboa Reservoir to AvalonBay to build luxury housing.

I have been going to CCSF since the summer of 2019, and have deeply appreciated the existence of Balboa Reservoir, where my classmates have been able to park their cars and I have been able to take well needed walk breaks between classes. This space is crucial to the livelihoods of the students of CCSF, and even Riordan High School. Allowing a large, 8,000 square foot development of housing would disturb all the students of both schools and serve fewer people than it would benefit. AvalonBay claims to have affordable housing, but SF Examiner and AMI find that the housing units proposed will mostly not be affordable for the people with combined salaries under \$133,000 (only about 200/1100 units is not a promising majority). While we still need affordable housing, this is not affordable housing.

If CCSF is able to use the bond money they have to keep the reservoir, they will be able to serve crucial needs of education for the residents of San Francisco. Many students rely on FreeCity, making a valuable education affordable and accessible, and leading people to resources like jobs and where to find rent and community. Keeping Balboa Reservoir would be beneficial to the accessibility of the campus and therefore the community. I demand that the committee takes the importance of CCSF land, and allocate the budget to save Balboa Reservoir for the student body.

Sincerely,

Ms. Zoellen Eichen

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Oppose the Balboa Reservoir Project
Date: Tuesday, July 28, 2020 9:27:55 AM

From: Christina Yanuaria <cyanuaria@ccsf.edu>
Sent: Monday, July 27, 2020 1:46 PM
To: aft@aft2121.org
Subject: Oppose the Balboa Reservoir Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Leaders and Elected Officials and Representatives,

I am writing to ask you to *support public education* by voting NO on the Balboa Reservoir Project.

Public land does not belong in the hands of private corporations, period.

While the project of providing affordable housing is absolutely noble and needed, *selling public land* is NOT necessary to achieve this goal. The end, in this case, does not justify the means.

At a time when real estate in San Francisco is easily 10x higher per square foot of its bay area neighbors, the City should not be selling land at a discount to a corporation.

Creating de facto segregation by building separate market rate and affordable units is not only inconsistent with San Francisco's inclusionary housing policy, but also *flies in the face of current calls for equity and end to discrimination and oppression on all fronts*. Furthermore the Home Owners Association would become the main owners of market rate, the [origins](#) of which are rooted in racism.

This project will also cause irreparable harm to a public institution of education: City College of San Francisco. The Balboa Reservoir is a critical point of accessibility and equity (!) for commuter students, staff, and faculty access to CCSF by providing essential parking. Without first ensuring viable (as defined by students, staff, and faculty) transportation options, *this project perpetuates the exclusive history of access to higher education- antithetical to the mission of public education and to the City College of San Francisco*.

To be clear, this issue is NOT about whether or not to provide affordable housing.

The issue IS NOT TO SELL public land to a private developer. There are OTHER options that would allow the land to remain in public domain while still providing accessible and affordable housing. Undoubtedly, this will take time; but please resist the urge to approve what appears to be the path of least resistance with the private developer.

Please oppose this project. Say Yes to **Public Lands for Public Good**- NO to the Balboa Reservoir Project.

Sincerely,

Christina Yanuaria

Pronouns: She/Her

ESL City College of San Francisco

Womxn's Support Collective

[LinkedIn](#)

"If you have come here to help me, you are wasting your time. But if you have come because your liberation is bound up with mine, then let us work together." Lilla Watson

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 9:28:23 AM

From: Annie De Lancie <info@sg.actionnetwork.org>
Sent: Monday, July 27, 2020 12:59 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Annie De Lancie
annie@delancie.org

638 34th Ave
San Francisco, California 94121

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 9:28:33 AM

From: Kirk Whitelaw <info@sg.actionnetwork.org>
Sent: Monday, July 27, 2020 12:35 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Kirk Whitelaw
kwhitela@gmail.com

538 38th Ave
San Francisco, California 94112

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:48:11 AM

From: Liam Foley <info@sg.actionnetwork.org>
Sent: Monday, July 27, 2020 9:19 AM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

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Linda Wong,

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,
Liam

Liam Foley

liamjamesfoley@gmail.com
1625 Leavenworth St, 305
San Francisco, California 94109

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:50:40 AM

From: Tim Armstrong <info@sg.actionnetwork.org>
Sent: Sunday, July 26, 2020 11:07 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

We need more housing for everyone, including essential workers, in San Francisco. Let's get it done!

Tim Armstrong
tim.g.armstrong@gmail.com
355 1ST ST
SAN FRANCISCO, California 94105

|

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:50:57 AM

From: Hani Alawneh <info@sg.actionnetwork.org>
Sent: Saturday, July 25, 2020 6:09 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

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Linda Wong,

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Hani Alawneh
ifred2000@hotmail.com

180 Howard street
San Francisco , California 94105

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Ocean Avenue Association's Corrected Endorsement Letter for the Balboa Reservoir
Date: Monday, July 27, 2020 9:53:39 AM
Attachments: [OAA-BRP-Letter\(hnc\) 6.13.2020 -1.pdf](#)

From: Ocean Avenue CBD <info.oacbd@gmail.com>
Sent: Friday, July 24, 2020 1:41 PM
To: Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Scott Falcone <scott@falconedevelopment.com>; Nora Collins <nora_collins@avalonbay.com>; Major, Erica (BOS) <erica.major@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Howard N. Chung <hnchung@yahoo.com>; Henry Kevane <hkevane@pszjlaw.com>; Ocean Avenue CBD <info.oacbd@gmail.com>
Subject: Ocean Avenue Association's Corrected Endorsement Letter for the Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Norman Yee President and Members of the Board of Supervisors:
Please see the Corrected Support Letter from the Ocean Avenue Association Board of Directors.
Daniel Weaver
Executive Director
Ocean Avenue Association
t: 650-273-6223
e: info.oacbd@gmail.com



June 13, 2020

Support Letter for the Balboa Reservoir Partners Project

President Norman Yee and the Board of Supervisors
San Francisco City Hall

Dear President Yee,

The Ocean Avenue Association (OAA) generally supports various aspects of the proposed Balboa Reservoir development plan. The OAA supports the affordable family housing targets, especially housing units designed to accommodate families and extended families. Moreover, the OAA also acknowledges that the development plan does not contemplate commercial outlets in competition with our constituent businesses on Ocean Avenue.

But, the current vision for open space and play areas could benefit from significant expansion and improvement. For decades, the reservoir that bleak, windy and unattractive concrete pit has served as the neighborhood's *de facto* park. We look forward to working with all parties to enlarge the planned park and enhance the green spaces of the project.

In addition, the OAA also has concerns with the project's impact on neighborhood transportation and access. We also wish to provide our views to ensure that infrastructure improvements are made and that the diverse interests of the neighborhood recognized when designing appropriate transition and access points from the project to the Ocean Avenue commercial corridor.

We recognize that the development plan is just that, a plan. Accordingly, we look forward to working with the developer and providing input into the project.

Sincerely,

Daniel Weaver, Executive Director

Ocean Avenue Association
1728 Ocean Avenue PMB 154, San Francisco, CA 94112
415.404.1296 -- info.oacbd@gmail.com

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:53:03 AM

From: Allan Robles <info@sg.actionnetwork.org>
Sent: Friday, July 24, 2020 2:14 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Allan Robles

Allan Robles

allan.g.robles@gmail.com
776 BUSH ST, APT 409
San Francisco, California 94108

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:53:21 AM

From: Stephanie Kung <info@sg.actionnetwork.org>
Sent: Friday, July 24, 2020 2:02 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Stephanie Kung
stephaniejkung@gmail.com

538 38th Ave. Apt. A
San Francisco, California 94121

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:53:37 AM

From: Kyle Sherin <info@sg.actionnetwork.org>
Sent: Friday, July 24, 2020 1:47 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

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Linda Wong,

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Kyle Sherin
ksherin@gmail.com

3110 Ocean Avenue
San Francisco, California 94132

I

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Balboa Reservoir Project
Date: Monday, July 27, 2020 9:57:15 AM

From: Pat Moore <patmoore695@comcast.net>
Sent: Friday, July 24, 2020 11:10 AM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Fwd: Balboa Reservoir Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I'm sorry I neglected to include you in this email I sent the other day. These issues are so important!

Thank you.

Pat Moore

Pat Moore
695 Monterey Blvd. #203
San Francisco, CA 94127
415-587-8083

----- Original Message -----

From: Pat Moore <patmoore695@comcast.net>
To: "erica.major@sfgov.org" <erica.major@sfgov.org>
Date: 07/22/2020 10:31 AM
Subject: Balboa Reservoir Project

Ms, Major, and Supervisors

I have been a resident of Sunnyside for nearly 35 years, and have seen it grow from a rather seedy lower-class area to a vibrant, family oriented neighborhood. City College has always been a central part of the scene, providing an education opportunity not just to our area but to all the greater Bay Area. (I have had people ask me if I know of an affordable rental in the area, as they are finding it difficult to commute from Alameda!) I am concerned that if the Balboa Reservoir is completed as planned there will not be adequate parking for the many students who benefit from attending City College but who must commute from outside the City.

Also, I do not see that adequate consideration has been given to ADA transportation, access and parking needs. And have the needs of those who are able to commute by bicycle or motorcycle been given adequate thought? These eco-friendly transportation modes should be encouraged by providing safe and easy access.

I am also concerned about the impact of the construction, as it will effect the neighborhood, as indicated in the EIR. We have enough congestion and noise as it is, unless there is further mitigation than is outlined. And there surely must be some way to avoid having the City College construction being done at the same time, which would seem to be very costly to CC, and a nightmare to consider for its impact on Sunnyside.

All these problems are important to those of us living in the area, and I hope you will give them due consideration.

Thank you.

Pat Moore

Pat Moore
695 Monterey Blvd. #203
San Francisco, CA 94127
415-587-8083

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Re. Comments on the Balboa Reservoir development
Date: Monday, July 27, 2020 9:57:29 AM

From: Nhung T. Le <Nle@DMLCPA.COM>
Sent: Friday, July 24, 2020 9:17 AM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Re. Comments on the Balboa Reservoir development

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda;

I am living two blocks away from the City College and the points I plan to make that I hope will resonate with Supervisors from other districts:

- 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides;
- 2) Needed improvements for safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded;
- 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR; and
- 4) Delays due to simultaneous construction at City College and the Balboa Reservoir will result in significant additional costs to City College.

Thank you for listening to my comments.

Best,
Nhung

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:57:37 AM

From: Irene Morales <info@sg.actionnetwork.org>
Sent: Thursday, July 23, 2020 6:52 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Irene Morales
irenelmorales17@gmail.com

835 Olive Ave Unirlt #5
South San Francisco , California 94080

I

From: [Low, Jen \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Maybaum, Erica \(BOS\)](#); [Veiby, Caitlin \(BOS\)](#); [Yee, Norman \(BOS\)](#); [DIETRICH, ELIZABETH \(CAT\)](#); [Lutenski, Leigh \(ECN\)](#); [Lam, Emily \(PUC\)](#)
Subject: Yee - Resolution - Agreement for Sale of Real Estate – Sale of Balboa Reservoir, a portion of Assessor’s Block 3180, Lot 190, San Francisco, California – Reservoir Community Partners LLC - \$11,400,000
Date: Tuesday, July 7, 2020 2:34:19 PM
Attachments: [Reso 17-0225 Approve ENA Balboa Reservoir.pdf](#)
[Reso 20-0135 Approve Balboa Reservoir Development Agmt.pdf](#)
[RESOLUTION No. 200616-055 \(SFMTA\).pdf](#)
[Yee - Resolution - Agreement for Sale of Real Estate – Sale of Balboa Reservoir, a portion of Assessor’s Block 3180, Lot 190, San Francisco, California – Reservoir Community Partners LLC - \\$11,400,000.docx](#)
[Yee - Introduction Form - Resolution - Agreement for Sale of Real Estate – Sale of Balboa Reservoir, a portion of Assessor’s Block 3180, Lot 190, San Francisco, California – Reservoir Community Partners LLC - \\$11,400,000.pdf](#)

Dear Clerk Staff,

Please find attached **Yee - Resolution - Agreement for Sale of Real Estate – Sale of Balboa Reservoir, a portion of Assessor’s Block 3180, Lot 190, San Francisco, California – Reservoir Community Partners LLC - \$11,400,000.**

The City Attorney and PUC staff are cc’ed if you need anything else.

Jen

From: [Wong, Linda \(BOS\)](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: FW: Board of Supervisors" consideration of development agreement for Balboa Reservoir Project
Date: Monday, August 3, 2020 5:49:47 PM
Attachments: [Letter to Board of Supervisors re - Balboa Reservoir Project DA approval.pdf](#)
[PastedGraphic-1.png](#)
Importance: High

From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Sent: Monday, August 3, 2020 5:48 PM
To: Wong, Linda (BOS) <linda.wong@sfgov.org>
Subject: FW: Board of Supervisors' consideration of development agreement for Balboa Reservoir Project
Importance: High

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

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.

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---



**From:** Stuart Flashman <[stu@stuflash.com](mailto:stu@stuflash.com)>

**Sent:** Monday, August 3, 2020 5:09 PM

**To:** BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>; BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>

**Cc:** PEARSON, ANNE (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; STACY, KATE (CAT) <[Kate.Stacy@sfcityatty.org](mailto:Kate.Stacy@sfcityatty.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>; MALAMUT, JOHN (CAT) <[John.Malamut@sfcityatty.org](mailto:John.Malamut@sfcityatty.org)>

**Subject:** Board of Supervisors' consideration of development agreement for Balboa Reservoir Project

**Importance:** High

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Please see attached letter.

|                                                                                                         |                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental, Land Use, and Elections Law</b>                                                       |                                                                                                                                        |
| Serving public interest and private clients since 1990                                                  |                                                                                                                                        |
| <b>Stuart Flashman</b><br><i>Attorney</i><br><br><a href="mailto:stu@stuflash.com">stu@stuflash.com</a> | <b>Law Offices of Stuart Flashman</b><br>5626 Ocean View Drive<br>Oakland, CA 94618-1533<br>tel: (510) 652-5373<br>fax: (510) 652-5373 |

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Law Offices of  
**Stuart M. Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533  
(510) 652-5373 (voice & FAX)  
e-mail: [stu@stuflash.com](mailto:stu@stuflash.com)

August 3, 2020

San Francisco Board of Supervisors  
San Francisco City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

RE: Consideration of Development Agreement for Balboa Reservoir  
Mixed-Use Project

Dear Board President Yee and Supervisors,

I am writing as the attorney for Madeline Mueller, Alvin Ja, and Wynd Kaufmyn, who have appealed the certification of the Final Subsequent EIR for that Project. However, I am not writing concerning that appeal. Rather, I am writing concerning the Board of Supervisors' consideration of the Development Agreement associated with that project.

On May 28, 2020, the Planning Commission held a public hearing on the Balboa Reservoir Project, including its associated Development Agreement, and approved a resolution recommending approval of the Project and its Development Agreement. On July 29, 2020, the Board of Supervisors Budget and Finance Committee held a public hearing on that same Development Agreement, as well as considering the Purchase and Sale Agreement to sell the Balboa Reservoir Property to the project proponents.

However, at that July 29th hearing, Board of Supervisors President Yee introduced a number of substantive amendments to the Development Agreement. While he provided the Committee (and the public) a link to a *summary* of those amendments, the full text of those amendments was not provided; primarily because the full text had not yet been written. Consequently, neither the supervisors in attendance nor members of the public had the opportunity to read, review, and comment on the actual amended agreement.

Nevertheless, the Board of Supervisors has proposed to introduce and consider approval of the amended Development Agreement at its August 11th meeting, *with no further public hearings*. In doing so, it relies on The Board of Supervisors' Rules of Order, which provide that matters heard in committee are not also heard by the full Board of Supervisors.

However, Government Code Section 65867, which applies specifically to the approval of a development agreement, requires that the Planning Commission and the legislative body *shall each hold a public hearing* on an application for a development agreement. The purpose of this section is to allow the public to comment on the proposed development agreement before both bodies vote on it. (See, e.g., *Stockton Citizens for Sensible Planning v. City of Stockton* (2010) 48 Cal.4th 481, 491; *Center for Community Action & Environmental Justice v. City of Moreno Valley* (2018) 26 Cal.App.5th 689, 706-707.) The notice of those public hearings must include a general explanation of the matter to be considered – i.e., the content of the Development

Agreement. (*Rialto Citizens for Responsible Growth v. City of Rialto* (2012) 208 Cal.App.4th 899, 917.)

Here, the notice of public hearing, before both the Planning Commission and the Budget and Finance Committee, could not provide an adequate explanation of the Development Agreement's provisions, *because those provisions had not yet been finalized!* As a consequence, neither the public hearing before the Planning Commission nor that before the Budget and Finance Committee adequately complied with the requirements of Section 65867.

It would be both improper and illegal for the Board of Supervisors to attempt to act on the Development Agreement without complying with the procedural requirements of the Government Code. (*Trancas Property Owners Assn. v. City of Malibu* (1998) 61 Cal.App.4th 1058.) My clients therefore respectfully request that, before the Board of Supervisors attempts to act on the Balboa Reservoir Project Development Agreement, it first send that agreement back for properly noticed and conducted public hearings.

Most sincerely

  
Stuart M. Flashman



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Reservoir Project PSA: March 2018 and July 2020 Budget & Legislative Analyst Reports  
**Date:** Thursday, July 30, 2020 9:02:04 AM

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**From:** aj <ajahjah@att.net>  
**Sent:** Wednesday, July 29, 2020 7:05 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Public Lands for Public Good <publiclandsforpublicgood@gmail.com>; CCSF Collective <kien.eira@gmail.com>; ccsfheat@gmail.com; Defend City College Alliance <madelinenmueller@gmail.com>  
**Subject:** Reservoir Project PSA: March 2018 and July 2020 Budget & Legislative Analyst Reports

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS:

RE: PUC Reservoir PSA (File 200740)

At the 7/29/2020 Budget & Finance Committee hearing, Supervisor Mandelman raised a very important issue. Supervisor Mandelman noted that most government land transactions are made in the form of ground leases. The City & County authorities apparently never considered the possibility of the ground lease possibility and jumped straight into a sales model for the Reservoir.

"Fair market value" return to ratepayers was prominently promoted throughout the campaign to market the the Project. It was only one week prior to the Planning Commission hearing that a selling price of \$11.2 Million was disclosed deep within a 2256-page Commission packet. It appears that this scandalously low price was deliberately made difficult to be found in the documentation.

I think it would not be unfair to conclude that the extremely low "fair market value" had already been decided early in the planning for the Reservoir Project, but never disclosed until the final stages of the approval process.

#### BUDGET & LEGISLATIVE ANALYST REPORTS

The 3/15/2018 BLA Report (18-0163) was clear about compliance with Administrative Code 23.3 and called for:

*an independent appraisal and appraisal review conducted in accordance with the requirements set out in Administrative Code Chapter 23.*

**RECOMMENDATION:** Preparation of a *rigorous, independent* cash flow analysis...to

*ensure that land price paid to SFPUC ...are maximized.*

The PSA fulfills neither of these recommendations for INDEPENDENT analysis..

The 7/24/2020 Budget & Legislative Analyst Report (20-0740) for today's Budget & Finance Committee hearing does not mention the earlier recommendations from the 2018 Report.

Instead, today's BLA Report (20-0740) provides--not an analysis of merit and validity--but stenography of PUC-Developer talking points:

**“The SFPUC Real Estate Director indicated that an appraisal review is not necessary due to the experience of the initial appraiser,... and self-certification by the appraiser.”**

What the PUC is doing is like Boeing's own self-certification of the 737 Max.

The new BLA Report is a PUNT. The BLA notes:

**1) the waiver of the requirement for appraisal review;**  
and it notes:

**2 ) that "City will have to carry a loan for its sale of land of \$10.1 million for eight years".....(and this is on top of the dirt-cheap price for the massive PUC parcel).**

It punts it back to BOS as a "policy matter." The Report says:

**"Because of the waiver of an appraisal review, and the possibility that Reservoir Community Partners will exercise the seller financing option during which the City will have to carry a loan for its sale of land of \$10.1 million for eight years, we consider approval of the proposed resolution to be a policy matter for the Board of Supervisors."**

#### READING BETWEEN THE LINES

If you read between the lines, BLA does not approve of bypassing the requirement for appraisal review and nor the \$10.1 Million City-financing.

Without saying out front that the BLA doesn't really approve, it punts it back to you as a policy matter: "Approval of the proposed resolution is policy matter for the Board of Supervisors."

The requirement for independent Appraisal Review was meant to protect the public interest. Don't permit waiver of Administrative Code 23.3's legal requirement that was meant to protect public assets. Do not approve a PSA that facilitates the giveaway of public land to big-money developers.

Sincerely,  
Alvin Ja



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir development agreement (Item #4, SFBOS Budget & Finance Committee)  
**Date:** Wednesday, July 29, 2020 9:03:22 AM

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**From:** Janice Li <me@janice.li>  
**Sent:** Tuesday, July 28, 2020 8:43 PM  
**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Low, Jen (BOS) <jen.low@sfgov.org>; Boilard, Chelsea (BOS) <chelsea.boilard@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>  
**Subject:** Balboa Reservoir development agreement (Item #4, SFBOS Budget & Finance Committee)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Chair Fewer and fellow committee members,

First, thanks for your 11-0 support to push the amended Caltrain sales tax measure onto the November ballot. It's not pretty, this isn't ideal, and there are no heroes here, and I acknowledge it will still be a longshot to get San Mateo County on board.

Second, your Budget & Finance Committee will be hearing an item to approve the development agreement for the proposed Balboa Reservoir housing development tomorrow.

I have been tracking this program ever since Mayor Ed Lee announced the Public Land for Housing program in 2014 (it's a long story why, I'll tell you another time).

Since that time, so many things have happened, including all of your successful campaigns to join the Board of Supervisors. I also got elected to the BART Board! Still weird.

As BART Board director whose district covers Balboa Park Station, I've consistently supported transit-oriented development, and BART is now going through an intensive and robust process of implementing AB2923, a bill signed by then-Gov. Brown in 2018 to increase and incentivize affordable housing on BART land around our stations. While Balboa Reservoir is not on BART jurisdiction or subject to AB2923, the point still stands, which is that we must urgently move forward with affordable housing especially on 17 acres of land that's within walking distance of a BART/Muni station.

I know 1,100 units sounds like a lot but this is exactly the kind of site that justifies that density. Developing a site of that size *and* being able to push for 50% affordable units is critical.

I will note that part of the proposal includes a parking garage as partial replacement. I know that many folks will argue that the number of spaces is insufficient but we should remember the December 2018 Board of Supervisors' decision that made San Francisco the first major city [to end minimum parking requirements](#). Each housing project henceforth cannot and should not be a chance to wholesale relitigate our feelings about parking.

Thanks for your attention to this and please do not hesitate to reach out if you have any questions.

Best,  
Janice Li

BART Board Director  
Outer Sunset resident  
Transit enthusiast

--

me at [janice.li](#) / [twitter](#) / [instagram](#) - she/hers

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Hearings  
**Date:** Wednesday, July 29, 2020 9:03:00 AM  
**Attachments:** [Comments\\_idh\\_BOS-Hearings-July2020.docx](#)

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**From:** Jennifer Heggie <jdheggie@gmail.com>  
**Sent:** Tuesday, July 28, 2020 11:42 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Fwd: Balboa Reservoir Hearings

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I hope my comments sent July 22, made it into the BOS Budget & Finance Committee packet.  
Thank you,  
Jennifer

----- Forwarded message -----

From: **Jennifer Heggie** <jdheggie@gmail.com>  
Date: Wed, Jul 22, 2020 at 8:17 AM  
Subject: Balboa Reservoir Hearings  
To: Erica Major <[erica.major@sfgov.org](mailto:erica.major@sfgov.org)>, Linda Wong <[linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)>, Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>, Low, BOS <[jen.low@sfgov.org](mailto:jen.low@sfgov.org)>, Norman Yee <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>

Land Use & Transportation Committee, Budget & Finance Committee, BOS (Files 200422, 200423, 200635):

Dear Supervisors,  
Please see attached my comments on the Balboa Reservoir development to be discussed in Committee hearings 7/27/20 and 7/29/20. Though, like most San Franciscans, I would like to see more affordable housing, there are serious implications with this development that I hope you will consider.  
Thank you for your review of the points in the attached letter.  
Regards,  
Jennifer Heggie

July 21, 2020

Dear Supervisors:

The Balboa Reservoir development will create more problems than it solves. After participating in five years of community meetings, the key issues have still not been addressed, and I urge you not to support this development as it is currently planned. The damage will be serious, not just to the immediate neighborhoods, schools and daycare centers, but also to the City at large as equitable access to education is curtailed. As livelihoods are lost due to this pandemic, many will need to retrain to support themselves and their families. This is not the time to shut down access to retraining facilities. But that will be the unintended consequence of beginning construction of the Balboa Reservoir development at the time planned.

There are many legitimate and important reasons this plan falls short, and I am including only a few of them here. Some of these shortcomings are due to a lack of resources from the City and County of San Francisco. If you choose to move the project forward despite the pain it will cause, please make any approval conditional on a feasible SFMTA improvement plan for the area with finances to implement the recommendations or require the developers to provide additional public parking, and postpone the Balboa Reservoir development construction until after the critical City College construction has been completed adjacent to it. Those measures will mitigate a few of the issues.

Four key concerns are described in more detail below. They are: 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides; 2) Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded; 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir development are identified in the EIR causing particular harm to nearby sensitive receptors; and 4) Delays due to simultaneous construction will result in significant added costs to City College.

**1. Inadequate replacement parking for City College students will result in less access to the opportunities that education provides:**

- a. Despite public comments at PUC hearings and the SF Public Utilities CAC, the implications of long-planned improvements to City College were ignored by the SFPUC when deciding to sell their land. City College of San Francisco has been planning for at least 15 years to construct new buildings on its main campus western parking lot while using the Balboa Reservoir for replacement student parking during and after construction. The plan for re-placing campus buildings was long delayed due to the uncertainty of the future of the college, lawsuits over past shoddy construction, a revolving door of senior administrators, and funding redirected to emergency patches that would allow ADA access and keep existing buildings in use long past their expected lifetime.

- b. The Balboa Reservoir developers have agreed to build “up to 450 public parking spaces” to replace the typical amount of parking use on the Balboa Reservoir when classes are in session. This is not “replacement” parking because it does not take into account:
  - i. That the loss of parking spaces on the City College owned “upper lot” (adjacent to the Balboa Reservoir) displaced by replacement campus buildings is not considered in the 450 count. Per the Fehr-Peers TDM study of 2018, construction of the Performing Arts Education Center (PAEC) would result in the removal of 760 existing parking spaces. The City College plan has changed since the 2018 TDM and the 2019 Subsequent EIR, and the number of parking spaces displaced will be represented by the combined footprints of the Diego Rivera Theater and STEAM (Science, Technology, Engineering, arts and Math) building. What has remained consistent, at least up until the time of the pandemic, is that the City College-owned “upper lot” is consistently full during midday on week days, and the Balboa Reservoir is used for the overflow, an overflow that will increase as new City College buildings are constructed.
  - ii. The lack of an identified and assured source of funding for discounted student parking rates in the public-use parking lot where market rate parking is planned. This has implications for the equity of access to public education.
  - iii. The “replacement” parking number does not take into account the periods of highest student parking use in the Balboa Reservoir, midday during the first two weeks of the semester when students are deciding which classes to take, when many more than 450 parking spaces on the reservoir are filled.
  - iv. The core TDM plan assumes a pre-pandemic public transportation infrastructure that would result a shortfall in parking during peak periods in 2026. (See Fehr-Peers CCSF TDM Study of 2018.) It’s unclear whether implementing even the core TDM plan is still feasible.
  - v. The lack of funding for implementing more aggressive and expensive Additional TDM Measures that would reduce the need for driver parking. There is no funding for these measures from the Balboa Reservoir developers, SFMTA or City College.

**2. Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are unplanned and unfunded.**

- a. An SFMTA plan for wider pedestrian walkways, bike lanes, and other safety improvements along Ocean Avenue from the Balboa BART station to Frida Kahlo Way, is

not expected to be available until the end of the year, and it is unclear if it will include the heavily congested area along Frida Kahlo Way to Judson. In the current climate it doesn't appear likely that any of the needed improvements on which the dense Balboa Reservoir development was justified will be funded. From the start, it has been clear that safe alternatives to driving to mitigate the significant increase in population into an already heavily congested area requires some sort of mitigation.

- b. A TDM study developed to gauge what would cause students to switch to non-car alternatives identified key concerns of students. When asked how City College should allocate available resources to transportation, the largest response (29%) was to improve connections to BART and Muni. And in response to the question about the key barrier to switching from driving to other forms of transportation, the majority (39%) responded, "time-based access." (Fehr-Peers CCSF TDM study of 2018) But nothing is being done to improve the connection to BART and Muni from the Ocean campus or reduce commute times. In fact the opposite is the case due to pandemic fallout.

**3. Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR, causing particular harm to nearby sensitive receptors.**

Three areas identified in the City Planning EIR cannot be adequately mitigated per the current Balboa Reservoir developer plan. Transportation and Noise, and Air Quality, if the construction time period is compressed, meet or exceed the threshold of "significant adverse impacts." The developer is planning offsets for air pollution, but that won't help the detrimental impacts to learning, brain development and health in the surrounding area. The development will sit smack in the middle of multiple daycare centers, a high school which houses boarding students, City College, a 100% affordable multi-unit building that includes a daycare center, residences, and a grocery store with loading dock on a single lane road for driving in and out of the Reservoir. The only other point of ingress/egress for drivers is already heavily used by employees and students of City College and Riordan High School. Ongoing noise pollution during key periods of construction (9am to 4pm on weekdays) will adversely impact student learning, and the health impacts of high pollution areas are well known. All of the adjoining institutions and residents will be adversely impacted as well as a larger swath of San Francisco, as pollution from the development construction mixes with that of the 280 freeway APEZ zones.

The plan identifies the use of backup generators at the many large residential buildings in the development. Post construction, once the Balboa Reservoir development is operational, each building will be starting up their diesel generators on a regular basis for testing. As we express concerns about natural gas in our new construction, so should we also require electric battery generator backup, rather than heavily polluting diesel generators.



4. **Delays due to simultaneous construction will result in significant added costs to City College.**

Famous artist Diego Rivera gifted the Pan American Unity mural to City College. The replacement City College theater has been designed to display that mural to the public. The mural is to be loaned for an exhibition at SFMOMA while the City College Diego Rivera theater is being constructed on City College's parking lot. That coincides with the period of adjacent Balboa Reservoir construction. SFMOMA has a timeline by which the mural must be gone after the exhibit. That date is a month after the projected completion date of City College's Diego Rivera theater, a very tight schedule. If the theater construction is delayed, the mural will need to be placed in very expensive storage. This is not an additional cost that City College is in a position to handle.

Allowing simultaneous construction of the City College and Balboa Reservoir buildings creates a real risk of theater construction delay due to vehicle congestion as well as cumulative environmental factors. We already know from the EIR that there will be months at a time when trucks will be going in and out of the Balboa Reservoir every 2 to 3 minutes from 9am to 4pm, during the most active hours for City College student access. Further delays may need to be imposed to reduce periods of excessive noise or cumulative air pollution during simultaneous construction. If construction of the Balboa Reservoir development can be postponed, some of the worst cumulative impacts during construction can be averted, and City College won't be forced into another expensive loss imposed by outside forces.

Thank you for your consideration of the preceding points. I hope you will consider the alternatives to approving this development and, at a minimum, delay the start of the Balboa Reservoir construction until after City College concerns have been addressed. As we emerge from this pandemic, City College's ability to provide the transitional training that San Francisco residents will need, makes it clear that this is a time to prioritize access to City College and the educational services that it provides.

Sincerely,

Jennifer Heggie

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 4:36:36 PM

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**From:** Stephanie Hill <info@sg.actionnetwork.org>  
**Sent:** Tuesday, July 28, 2020 4:36 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Stephanie Hill  
stephanie.e.hill@gmail.com

1496 Guerrero  
San Francisco, California 94110

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter regarding Items 4 & 5 (Balboa Reservoir Project) on tomorrow's Budget and Finance Committee meeting agenda  
**Date:** Tuesday, July 28, 2020 2:50:06 PM  
**Attachments:** [7-28-20 letter to B and F Comm.pdf](#)  
[PastedGraphic-1.png](#)

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**From:** Stuart Flashman <stu@stuflash.com>  
**Sent:** Tuesday, July 28, 2020 2:43 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Subject:** Letter regarding Items 4 & 5 (Balboa Reservoir Project) on tomorrow's Budget and Finance Committee meeting agenda

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Dear Supervisors,

Please accept the attached comment letter for tomorrow morning's Budget and Finance Committee meeting. I also plan to call in to briefly address the letter's substance.

**Environmental, Land Use, and Elections Law**

Serving public interest and private clients since 1990

**Stuart Flashman**  
Attorney

[stu@stuflash.com](mailto:stu@stuflash.com)

**Law Offices of Stuart Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533

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fax: (510) 652-5373

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Law Offices of  
**Stuart M. Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533  
(510) 652-5373 (voice & FAX)  
e-mail: [stu@stuflash.com](mailto:stu@stuflash.com)

**Delivery via email to: [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)**

July 28, 2020

Budget & Finance Committee  
San Francisco Board of Supervisors  
San Francisco City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Re: Agenda items 4 (200423) and 5 (200740): Balboa Reservoir Project.

Dear Committee Members Fewer, Walton, and Mandelman,

I am the attorney representing Madeline Mueller, Alvin Ja, and Wynd Kaufmyn, the appellants of the Planning Commission's certification of the Final Subsequent EIR for the Balboa Reservoir Project. However, this letter is not directly about that appeal. I will be writing separately to the entire Board of Supervisors on that issue. Instead, this letter addresses issues related to the financing of the Balboa Reservoir Project that is on your agenda today, and specifically the effect of the sale of that property to private developers on the City's ability to create more affordable housing.

At Monday's Land Use and Transportation Committee meeting, at the request of Supervisor Mar, the Planning Department presented a report on the current status of the City's efforts to address the critical shortage of affordable housing in San Francisco. To put it bluntly, the report showed that the City's current strategy – piggybacking affordable units on market-rate projects – has been an abject failure. While the City has far surpassed its RHNA goal for market-rate housing – approximately 140%, it has only achieved roughly 30-50% of the various RHNA goals for affordable housing.

The Balboa Reservoir Project is just one more example of the Planning Department's use of that failed strategy. While it's true that 50% of the units will be affordable (although close to half will only be moderate-income units), far less than half of the financing will be from private sources. Yet in return, the City will be selling the Project site to the developers. While that land may be surplus to the needs of the SFPUC, it is one of the few large, vacant, publicly owned sites that the City could use to build permanently 100% affordable housing. Selling off this site will sacrifice half the site to a market-rate use – a use that directly competes with affordable housing for scarce available land. Once sold, the City will lose a valuable site for affordable housing.

Not only that, but the site directly adjoins the Ocean Campus of City College of San Francisco. Almost all of City College's faculty and Staff qualify for affordable housing, as do many of its students. That will be increasingly true as the COVID-19 pandemic forces many workers to retrain after their current jobs have disappeared. Building a phased 100%-affordable project here would eliminate most of the need for parking and transit use for its residents, achieving a major goal of SB 375, and Prop. K.

Please do not consider selling this site before you evaluate it for a 100% affordable publicly-owned housing project.

Respectfully,

Stuart M. Flashman



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 12:20:59 PM

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**From:** Charlie Hinton <solitaryman@lmi.net>  
**Sent:** Tuesday, July 28, 2020 12:15 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors, I TOTALLY OPPOSE selling the reservoir to a private corporation to build mostly market rate housing. CCSF advocates have alternative plans that preserve some parking for students who need to drive + affordable housing. Now is not the time to privatize public land for market rate housing development. Please oppose this sale.

Charlie Hinton

72 Germania Street

SF, CA 94117

No one ever hurt their eyes by looking on the bright side



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Development Agreement & City College MOU  
**Date:** Tuesday, July 28, 2020 12:02:46 PM

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**From:** Christopher Pederson <chpederson@yahoo.com>  
**Sent:** Tuesday, July 28, 2020 12:01 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Fwd: Balboa Reservoir Development Agreement & City College MOU

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sent from my iPhone

Begin forwarded message:

**From:** Christopher Pederson <[chpederson@yahoo.com](mailto:chpederson@yahoo.com)>  
**Date:** July 28, 2020 at 11:10:23 AM PDT  
**To:** Norman Yee <[Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org)>, [Sandra.Fewer@sfgov.org](mailto:Sandra.Fewer@sfgov.org), Supervisor Rafael Mandelman <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, Shamann Walton <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>, "Peskin, Aaron (BOS)" <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org), PrestonStaff <[prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org)>  
**Cc:** Janice Li <[janice@sfbike.org](mailto:janice@sfbike.org)>, [jeffrey.tumlin@sfgov.org](mailto:jeffrey.tumlin@sfgov.org)  
**Subject:** **Balboa Reservoir Development Agreement & City College MOU**

Dear Chair Fewer and Supervisors:

I was dismayed to learn last night that the City College Board of Trustees is considering requiring the developers of the proposed Balboa Reservoir project to build a 980-space public parking garage. This would be more than twice the maximum size for the public parking garage specified in the draft Development Agreement and would be 230 more spaces than evaluated in the EIR for the project. The draft MOU would also cap parking fees at \$50/semester (or \$30/semester for students receiving certain financial aid).

These last-minute demands are absolutely irreconcilable with the City's transit-first policies and the City's efforts to address the climate crisis. The City's experience with parking regulation demonstrates that the pricing and supply of parking are fundamental to commuters' decisions about what mode of transportation to use. Downtown San Francisco has the lowest rate of automobile commuting west of the Mississippi in large part because parking there is scarce and expensive.

City College has among the highest concentrations of transit service of any neighborhood in San Francisco outside of downtown. This continues to be true even now during the pandemic. After the restoration of Muni Metro service in late August, City College will be served by all the pre-pandemic bus lines - the 8, 29, 43, 49, 54, 91-owl, and the K (reconfigured as the LK) - with the sole exception of the 8BX. Of course, City College is also adjacent to the Balboa Park BART station and additional Muni lines that serve that station such as the J and the M.

I urge you to reject any demands by City College to enlarge the proposed public parking garage beyond the maximum size identified in the draft Development Agreement. The City, SFMTA, and City College should instead work to provide City College students and employees with free or reduced-price transit passes.

Thank you for your consideration of my comments.

Sincerely,  
Christopher Pederson  
District 7 resident

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City  
**Date:** Tuesday, July 28, 2020 11:46:51 AM

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**From:** Kathy Howard <kathyhoward@earthlink.net>  
**Sent:** Tuesday, July 28, 2020 11:43 AM  
**To:** Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

It is very short-sighted to privatize such a large public parcel of land as the Balboa Reservoir for market rate housing.

The ONLY housing that should be built on public land must be deeply affordable to long-time residents and educators. The construction of mostly market-rate housing development on the Balboa Reservoir would be a major step backwards toward the gentrification of some of the last affordable neighborhoods in San Francisco. I think that the City will regret this in the future.

To repeat, any development on public land should be 100% affordable and the land should be retained by the City in perpetuity.

Thank you for your consideration.

Katherine Howard  
District 4

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:25:35 AM

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**From:** Hannah Behm <info@sg.actionnetwork.org>  
**Sent:** Tuesday, July 28, 2020 9:04 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Hannah Behm  
hannahbehm29@gmail.com

501 38th Ave #104  
San Francisco, California 94121

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:25:48 AM

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**From:** David Hecht <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 10:07 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a thirty-three year resident of San Francisco and would like to register my support for the Balboa Reservoir housing project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable and fractured city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a more efficient use of this public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

David Hecht  
dhechtca@gmail.com



475 Frederick Street  
San Francisco, California 94117

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740  
**Date:** Tuesday, July 28, 2020 9:26:28 AM  
**Attachments:** [BoS Budget Balboa.pdf](#)

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**From:** Kirk Palmer <kirkpalmer@gmail.com>  
**Sent:** Monday, July 27, 2020 9:28 PM  
**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Members of the Budget and Finance Committee,

I am writing to provide public comment in advance of Wednesday's meeting (29 July 2020) wherein the above-referenced two files shall be discussed. My input is attached in the form of a PDF letter. Thank you very much for your consideration of this input and your thoughtful deliberations on these important matters.

Best regards,  
Kirk Palmer  
1405 Plymouth Avenue  
SF, CA 94112

Kirk Palmer  
1405 Plymouth Avenue  
San Francisco, CA 94112  
27 July 2020

Board of Supervisors &  
Budget and Finance Committee  
*via email*

Re: Balboa Reservoir Project, File No. 200423 and File No. 200740

Dear Board and Committee Members:

I am writing to provide public comment on the above referenced matters. I am a long-time resident of the Balboa Park Station Area (including living adjacent to the west reservoir on Plymouth Avenue for more than 20 years). I was excited to have the opportunity to provide input in multiple public meetings that helped to shape the Area Plan adopted in 2009. And, I am overall quite pleased with the final Area Plan that resulted from years of effort by, literally, hundreds of people. I am, therefore, very sad that the currently proposed Balboa Reservoir Project is such a poor one. I believe that it is fundamentally flawed in three distinct areas: (1) scope and design of proposed development, (2) financial terms, as well as broader cost and benefit considerations, and (3) choice of development partner.

First, there is the matter of the scale of the project and its associated design. The EIR from the 2009 Area Plan calls for no more than 500 units of housing to be built on the west reservoir in order to (a) accommodate a significant, public open-space area, (b) not overload area infrastructure (roads, parking, bike lanes, public transit, etc.), and (c) be concordant with the character of the neighborhoods surrounding the reservoir—or, at a minimum, to *not* be egregiously inappropriate to that character.

The current 1100-unit proposal fails abjectly against all of these criteria. It offers inadequate open space (and we certainly will never have another opportunity to create useful open space in this area). It would create parking and traffic nightmares, causing significant harm to residents, local merchants, and SF City College (the proposed development destroys existing SFCC parking and brings hundreds of new cars to this area—without providing adequate space for those). And, it is far, far denser than any development in the area. This proposal calls for 1100 units on approximately 13 acres of land. The neighborhoods of Sunnyside and Westwood Park that adjoin this property are nothing like that. Of course, the city needs housing, and it is reasonable that new housing be of higher density than some historic norms. But, that factor has been considered and discussed. And, the outcome of that was agreed, and sanctioned, to be that up to 500 units, and no more, would be appropriate to this site.

The second insurmountable shortcoming of the current proposal is the calculus of what it would cost the city versus how it would benefit the city. It is proposed that 50% of the housing on the site be developed privately as market-rate housing; that fraction amounts to over 500 units, which would likely have a market value on the order of \$1 million each. And yet, the sale price for 16.4 acres has been tentatively set at \$11.4 million. That is an outrageous pittance against \$500 million in final value.

The City of San Francisco is growing, and becoming less affordable. The amount of land that the City owns today is the most that it will ever own going forward. While there will always be the opportunity for the wealthy to buy property in San Francisco, the opportunity for the less affluent—or for the public (via government)—to own or access land is ever diminishing. If land is to be privatized as part of any development project, it is reasonable to expect **large** benefit to the public from this—and no “give aways” to the private sector. I would urge that 100% of housing developed on converted land be affordable and available at below market rates. And, if land is converted from public to private for non-residential benefit, then 100% of that development should be in the public interest (e.g., open space, arts space, community space, etc.) The Balboa Reservoir Project as proposed would transfer a huge asset from the public to a private entity (Avalon Properties, primarily) with disproportionately small benefit flowing back to the public. This would be a travesty.

The third fatal flaw of the present proposal is, specifically, that choice of Avalon Properties to develop the site. This company has developed numerous projects in San Francisco in the last 20 years, and their track record is terrible. They have repeatedly put up buildings that are at once very unattractive and very poorly constructed. The buildings have looked bad when they went up and, owing to cheap materials and workmanship, they turned downright tawdry after only a few short years. Their properties in China Basin, the Dogpatch, and now on Ocean Avenue are among the least appealing in the City. And, sadly, they are far, far less attractive than what is being built in cities elsewhere (see San Diego, Chicago, Oslo, Stockholm, and many other places for better examples of contemporary design and construction). San Francisco is now one of the costliest cities on the planet. It is also, thankfully, a city in an idyllic setting and one with a rich tradition of creative endeavor (in the arts, technology, as well as in environmental and social causes). Any new construction in SF is going to be expensive. Because of that—and also because of where it is and who we are—that construction *at least* ought also to be attractive and of good quality.

In closing, I feel compelled to acknowledge that SF really needs housing and that this project seems to be pretty far along the path to delivering some of that. But, those two facts do not make this a good project. Bad is bad, regardless of how far down the pike it may be. I urge you to look at the bigger picture, and the broader life span of any new construction, and to insist on a better option. Why don't we the people insist on 500 units of housing on this site---with every one of those being truly affordable? Why don't we demand more open space for residents, new and existing, to enjoy? Why can't we insist that development partners working for the public make only a reasonable return? The proposed project is a bad project—and it is a *terrible* deal. Private developers get tens of millions of dollars in profits. The City gets an eyesore and innumerable fresh parking and traffic headaches. We should expect better. We need to insist on better. Let's look to approve a truly great and beneficial project a year from now rather than a very poor and inequitable one right now!

Thank you for your attention and consideration in the extremely important matter.

Regards,

Kirk Palmer

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:26:43 AM

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**From:** Justin Sun <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 5:04 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Justin Sun  
justinsun31@gmail.com

2363 24th Avenue  
San Francisco, California 94116

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:27:44 AM

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**From:** Zoe Eichen <zoellen@gmail.com>  
**Sent:** Monday, July 27, 2020 2:14 PM  
**To:** Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello.

I am Zoellen Eichen, a resident of District 11 and CCSF student. I oppose the delegation of Balboa Reservoir to AvalonBay to build luxury housing.

I have been going to CCSF since the summer of 2019, and have deeply appreciated the existence of Balboa Reservoir, where my classmates have been able to park their cars and I have been able to take well needed walk breaks between classes. This space is crucial to the livelihoods of the students of CCSF, and even Riordan High School. Allowing a large, 8,000 square foot development of housing would disturb all the students of both schools and serve fewer people than it would benefit. AvalonBay claims to have affordable housing, but SF Examiner and AMI find that the housing units proposed will mostly not be affordable for the people with combined salaries under \$133,000 (only about 200/1100 units is not a promising majority). While we still need affordable housing, this is not affordable housing.

If CCSF is able to use the bond money they have to keep the reservoir, they will be able to serve crucial needs of education for the residents of San Francisco. Many students rely on FreeCity, making a valuable education affordable and accessible, and leading people to resources like jobs and where to find rent and community. Keeping Balboa Reservoir would be beneficial to the accessibility of the campus and therefore the community. I demand that the committee takes the importance of CCSF land, and allocate the budget to save Balboa Reservoir for the student body.

Sincerely,

Ms. Zoellen Eichen

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Oppose the Balboa Reservoir Project  
**Date:** Tuesday, July 28, 2020 9:27:55 AM

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**From:** Christina Yanuaria <[cyanuaria@ccsf.edu](mailto:cyanuaria@ccsf.edu)>  
**Sent:** Monday, July 27, 2020 1:46 PM  
**To:** [aft@aft2121.org](mailto:aft@aft2121.org)  
**Subject:** Oppose the Balboa Reservoir Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Leaders and Elected Officials and Representatives,

I am writing to ask you to *support public education* by voting NO on the Balboa Reservoir Project.

Public land does not belong in the hands of private corporations, period.

While the project of providing affordable housing is absolutely noble and needed, *selling public land* is NOT necessary to achieve this goal. The end, in this case, does not justify the means.

At a time when real estate in San Francisco is easily 10x higher per square foot of its bay area neighbors, the City should not be selling land at a discount to a corporation.

Creating de facto segregation by building separate market rate and affordable units is not only inconsistent with San Francisco's inclusionary housing policy, but also *flies in the face of current calls for equity and end to discrimination and oppression on all fronts*. Furthermore the Home Owners Association would become the main owners of market rate, the [origins](#) of which are rooted in racism.

This project will also cause irreparable harm to a public institution of education: City College of San Francisco. The Balboa Reservoir is a critical point of accessibility and equity (!) for commuter students, staff, and faculty access to CCSF by providing essential parking. Without first ensuring viable (as defined by students, staff, and faculty) transportation options, *this project perpetuates the exclusive history of access to higher education- antithetical to the mission of public education and to the City College of San Francisco*.

**To be clear, this issue is NOT about whether or not to provide affordable housing.**

**The issue IS NOT TO SELL public land to a private developer.** There are OTHER options that would allow the land to remain in public domain while still providing accessible and affordable housing. Undoubtedly, this will take time; but please resist the urge to approve what appears to be the path of least resistance with the private developer.

Please oppose this project. Say Yes to **Public Lands for Public Good**- NO to the Balboa Reservoir Project.

Sincerely,

Christina Yanuaria

Pronouns: She/Her

ESL City College of San Francisco

Womxn's Support Collective

[LinkedIn](#)

"If you have come here to help me, you are wasting your time. But if you have come because your liberation is bound up with mine, then let us work together." Lilla Watson

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:28:23 AM

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**From:** Annie De Lancie <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 12:59 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Annie De Lancie  
annie@delancie.org

638 34th Ave  
San Francisco, California 94121

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:28:33 AM

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**From:** Kirk Whitelaw <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 12:35 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Kirk Whitelaw  
kwhitela@gmail.com



538 38th Ave  
San Francisco, California 94112

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:48:11 AM

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**From:** Liam Foley <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 9:19 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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Linda Wong,

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,  
Liam

Liam Foley

liamjamesfoley@gmail.com  
1625 Leavenworth St, 305  
San Francisco, California 94109

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:50:40 AM

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**From:** Tim Armstrong <info@sg.actionnetwork.org>  
**Sent:** Sunday, July 26, 2020 11:07 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

We need more housing for everyone, including essential workers, in San Francisco. Let's get it done!

Tim Armstrong  
tim.g.armstrong@gmail.com  
355 1ST ST  
SAN FRANCISCO, California 94105

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:50:57 AM

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**From:** Hani Alawneh <info@sg.actionnetwork.org>  
**Sent:** Saturday, July 25, 2020 6:09 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Hani Alawneh  
ifred2000@hotmail.com

180 Howard street  
San Francisco , California 94105

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Ocean Avenue Association's Corrected Endorsement Letter for the Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:39 AM  
**Attachments:** [OAA-BRP-Letter\(hnc\) 6.13.2020 -1.pdf](#)

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**From:** Ocean Avenue CBD <info.oacbd@gmail.com>  
**Sent:** Friday, July 24, 2020 1:41 PM  
**To:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Scott Falcone <scott@falconedevelopment.com>; Nora Collins <nora\_collins@avalonbay.com>; Major, Erica (BOS) <erica.major@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Howard N. Chung <hnchung@yahoo.com>; Henry Kevane <hkevane@pszjlaw.com>; Ocean Avenue CBD <info.oacbd@gmail.com>  
**Subject:** Ocean Avenue Association's Corrected Endorsement Letter for the Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Norman Yee President and Members of the Board of Supervisors:  
Please see the Corrected Support Letter from the Ocean Avenue Association Board of Directors.  
Daniel Weaver  
Executive Director  
Ocean Avenue Association  
t: 650-273-6223  
e: [info.oacbd@gmail.com](mailto:info.oacbd@gmail.com)



June 13, 2020

Support Letter for the Balboa Reservoir Partners Project

President Norman Yee and the Board of Supervisors  
San Francisco City Hall

Dear President Yee,

The Ocean Avenue Association (OAA) generally supports various aspects of the proposed Balboa Reservoir development plan. The OAA supports the affordable family housing targets, especially housing units designed to accommodate families and extended families. Moreover, the OAA also acknowledges that the development plan does not contemplate commercial outlets in competition with our constituent businesses on Ocean Avenue.

But, the current vision for open space and play areas could benefit from significant expansion and improvement. For decades, the reservoir – that bleak, windy and unattractive concrete pit – has served as the neighborhood's *de facto* park. We look forward to working with all parties to enlarge the planned park and enhance the green spaces of the project.

In addition, the OAA also has concerns with the project's impact on neighborhood transportation and access. We also wish to provide our views to ensure that infrastructure improvements are made and that the diverse interests of the neighborhood recognized when designing appropriate transition and access points from the project to the Ocean Avenue commercial corridor.

We recognize that the development plan is just that, a plan. Accordingly, we look forward to working with the developer and providing input into the project.

Sincerely,

Daniel Weaver, Executive Director

Ocean Avenue Association  
1728 Ocean Avenue PMB 154, San Francisco, CA 94112  
415.404.1296 -- [info.oacbd@gmail.com](mailto:info.oacbd@gmail.com)

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:03 AM

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**From:** Allan Robles <info@sg.actionnetwork.org>  
**Sent:** Friday, July 24, 2020 2:14 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Allan Robles

Allan Robles

allan.g.robles@gmail.com  
776 BUSH ST, APT 409  
San Francisco, California 94108

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:21 AM

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**From:** Stephanie Kung <info@sg.actionnetwork.org>  
**Sent:** Friday, July 24, 2020 2:02 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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Linda Wong,

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Stephanie Kung  
stephaniejkung@gmail.com

538 38th Ave. Apt. A  
San Francisco, California 94121

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:37 AM

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**From:** Kyle Sherin <info@sg.actionnetwork.org>  
**Sent:** Friday, July 24, 2020 1:47 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Kyle Sherin  
ksherin@gmail.com

3110 Ocean Avenue  
San Francisco, California 94132

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project  
**Date:** Monday, July 27, 2020 9:57:15 AM

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**From:** Pat Moore <patmoore695@comcast.net>  
**Sent:** Friday, July 24, 2020 11:10 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Fwd: Balboa Reservoir Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I'm sorry I neglected to include you in this email I sent the other day. These issues are so important!

Thank you.

Pat Moore

Pat Moore  
695 Monterey Blvd. #203  
San Francisco, CA 94127  
415-587-8083

----- Original Message -----

From: Pat Moore <[patmoore695@comcast.net](mailto:patmoore695@comcast.net)>  
To: "[erica.major@sfgov.org](mailto:erica.major@sfgov.org)" <[erica.major@sfgov.org](mailto:erica.major@sfgov.org)>  
Date: 07/22/2020 10:31 AM  
Subject: Balboa Reservoir Project

Ms, Major, and Supervisors

I have been a resident of Sunnyside for nearly 35 years, and have seen it grow from a rather seedy lower-class area to a vibrant, family oriented neighborhood. City College has always been a central part of the scene, providing an education opportunity not just to our area but to all the greater Bay Area. (I have had people ask me if I know of an affordable rental in the area, as they are finding it difficult to commute from Alameda!) I am concerned that if the Balboa Reservoir is completed as planned there will not be adequate parking for the many students who benefit from attending City College but who must commute from outside the City.

Also, I do not see that adequate consideration has been given to ADA transportation, access and parking needs. And have the needs of those who are able to commute by bicycle or motorcycle been given adequate thought? These eco-friendly transportation modes should be encouraged by providing safe and easy access.

I am also concerned about the impact of the construction, as it will effect the neighborhood, as indicated in the EIR. We have enough congestion and noise as it is, unless there is further mitigation than is outlined. And there surely must be some way to avoid having the City College construction being done at the same time, which would seem to be very costly to CC, and a nightmare to consider for its impact on Sunnyside.

All these problems are important to those of us living in the area, and I hope you will give them due consideration.

Thank you.

**Pat Moore**

Pat Moore  
695 Monterey Blvd. #203  
San Francisco, CA 94127  
415-587-8083

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Re. Comments on the Balboa Reservoir development  
**Date:** Monday, July 27, 2020 9:57:29 AM

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**From:** Nhung T. Le <Nle@DMLCPA.COM>  
**Sent:** Friday, July 24, 2020 9:17 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Re. Comments on the Balboa Reservoir development

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda;

I am living two blocks away from the City College and the points I plan to make that I hope will resonate with Supervisors from other districts:

- 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides;
- 2) Needed improvements for safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded;
- 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR; and
- 4) Delays due to simultaneous construction at City College and the Balboa Reservoir will result in significant additional costs to City College.

Thank you for listening to my comments.

Best,  
Nhung

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:57:37 AM

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**From:** Irene Morales <info@sg.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 6:52 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Irene Morales  
irenelmorales17@gmail.com



835 Olive Ave Unirlt #5  
South San Francisco , California 94080

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Ocean Avenue Association's Endorsement Letter for the Balboa Reservoir  
**Date:** Thursday, July 23, 2020 3:51:01 PM  
**Attachments:** [BR Letter 6.12.2020.docx](#)

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**From:** Ocean Avenue CBD <info.oacbd@gmail.com>  
**Sent:** Thursday, July 23, 2020 3:37 PM  
**To:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; HNC <hnhchung@cclg.net>; Henry Kevane <hkevane@pszjlaw.com>; Ocean Avenue CBD <info.oacbd@gmail.com>  
**Cc:** Scott Falcone <scott@falconedevelopment.com>; Nora Collins <nora\_collins@avalonbay.com>  
**Subject:** Ocean Avenue Association's Endorsement Letter for the Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisor Yee and Members of the Board of Supervisors,

Attached is the Ocean Avenue Association Board of Directors letter of support.

Dan

Daniel Weaver

Executive Director

Ocean Avenue Association

t: 650-273-6223

e: [info.oacbd@gmail.com](mailto:info.oacbd@gmail.com).

June 12, 2020

Support Letter for the Balboa Reservoir Partners Project

President Norman Yee and the Board of Supervisors  
San Francisco City Hall

Dear President Yee,

The Ocean Avenue Association supports the proposed Balboa Reservoir development plan. We are in favor of the affordable family housing targets, especially housing units designed to accommodate families and extended families. We also support the much needed neighborhood park and green spaces. Moreover, we appreciate that the development does not create commercial space in competition with our constituent businesses on Ocean Avenue.

We look forward to working with you on our specific concerns. Namely, improving neighborhood transportation, ensuring infrastructure improvements are made, and creating an appropriate transition from the project to the Ocean Avenue commercial corridor.

We recognize that the development plan is just that, a plan. Accordingly, we look forward to working with the developer and providing input into the project.

Sincerely,  
Daniel Weaver, Executive Director  
Ocean Avenue Association  
1728 Ocean Avenue PMB 154  
San Francisco, CA 94112  
415.404.1296  
info.oacbd@gmail.com

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Thursday, July 23, 2020 1:35:49 PM

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**From:** Genna Yarkin <info@sg.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 1:30 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a land use attorney and passionate housing advocate practicing in San Francisco, and I would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces that everyone can use is also wonderful. I know that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project. We simply NEED more housing, especially affordable housing, and this project is consistent with City requirements.

Thank you very much for taking the time to consider this submission - this is a wonderful opportunity to work with affordable housing partners to right an ongoing wrong in our State and in San Francisco.

Sincerely,  
Genna Yarkin

Genna Yarkin  
gyarkin89@gmail.com  
50 California Street Suite 2800  
San Francisco, California 94111

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Thursday, July 23, 2020 11:18:07 AM

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**From:** Cassandra Yang <info@sg.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 10:27 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Cassandra Yang

Cassandra Yang



cyang619@hotmail.com  
442 Monterey Blvd  
San Francisco, California 94127

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Thursday, July 23, 2020 9:20:58 AM

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**From:** Martin Munoz <info@email.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 5:52 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Please do not delay or deny hundreds of affordable new homes next to transit. Approve the project.

Martin Munoz  
martinmunozdz@gmail.com  
744 Oak Street  
San Francisco, California 94117

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Thursday, July 23, 2020 9:19:58 AM

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**From:** Seeyew Mo <info@email.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 8:33 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

My name is Seeyew Mo and I live in the Westwood Highlands neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

Seeyew Mo  
seeyew@gmail.com

735 Mangels Avenue  
San Francisco, California 94127

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Thursday, July 23, 2020 9:20:49 AM

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**From:** Michael McCauslin <mmccaus@sbcglobal.net>  
**Sent:** Wednesday, July 22, 2020 8:16 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

My name is Michael McCauslin and I live in the Ingleside neighborhood, just two blocks from the proposed entrance to the housing at the Balboa Reservoir. I've lived here for five years and previously lived just a mile away in the Excelsior for 15 years. I have been participating in the community planning process for the Balboa Reservoir and am writing in strong support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. Having worked for 27 years as a teacher in SFUSD and now as a retired teacher, I know all too well the burdens that SF's housing shortage puts on residents. The best solutions would be new affordable housing that is dense, has a mixture of sizes and types and affordabilities, and is located near amenities like playgrounds, parks, child care could go uh, and transportation.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of

these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. I feel the addition of the many new residents in this project will bring added vibrancy to the neighborhood, eventually revitalizing more of Ocean Avenue and sparking all kinds of growth. Please support this project.

Michael McCauslin  
mmccaus@sbcglobal.net  
134 Lee Avenue  
San Francisco, California 94112

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Thursday, July 23, 2020 9:20:24 AM

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**From:** Jonathan Winston <info@email.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 7:27 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

My name is Jonathan Winston and I live in the Sunyside neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

Jonathan Winston  
jwinstonsf@gmail.com

518 Joost Ave  
San Francisco, California 94127

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Thursday, July 23, 2020 1:35:39 PM

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**From:** Maureen Persico <info@sg.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 12:54 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,  
Maureen Persico

Maureen Persico

SFWOM1@gmail.com  
4026 Folsom Street  
San Francisco, California 94110

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Thursday, July 23, 2020 9:20:16 AM

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**From:** Edita Santiago <info@sg.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 7:28 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,  
Edita Santiago

Edita Santiago

edita\_santiago@glic.com  
535 Haight Street  
San Francisco, California 94117

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Oppose the Balboa Reservoir Project: No to Corporate Welfare – Yes to CCSF  
**Date:** Wednesday, July 22, 2020 5:11:41 PM

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**From:** Leslie Simon <simscha@sbcglobal.net>  
**Sent:** Wednesday, July 22, 2020 5:03 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; ttemprano@ccsf.edu; davila <davila@sfsu.edu>; ivylee@ccsf.edu; alexrandolph <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; rvurdien@ccsf.edu; swilliams <swilliams@ccsf.edu>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Oppose the Balboa Reservoir Project: No to Corporate Welfare – Yes to CCSF

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear public officials,

As a long time City College instructor and community activist, I am writing to ask you to oppose the Balboa Reservoir Project which you will soon be voting on.

The City is about to sell the Balboa Reservoir, which is public land, to a corporate housing developer whose CEO makes \$10M/year. The developer claims that by building 550 market rate units it will be able to subsidize an additional 550 affordable, or below market rate units. In reality, it is mainly city and state funds that will subsidize the affordable units.

Several community groups have been consulting with **Joseph Smooke of People. Power. Media.** We have forwarded his assessment to you. As one of the main community developers of the 1100 Ocean deeply and 100% affordable housing, Mr. Smooke has determined that it is possible to fund 100% deeply affordable housing at the Balboa Reservoir **without cross-financing with market rate housing.**

The housing crisis in San Francisco is an affordable housing crisis. This Project, built on public land, should be a 100% truly affordable development.

Even worse, the City is selling the land at a deep discount to this private developer, subsidizing a wealthy corporation with tax payer's dollars. It's a sweetheart deal, corporate welfare at its worst and should not be tolerated.

An additional concern is that by building separate market rate and affordable units, the Project results in a development that creates de facto segregation. This is inconsistent with San Francisco's inclusionary housing policy, which mandates that affordable and market rate units should all be under the same roof, creating a diverse housing community. In addition the open space will be controlled by members of the Home Owners Association who are mainly the owners of market rate, not affordable, units.

This project will also cause irreparable harm to City College of San Francisco. The Balboa Reservoir land has been used by CCSF for decades. Currently it provides commuter students, staff, and faculty access to CCSF with essential parking. Loss of this parking, without first ensuring other viable transportation options, will make it difficult, if not impossible, for many of the low income students and students of color to access the campus and get the education and professional training they need.

This is a city-wide issue. We need a City government that fights for housing justice and education.

Please oppose this project. Say No to Corporate Welfare – Yes to CCSF.

Sincerely,

Leslie Simon

Leslie Simon  
Cell: 415-377-5330  
San Francisco

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project  
**Date:** Wednesday, July 22, 2020 3:40:18 PM  
**Attachments:** [Board of Supervisors Letter.docx](#)  
[Att. 1 Smooke Letter & Resume.pdf](#)  
[Att. 2 Berkson Report.pdf](#)

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**From:** Jean Barish <jeanbbarish@hotmail.com>

**Sent:** Wednesday, July 22, 2020 3:17 PM

**To:** Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; swilliams <swilliams@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; davila <davila@sfsu.edu>; Ivy Lee <ivylee@ccsf.edu>; alexrandolph <alexrandolph@ccsf.edu>; John Rizzo <jrizzo@ccsf.edu>; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; rvurdien@ccsf.edu; Imilloy@ccsf.edu; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>

**Cc:** madelinenmueller@gmail.com; Christine Hanson <chrissibhanson@gmail.com>; Wynd Kuafman <wendypalestine@gmail.com>; Vicki Legion <activistsf@gmail.com>; madelinenmueller@gmail.com; Leslie Simon <simscha@sbcglobal.net>

**Subject:** Balboa Reservoir Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Attached is a letter and attachments from Public Lands for Public Good and Defend City College Alliance regarding the Balboa Reservoir Project.

We appreciate your attention to the issues raised in this letter.

Cordially,

*Jean*

*Jean B Barish  
Public Lands for Public Good  
415-752-0185*

*Stay safe and be well*

***PUBLIC LANDS FOR PUBLIC GOOD  
DEFEND CITY COLLEGE ALLIANCE***

July 22, 2020

VIA EMAIL

San Francisco Board of Supervisors  
Land Use and Transportation Committee  
Budget and Finance Committee  
1 Dr. Carleton Goodlett Place, #244  
San Francisco, CA 94102

Re: **Balboa Reservoir Project**  
**Land Use and Transportation Committee Legislative Items: 200422; 200635**  
**Budget and Finance Committee Legislative Items: 200423; 200740**

Dear Supervisors:

We are writing on behalf of Public Lands for Public Good and Defend City College Alliance. On July 27, 2020 the Board of Supervisors Land Use and Transportation Committee will be considering legislation related to the Balboa Reservoir Project. This legislation involves amending the San Francisco General Plan, the Planning Code, and Zoning Maps to enable rezoning of the Balboa Reservoir. And on July 29, 2020 the Budget and Finance Committee will consider the Development Agreement and an Agreement for the Sale of Real Estate for this Project.

This legislation will enable the construction of a housing development of 1,100 units on land adjacent to City College of San Francisco. For the reasons set forth below, we respectfully request you do not recommend approval of any of this legislation.

**I. Introduction**

The Balboa Reservoir Project would develop the Balboa Reservoir with a combination of market rate and affordable housing. It will take over all of the land on the Balboa Reservoir, public land



owned by the San Francisco Public Utilities Commission and used by City College of San Francisco ("CCSF," "City College") since 1946. It will privatize over sixteen acres of land by selling it to a private developer for an unjustified, unreasonable deep discount at a time when public land for 100% affordable projects is scarce. It dooms hope for restoring and growing enrollment at City College. And it will create significant impacts on pedestrian and bicycle safety, transit delay, and air and noise pollution. This Project deals multiple blows to CCSF and the City, and must be rejected.

## **II. The Project will Cause Irreparable Harm to City College of San Francisco**

We are sure that the Supervisors understand the immense value that City College delivers to the City and County of San Francisco. The City itself previously performed a budget analysis on the financial impact of City College. In a detailed report to the Board of Supervisors, dated September 16, 2013, commissioned by Supervisor Eric Mar, the conclusion was that the financial benefits of City College to the City exceeded \$311 million. But it's not just about economics. It's also about improving the quality of life of everyone in the City by providing well-educated and well-trained San Franciscans, from home health aides to tech workers to engineers to artists and musicians.

When the Budget and Finance Committee addressed the proposed Project in March of 2018, Supervisor Norman Yee recognized that there are a number of problems that the developers must address with City College, including parking, before he could approve the Project. He recognized that the school is a commuter school serving the interests of low-income students. In fact, more than 80% of the students at City College are low-income and/or persons of color. Many of these students have part-time jobs as well as family obligations. In order for them to squeeze in classes between other responsibilities they must drive to access their classes. These classes enable them to be upwardly mobile.

Recognizing the needs of City College students, Supervisor Yee stated at the March, 2018 meeting that parking was a key for such students. He said: "if we don't have a solution, we're not going to be able to move forward with this project." The City representative responded, saying that the Developer had to reach a resolution with City College to replace the many spaces lost by the proposed Development.

A Fehr & Peers transportation report was submitted to City College in March of 2019.

[https://go.boarddocs.com/ca/ccsf/Board.nsf/files/BPHPXA618C17/\\$file/CCSF%20TDM%20Plan\\_2019-03-15\\_FP\\_Facilities%20May%202014%202020.pdf](https://go.boarddocs.com/ca/ccsf/Board.nsf/files/BPHPXA618C17/$file/CCSF%20TDM%20Plan_2019-03-15_FP_Facilities%20May%202014%202020.pdf) That report concluded that with the loss of parking due to the development, at least 980 replacement parking spaces were needed on low demand days, and that the unserved demand on peak times would be 1,767 spaces.

Hence, the Fehr & Peers report demonstrated that Supervisor Norman Yee was correct that this parking problem needs to be solved before the development can proceed.

The importance of parking cannot be overstated. City College students and employees live throughout San Francisco, as well as the surrounding area. According to the Fehr & Peers report, about one-third of CCSF students drive alone to school, and about 2/3 of employees drive alone. (F&P, p. 9) That represents thousands of students and employees who, should they lose parking, will find it difficult, if not impossible, to get to their classes or their jobs.

Exacerbating the impact of lost parking is the fact that public transit will not adequately compensate for this loss. SF MTA has just announced plans to significantly reduce transit for the foreseeable future. And they have stated on several occasions that there are not any firm plans to increase transit to CCSF. There are discussions of plans, but so far these are only tentative, provisional or aspirational. This lack of access to City College could destroy the school. Approval of this project must be held up until this issue is resolved.

Before this Project can be approved the loss of educational access and other issues must be addressed. At this point there is no agreement or MOU between the Developer and City College with respect to anything. An agreement between the Developer and City College must be in place before the project is approved that minimally addresses the following:

1. the college's need for at least 980 parking spaces
2. appropriate placement of the North Access road
3. coordination of construction schedules
4. mitigation of noise, traffic, and air pollution during construction

Additionally, the privatization of precious public land must be quashed. This land currently functions as an integral part of City College's Ocean campus. With the recently approved bond measure of over \$800 M, City College could potentially develop the land to maximize the educational value of CCSF.

There are numerous problems impacting City College that cannot be solved with the proposed 1,100 unit development. The best solution is to have all of the Balboa Reservoir serve the interests of the public. That solution is set forth below, in Section III.

### **III. The Project Should be a 100% Affordable Project**

The development at the Balboa Reservoir should meet the City's growing need for affordable, not market rate housing on a portion of the Balboa Reservoir. The remaining portion of the land could continue to be used by City College to meet its needs for student, faculty, and staff access, as well as for any other purpose that serves its needs. While there is a glut of market



rate housing, the City is far behind in providing affordable housing, especially for low-income residents.

The Balboa Reservoir site provides an ideal location for a 100% affordable development. A significant barrier to building affordable housing in San Francisco is available land. The public Balboa Reservoir land meets that need while at the same time allowing another portion of the land to meet the needs of City College.

The attached report from Joseph Smooke, an affordable housing expert, details how a 100% affordable development on the Balboa Reservoir public land could be fully funded using various sources, including state grants, City monies, low income housing tax credits, other affordable housing capital subsidies and a bank loan. According to Mr. Smooke, this is a typical leveraging structure that MOHCD expects when it invests in affordable housing.

Mr. Smooke's analysis is that 100% affordable housing is both visionary and financially feasible. Furthermore, the current Project primarily benefits a for-profit developer. The 100% alternative better serves the City and CCSF, and should be adopted.

#### **IV. The Development Agreement is Flawed**

As Mr. Smooke sets out in his letter, this Development Agreement is fatally flawed and should not be approved. In addition to the fact that the price of the land and the terms of the Agreement unfairly favor the Developer, what is especially concerning is that this Project creates unacceptable *de facto* segregation and class divide. All, or almost all, of the "affordable" units are rental, not ownership units. And these units will all be built in separate buildings, unconnected to the market rate buildings. This is simply not the "on site inclusionary" housing policy that this City supports. According to Mr. Smooke:

What is proposed for this site should either be considered as "off site" inclusionary housing which would trigger a 30% requirement, or it should be viewed as a development with what is typically called a "poor door" situation where the upper income market rate residents go in through one door and the residents in the affordable units go in through a separate door. Inclusionary legislation is intentionally crafted to ensure that developers are not able to create these "poor door" conditions.

To make the segregation and class divide issues even worse, the open space at the center of the development is a privately owned public open space (POPOS). The owner and manager of this POPOS is the group of homeowners who live in the ownership units. What people do in the open space and at what hours are determined by the homeowners association for everyone who might live there or visit.

The finances of this deal are also highly problematic, as detailed in Mr. Smooke's analysis. First, the City is selling more than sixteen acres of public land to a private developer at a heavily discounted price of \$11.4M, approximately 95% of the market rate. Further, the Development Agreement says that the developer has no obligation to build anything at any time. (Development Agreement, Para. 6). And, finally, the developer would have the ability to sell off any portion of the property, purchased at 5% market price, for whatever the market will pay. This is a great deal for the developer, but a terrible deal for the City.

And adding insult to injury, the "affordable" units do not meet the City's required definition of "affordable" as defined in the City's "inclusionary" program. This project defines "low income" as 60% of AMI which is 5% more expensive than the City's inclusionary definition.

The proposed project also has affordable units for "moderate income" households. And the City's inclusionary program sets "moderate income" rents as being affordable to households earning 80% of AMI, while this project is defining "moderate income" as 100% of AMI, 20% more than the City's requirement.

As Mr. Smooke so clearly concludes:

The fact that this project has come so far through the approval in this form is beyond comprehension. The scheme of privatization without accountability, the confusing of definitions of what is "affordable" to guarantee higher levels of cash flow for the developer, and the segregation of wealthy and non-wealthy and of owner versus renter all add up to a misuse of public resources and of the public trust. As such my recommendation is to urge the Board of Supervisors to reject this development proposal and commit to a new development proposal that ensures 100% affordable housing is built at the Balboa Reservoir.

## **V. The Final Subsequent EIR has Many Significant Flaws**

The Balboa Reservoir Project not only threatens to do irreparable damage to City College, but its environmental impacts are significant enough to justify a legal challenge to the Certification of the Subsequent Environmental Impact Report (SEIR.) The SEIR understates the project's significant and unavoidable impacts. Several of these significant and unavoidable impacts would adversely affect human health and safety for inhabitants of the area surrounding the project, including impacts on students, bicyclists, and young children. Furthermore, many of the claimed benefits are not supported by substantial evidence in the record.

Some of the key issues in the legal challenge of the SEIR include the following:

- it fails to give an accurate and complete description of the project area and existing conditions;

- it fails to analyze the significant impacts of the Balboa Reservoir Project's construction schedule on the construction and renovation of buildings on the CCSF campus;
- it fails to give stable, accurate, and finite descriptions of the affordable units it promises;
- it fails to fully identify and mitigate significant impacts on noise, air quality, transit delay, pedestrian and bicyclist safety;
- it fails to include feasible alternatives, such as 100% truly affordable housing, and,
- it completely ignores the changed circumstances presented by the COVID-19 Pandemic.

There is no reason to rush through the approval of a Project that would have been highly flawed and suspect even before the deep game-change of the COVID-19 Pandemic and the need to analyze its future effects. The appeal of the SEIR Certification should be approved, and the project should not go forward pending further CEQA review.

## **VI. Failure to Adequately Collaborate with CCSF and the Community**

While some have lauded the fact that there have been years of collaboration with the community, the so-called public outreach and engagement has in fact been little more than one-way directives and co-opting City College's facilities planning processes.

The Community has stated and restated concerns about the project for years at the Balboa Reservoir Community Advisory Committee, even though SF Planning, OEWD, and other City agencies have tightly controlled those meetings. Issues repeated over and over again there do not seem to have had any effect on the process. Here is a link to all of the minutes encompassing nearly five years of meetings: <https://sfplanning.org/project/balboa-reservoir-and-community-advisory-committee-cac#meetings>

Following is a sample from these minutes that illustrate the failure of the community process to address the concerns of CCSF:

- We must protect City College, City College is the center of the neighborhood and a vital resource for the area—*City College will bear the brunt of the transportation issues that are completely unresolved after five years of discussion.*
- The developer advertises its "collaboration" with City College. SFMTA officers glow about working with the City College "team"—*there is no MOU between the City and City College because the City has been working almost exclusively with City College's paid consultants, not its constituents or Board members.*
- City College has representation on the Balboa Reservoir CAC—the *premier document written by the CAC, the Parameters and Principles, has been ignored in the Development Agreement. Early meetings held between the City and City College staff*

*were so secret that even College Trustee Davila, a CAC member, didn't know about them.*

- The Community has repeatedly called for a BART shuttle. Surveys show City College constituents could more reliably use BART if there were a shuttle—*Skyline College serves 70,000 with a free BART shuttle costing \$300K a year that spans a 7 mile stretch, but the study commissioned by the Reservoir Partners projected costs of more than \$1 million a year to run a shuttle up the most congested route in the area.*
- People opposing this project have frequently been referred to as NIMBY—but 5 years of CAC minutes show that project opposition is not to housing, but to market rate housing built on public land and the destruction of City College.

Additionally, every single planning document omits the mention of COVID-19 and the changes that have happened and will continue to happen in San Francisco. That reason alone is enough to push pause and reevaluate the challenges that it brings to this project on multiple levels.

- If people who previously didn't drive are now buying cars, what will that do to the amount of parking available to the new residents?
- The promise has been to increase public transportation opportunities (except for providing a BART shuttle) but now Muni's budget has been gutted by the pandemic, this promise, shaky at best, has been obliterated.
- We now have the highest unemployment levels recorded since the Great Depression. When this happens people rely more heavily on City College to jumpstart their lives. But how will students get to campus?

## **VII. Conclusion**

Over forty years ago historian and former California State Librarian Kevin Starr, commenting on a housing development on the South Basin of the Balboa Reservoir that would have impacted City College, stated:

For more than fifty years, City College of San Francisco has been keeping alive the dream of a better life, a better future, for generations of aspiring young San Franciscans. City College of San Francisco is truly a symbol of hope in an embattled, increasingly restrictive and elitist society. You do not have to be born in this country. You do not have to have been a straight A student in high school. All you need is hope and discipline, and City College takes you in and gives you the tools to realize your dream. (Kevin Starr, "Why I am voting no on Prop. L," Election Alert, p. 1, vol. 1, no. 1, May 28, 1988)

We hope that you will consider Mr. Starr's words, and support a Project that will enable future generations to realize their dreams.

Thank you for your consideration.

Sincerely,

Public Lands for Public Good  
Defend City College Alliance

cc: Mayor London Breed  
San Francisco Board of Supervisors  
City College of San Francisco Board of Trustees  
Chancellor Rajen Vurdien

21 July 2020

**Public Lands for Public Good  
Defend City College Alliance**

**Re: Balboa Reservoir Development Proposal  
Legislative Files 200422, 200423, 200635, 200740**

Dear Public Lands for Public Good and Defend City College Alliance:

Please accept this letter of my analysis as to why the Board of Supervisors should reject the Balboa Reservoir Project as proposed when the above referenced legislative files relating to this project come to the Board for a vote. I submit this letter as a professional with years of experience in many different facets of real estate development, primarily as a developer of affordable housing in San Francisco (resume attached).

### **Introduction**

The Balboa Reservoir presents a unique opportunity for the people of this City. It is a large (16.4 acres), publicly owned site (SF Public Utilities Commission), adjacent to the main campus of City College of San Francisco and in close proximity to a major regional transit station. These are more than sixteen acres of blank canvas on which could be built something visionary. Instead the project that has been presented to the Board of Supervisors privatizes our public resources and lines a developer's pockets.

The proposed project describes 1,100 total units of which half (550 units) will be "below market rate" (affordable). What follows is a proposal for a project that would ensure that this public land is developed as 100% affordable housing.

### **One Hundred Percent Affordable Housing at the Balboa Reservoir**

Affordable housing developers typically pay market price for land and then have to pay for their development to tie into existing infrastructure such as water, electricity, sewer, etc. This site has none of the typically available infrastructure to tie into, so building that infrastructure is a cost unique to this development. As we'll see, however, the narrative that these costs are a barrier to 100% affordable housing is false.

A typical affordable housing development budget assumes paying market value for the land. In this case, the PUC is required to sell the land for its full market value, unless the Board of Supervisors passes a resolution saying that the site should be sold for less than the market value in order to achieve a significant public benefit. There is a model for this type of transaction at 1100 Ocean where the MTA (another enterprise department) sold that site to MOHCD at a below market price in order to facilitate 100% affordable housing. This Balboa Reservoir site should follow that same template. This site should be sold to MOHCD for a below market price (as close to zero as possible) so the site stays in public ownership in order to facilitate 100% affordable housing.

Assuming the land is sold at or close to no cost to the affordable housing developer, they still have to deal with the infrastructure costs which are of course much higher than for a typical infill site. Thankfully, there are significant grant sources available from the State that can cover most of those costs. If the only State grant comes from the Infill Infrastructure Grant Program and is limited to \$30M, this would cover all but \$18M of the cost of the infrastructure which is estimated



to be \$48M over 3 phases. In order to cover those costs, if the project was 100% affordable housing, and the affordable housing developer paid \$18M to cover those infrastructure costs instead of paying for the land, this would still be a bargain at \$33,000/ unit for land associated costs (assuming 550 units).

Once the land and infrastructure have been paid for, the remaining financial challenge is to fund the construction of the affordable housing. Based on the Berkson Fiscal Feasibility Report (attached), the affordable housing construction should cost \$348,000 per unit. Assuming that there will be some inflation in materials and labor costs, let's use \$400,000 per unit for the purpose of this analysis. Since MOHCD typically provides roughly 35% of the total project cost, this would mean roughly \$77M coming from MOHCD to pay for their portion of 550 units. At \$140,000 per unit, this represents a bargain for the City because of the economy of scale and the low cost for land and infrastructure. If the City is not able to come up with \$77M all at once, then the project could be built in 2 phases. This would mean \$38.5M of MOHCD funding for each of 2 phases. If that's still too ambitious, it could be split into 3 phases of \$25.7M each.

The remainder of the funding for each phase would come from a combination of LIHTC (low income housing tax credits), State grants, and other affordable housing capital subsidies for a total of about 45% of the project cost. The final 20% would come from a bank loan or through the sale of tax exempt bonds (if using LIHTCs from the non-competitive pool). This is a typical leveraging structure that MOHCD expects when it invests in affordable housing.

100% affordable housing is both visionary and financially feasible- using City resources to meet a critical need for the long term viability of our City. Unfortunately, however, the City has chosen to present for approval a scheme for privatizing this site. This is a strategy that benefits the for-profit developer greatly, but creates financial and policy problems for both the City and the people who might live at this proposed development.

### **The Development Agreement Should Not Be Approved**

Under the deal as proposed, the City is not only selling more than sixteen acres of public land to a private developer at a heavily discounted rate (\$11.4M), the Development Agreement says that the developer has no obligation to build anything at any time. Not only does the developer have no obligation to develop anything, but they have the ability to sell off any portion of the property. If the developer sells there is no requirement that they sell at a discounted amount. Most likely, if the current developer sells any portion of this development, the new developer would purchase at full market rate and might go back to the City to renegotiate this deal due to the different circumstances.

Rather than the City retaining ownership of the land and making sure that the housing gets built, and that the housing that is built is 100% affordable, under the proposed deal, the City literally gets a guaranty of nothing, while the developer gets a guaranty of future profits- either from the market rate housing they develop, or from selling the properties that have had a step up in market value because of the actions of the Board of Supervisors to enable this deal. The City potentially loses big, but the developer has no risk whatsoever and only stands to profit.

### **Additional Policy and Financial Concerns**

If the developer does decide to proceed with building the housing that is outlined in the proposed project, the result will be a lesser public benefit than you think you are getting, which raises another level of financial and policy related problems.

This development has both rental and ownership components. The obligations for providing the affordable rental units seem fairly clear. On the ownership side, however, the developer has a few different options- one of which is not to provide the affordable units at all, but to pay a fee to the City in lieu of building any affordable ownership units. Therefore, we may get 530 affordable units at this site instead of 550.

Making matters worse, the affordable units don't even seem to meet the definition of "affordable" as defined in the City's "inclusionary" program. The inclusionary program sets "low income" rents as being affordable to households making 55% of AMI. This project is defining "low income" as 60% of AMI which is 5% more expensive. Low income is presented as a range of incomes, but the required average is 60%, not 55% of AMI.

The proposed project also has affordable units for "moderate income" households. The inclusionary program sets "moderate income" rents as being affordable to households earning 80% of AMI. This project is defining "moderate income" as 100% of AMI which is 20% more expensive. Moderate income is presented as a range of incomes, but the average is 100%, not 80% of AMI. Not only are these "low" and "moderate" income units more expensive than what are typically provided by developers providing "inclusionary" or "below market rate" units, but they set a bad policy precedent by redefining - or at least complicating- the definitions of "low income" and "moderate income."

Perhaps most insidious of all is the segregation and class divide that this project creates. Consider that the "affordable" units are all rental while there is a chance that there will be no affordable ownership units. The affordable units that are provided will all be built in buildings that are separate from the market rate units. In a typical market rate development with "inclusionary" units, those inclusionary (affordable) units are distributed throughout the building. They are literally "included" into the market rate development. What is proposed for this site should either be considered as "off site" inclusionary housing which would trigger a 30% requirement, or it should be viewed as a development with what is typically called a "poor door" situation where the upper income market rate residents go in through one door and the residents in the affordable units go in through a separate door. Inclusionary legislation is intentionally crafted to ensure that developers are not able to create these "poor door" conditions.

To make the segregation and class divide issues even worse, the open space at the center of the development is a privately owned public open space (POPOS). The owner and manager of this POPOS is the group of homeowners who live in the ownership units. What people do in the open space and at what hours are determined by the homeowners association for everyone who might live or visit.

For those who might be concerned about a 100% affordable housing development presenting a similar problem of segregation, this would be fallacy. A typical affordable housing development funded with Low Income Housing Tax Credits accommodates a range of residents' incomes. Large scale affordable housing developments are successful under nonprofit management and MOHCD oversight because of the high quality of the housing and the significant resources that are committed. These households like the ones at 1100 Ocean have a range of incomes and live in safe, high quality housing with dignity. Once residents move in, these developments invariably fit right in with the social and aesthetic fabric of the neighborhoods in which they are located.

The fact that this project has come so far through the approval in this form is beyond comprehension. The scheme of privatization without accountability, the confusing of definitions of what is "affordable" to guarantee higher levels of cash flow for the developer, and the segregation of wealthy and non-wealthy and of owner versus renter all add up to a misuse of public resources and of the public trust. As such my recommendation is to urge the Board of Supervisors to reject this development proposal and commit to a new development proposal that ensures 100% affordable housing is built at the Balboa Reservoir.

Sincerely,

Joseph Smooke  
Consultant

366 10th Avenue  
San Francisco, CA 94118  
415-831-9177  
[josephsmooke@gmail.com](mailto:josephsmooke@gmail.com)

# Joseph Smooke

**[people. power. media]**

**Co-Founder, CEO, Producer, Photographer, Videographer**

**July 2012 to Present**

Co-founded this nonprofit media organization that produces video news features and analyses about communities impacting public policy with a focus on housing and land use. Produced a six-part animation, “Priced Out” which has been featured in film festivals in San Francisco, Los Angeles, Chicago and New York City, and in workshops to more than 1,200 people.

**Housing Rights Committee of San Francisco**

**Westside Program Director, 2015 - 2019**

Led the expansion of Housing Rights Committee’s community organizing and tenant counseling to the Richmond and Sunset Districts.

**Supervisor David Campos, District 9**

**Legislative Aide, 2013, 2014, 2015**

Worked three temporary terms of employment as an Aide to Supervisor Campos, focusing primarily on housing and land use issues.

**The Philippine Reporter**

**Photographer and Writer, 2011 - 2014**

Worked as staff photographer and writer for this newspaper in Toronto, Canada.

**Supervisor Eric Mar, District 1**

**Legislative Aide, 2011**

Staffed Supervisor Mar primarily for his work as Chair of the Land Use Committee.

**Bernal Heights Neighborhood Center**

**Executive Director, 2005 - 2011**

**Housing Director, 1997 - 2005**

Promoted to Executive Director of this multi-service community based nonprofit organization after leading its housing development and asset management work. Led the housing program’s growth from small scale developments to being a citywide developer. Created the Small Sites Program and developed the first prototype small sites acquisition project. Also led the organization to become involved in land use planning.

**Innovative Housing for Community**

**Housing Development Project Manager, 1993 - 1996**

Developed and managed housing throughout San Francisco, Sonoma, Marin, San Mateo and Santa Clara Counties for this nonprofit provider of affordable, supportive, shared housing. Created the first affordable housing “green building” program in the Bay Area.

**Skidmore Owings and Merrill**  
**Job Captain, Architectural Designer**  
**Los Angeles Office, 1988 - 1992**  
**San Francisco Office, 1992 - 1993**

Worked on all phases and aspects of large scale commercial and institutional buildings throughout the US and in Taiwan, including the Southern California Gas Company Tower and the Virginia State Library and Archives. Also worked on a large scale urban planning project in Changchun, China.

## **Awards and Recognitions**

**Outstanding Community Service, Coalition for San Francisco Neighborhoods, 2017**

**Dolores St Community Services Open Palm Award for BHNC, 2008**

**Central American Resource Center (CARECEN), 2007**

**Bank of America, Neighborhood Excellence Initiative, Local Hero Award, 2004**

## **Education**

**University of California at Berkeley**  
**Bachelor of Arts in Architecture, High Honors, 1988**  
Alpha Rho Chi, Departmental Award for Professional Promise

## **Boards of Directors and Active Affiliations**

**South of Market Community Action Network (SOMCAN), 2010 - Present**  
Chair of SOMCAN's Board

**San Francisco Antidisplacement Coalition, 2016 - Present**

**Richmond District Rising, 2017 - Present**  
Steering Committee and Housing Committee

**Westside Tenants Association, 2019 - Present**

**Community Housing Partnership, 2000 - 2006**  
Member, Board of Directors



**Berkson  
Associates**

Urban Economics  
Policy Forensics & Forecasting  
Planning & Policy Analysis

# REPORT

## BALBOA RESERVOIR PROJECT

## FINDINGS OF FISCAL RESPONSIBILITY AND FEASIBILITY

Prepared for the City and County of San Francisco

Prepared by Berkson Associates

February 9, 2018





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### **Appendix A:** Fiscal Analysis



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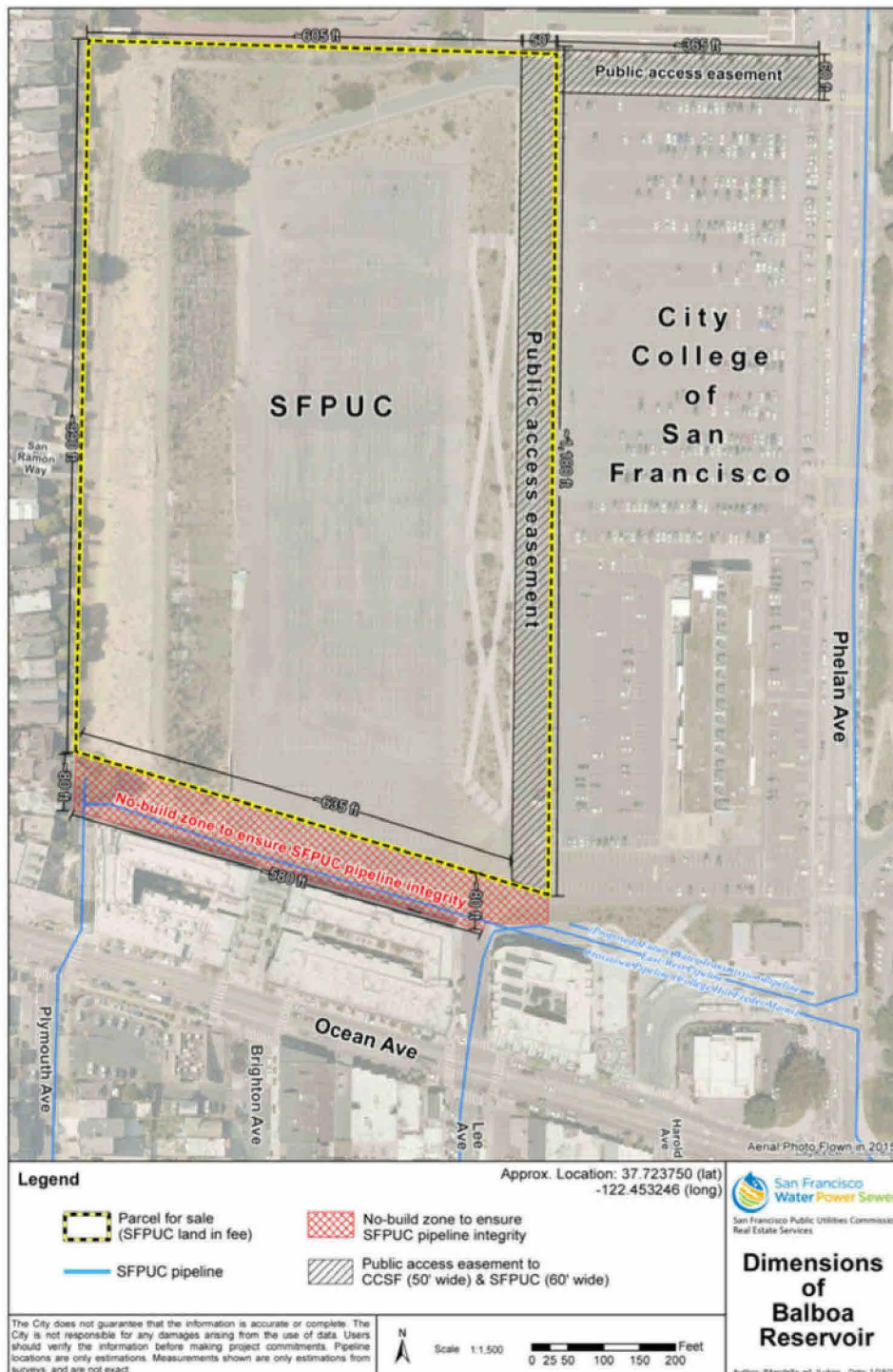
## EXECUTIVE SUMMARY

Chapter 29 of the City's Administrative Code requires that the Board of Supervisors make findings of fiscal feasibility for certain development projects before the City's Planning Department may begin California Environmental Quality Act ("CEQA") review of those proposed projects. Chapter 29 requires consideration of five factors: (1) direct and indirect financial benefits of the project, including, to the extent applicable, cost savings and/or new revenues, including tax revenues generated by the proposed project; (2) the cost of construction; (3) available funding for the project; (4) the long term operating and maintenance cost of the project; and (5) debt load to be carried by the City department or agency.

This report provides information for the Board's consideration in evaluating the fiscal feasibility of a proposed development (the "Project") at the 17-acre Balboa Reservoir parcel shown in **Figure 1**. The City and County of San Francisco ("City"), under the jurisdiction of the San Francisco Public Utilities Commission ("SFPUC"), owns the parcel ("Site"). The City has entered into exclusive negotiations with a team of developers led by BRIDGE Housing Corporation and AvalonBay Communities (the "Development Team") to create a mixed-income housing project (the "Project") at the Site. The Development Team would purchase the Site and build a mix of apartments, condos and townhouses.

Up to half of the units will be affordable to a range of low, moderate, and middle-income households occupying apartments and the condo units. The first 33 percent of units will be affordable units funded by value created by the Project; the additional affordable units, or up to 17 percent of total units, will be funded by public sources that could potentially include tax credits and other state sources, project-generated sources, future bonds, or the proposed gross receipts tax increase. For the purpose of the current analysis, a scenario consisting of 1,100 units, consistent with the Development Team's initial proposal, is evaluated; it is anticipated that subsequent environmental analysis will consider a range of alternatives.

Figure 1 Balboa Reservoir Project Areas





All dollar amounts are expressed in terms of 2017 purchasing power, unless otherwise noted. Information and assumptions are based on data available as of February 2018. Actual numbers may change depending on Project implementation and future economic and fiscal conditions.

## FISCAL BENEFITS

The proposed Balboa Reservoir Project, if approved, will create approximately \$4 million in new, annual ongoing general tax revenues to the City. After deducting required baseline allocations, and preliminary estimates of direct service costs described in **Chapter 3**, the Project as proposed will generate about \$1.7 million annually to the City, in addition to about \$1 million in other dedicated and restricted revenues. The fiscal results are largely proportional to the number of units, assuming the mix of affordable units remains constant. A reduction in the number of units would reduce the magnitude of the potential benefits, but the net impact on the City General Fund would remain positive.

The Project will generate an additional \$400,000 annually to various other City funds (children's fund, libraries, open space), and \$600,000 annually to other restricted uses including SFMTA (parking taxes), public safety (sales taxes), and San Francisco Transportation Authority (sales taxes).

Additional one-time general revenues, including construction-related sales tax and construction gross receipts tax, total \$3.3 million.

Based on standard fee rates, development impact fees total an estimated \$23 million, although the City may agree to credit some of these fees back to the Project in consideration of public-serving improvements that the Project provides in kind. In addition, certain development fees, including childcare fees and bicycle facility in-lieu fees, could be offset by facilities constructed onsite, according to the City's standard impact fee policy. No affordable housing or jobs housing linkage fees are assumed due to the provision of affordable housing onsite.

The new general revenues will fund direct services needed by the Project, including police and fire/EMS services, and maintenance of roads dedicated to the City. Other services, including maintenance and security of parks and open space, will be funded directly by tenants of the Project. The estimated \$1.7 million in net City general revenues, after deducting service costs and Charter-mandated baseline allocations of general revenues, will be available to the City to fund improved or expanded Citywide infrastructure, services and affordable housing. **Chapter 3** further describes fiscal revenue and expenditure estimates.

## ECONOMIC BENEFITS

The Project will provide a range of direct and indirect economic benefits to the City. These benefits include a range of economic benefits such as new jobs, economic activity, and increased public and private expenditures as described in **Chapter 5** and summarized below:

- Over \$560 million of construction activity and approximately 2,800 construction-related job-years during development, in addition to indirect and induced jobs.
- Approximately 1,100 new residential units, including up to 550 permanently affordable units. This housing is critical to economic growth in San Francisco and the region.

The Project will also create a small number of permanent non-construction jobs onsite related to parking facilities, landscape maintenance, and various services associated with the residential units.

## DIRECT FINANCIAL BENEFITS TO THE SFPUC

The SFPUC, which has exclusive jurisdiction over the Site, will benefit financially from the sale of the Site. The land sale price will be negotiated to reflect the final development and public benefits program. The SFPUC may also realize increased revenues by providing power to the Project's residents.

## NEW PUBLIC FACILITIES

The Project will construct parks and open spaces available to the general public. The Project also includes a childcare center that will be accessible by the public as well as the Project's residents.

## OTHER BENEFITS

The Project may fall within the Ocean Avenue Community Benefits District (CBD), which assesses property owners to provide funding for a range of services within the neighborhood, including maintenance and cleaning of public rights of way, sidewalk operations and public safety, and District identity and streetscape improvements. Parcels within the CBD pay for and receive these services as participants in the CBD. The CBD's applicability and associated tax rate will be determined prior to project approvals.



# 1. THE PROJECT & COSTS OF CONSTRUCTION

The Project will be constructed in two phases with Site preparation and construction planned to begin as early as 2021, Phase 1 units leased and sold as early as 2023, and Phase 2 units leased and sold by 2025, according to current plans. The Project and its development costs total at least \$560 million, as described below. The Development Team will be responsible for planning, construction, marketing and operating the Project. The Development Team will reimburse the City for its costs incurred during the Project planning and environmental review process, including City staff costs. **Chapter 2** describes sources of funding to pay for development costs.

## PROJECT DESCRIPTION

The Balboa Reservoir Site is an approximately 17-acre parcel that the City owns under the SFPUC's jurisdiction. The Site is located in the central southern portion of San Francisco, bounded by City College of San Francisco's Ocean Campus to the east, Riordan High School to the north, the Westwood Park neighborhood to the west, and the Avalon Ocean Avenue apartments to the south.

Plans for the Site's development envision a mixed-income housing Project. The Development Team would purchase the Site and build a mix of apartments, condos and townhouses.

**Residential** – This fiscal analysis assumes a scenario consisting of 1,100 total residential units. This scenario is based on the Development Team's response to the SFPUC Request for Proposals; environmental analysis will evaluate a range of units that may differ from the scenario in this report, and the Project's final unit count may also differ accordingly.

**Affordable Housing** – The Project proposes 50 percent of total units to be affordable, including 18 percent affordable to low-income households,<sup>1</sup> and 15 percent affordable to moderate-income households<sup>2</sup>, for a subtotal of 33 percent affordable housing units. An additional 17 percent of units are proposed to be affordable to a combination of low, moderate, and middle-income households.

**Parking** – The fiscal analysis evaluates 1,010 parking spaces. Of the total spaces, 500 will be constructed in a parking garage and shared with the City College community.

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<sup>1</sup> Low-income rents would not exceed 55% of Area Median Income (AMI), and low-income for-sale prices would not exceed 80% of AMI.

<sup>2</sup> Moderate-income rents and sales prices would not exceed 120% of AMI.

## CONSTRUCTION COSTS AND ASSESSED VALUE

**Table 1** summarizes development costs totaling at least \$560 million,<sup>3</sup> which will be phased through buildout by 2025 depending on future market conditions. Taxable assessed value is estimated based on development cost, with affordable rental housing exempted from property taxes if serving households who earn no more than 80% of AMI. These costs and values provide the basis for estimates of various fiscal tax revenues and economic impacts.

**Table 1 Summary of Construction Costs and Assessed Value**

| Item                                    | Development Cost      |
|-----------------------------------------|-----------------------|
| <u>Residential Buildings (1)</u>        |                       |
| Townhouses (Market-rate)                | \$60,598,000          |
| Condos (Affordable)                     | \$15,360,000          |
| Apartments (Market-rate)                | \$169,412,000         |
| Apartments (Moderate)                   | \$87,818,000          |
| Apartments (Low-income)                 | <u>\$88,031,000</u>   |
| Subtotal, Residential Buildings         | \$421,219,000         |
| <u>Other</u>                            |                       |
| Parking - shared (500 spaces)           | \$13,830,000          |
| Infrastructure (2)                      | \$38,000,000          |
| Other Costs (3)                         | <u>\$86,787,000</u>   |
| <b>Total</b>                            | <b>\$559,836,000</b>  |
| <b>(less) Property Tax-Exempt</b>       |                       |
| Low-income Rental Units (up to 80% AMI) | <b>(\$88,031,000)</b> |
| <b>Net Taxable Assessed Value</b>       | <b>\$471,805,000</b>  |

- (1) Includes building hard costs, residential parking, and site development. Site acquisition and community benefits are to be negotiated and are not included.
- (2) Master infrastructure includes utilities, roads, grading, parks and open space.
- (3) "Other Costs" include soft costs (e.g., design, finance, furnishings and fixtures).  
Permits & Fees not included for purposes of A.V. estimates. 2/9/18

<sup>3</sup> Hard and soft development costs; land costs, community benefits and other mitigations are to be negotiated and are not estimated.

## 2. AVAILABLE FUNDING FOR THE PROJECT

As described in the prior chapter, development costs are anticipated to total \$560 million or more over the course of Project buildout. Several financing mechanisms and sources will assure funding of these costs and development of the Project.

### HORIZONTAL & VERTICAL DEVELOPMENT OF THE SITE

The Development Team will be responsible for funding all horizontal Site improvements, infrastructure and public facilities needed to serve the Project, and vertical building construction with the exception of a portion of the affordable housing, as described in the section that follows. In addition to Developer equity and private financing, Project-based sources of funding and/or reimbursement could include (but may not be not limited to) the following:

- **Net sales proceeds and lease revenues** -- Revenues generated by the Project will help to fund improvements and repay private sources of investment and debt.
- **Mello-Roos Community Facilities District (CFD)** -- Bond proceeds secured by CFD special taxes may help to fund infrastructure costs. CFD special taxes not required for CFD debt service may fund horizontal Site development costs on a “pay-as-you-go” basis.
- **State sources** – No direct City subsidy will be used to build the 33% of the Project’s total housing units that must paid for by the Project. However, the Developer may access non-competitive state funding such as 4% tax credits and tax-exempt bonds

### FUNDING OF AFFORDABLE HOUSING

As described above, 33% of the Project’s total housing units will be affordable housing paid for by the Project, such as with Developer equity or revenues generated by the market-rate portion of the Project, or non-competitive state sources. This baseline 33% rate is based on Proposition K (2015), which set the expectation that housing on property sold by the City will have no less than this amount of affordable housing.

Up to an additional 17% of the Project’s total housing units will be affordable housing paid for with non-Project funds. The Development Team’s initial proposal estimated that a subsidy of approximately \$26 million would be required to provide approximately 187 additional affordable housing units, although this cost is subject to change as a result of changes in construction costs, availability of state funding, the low income housing tax credit market, and the Project’s unit count or affordable housing program.



Funding sources for this additional affordable housing could potentially include:

- **Gross Receipts Tax.** In June, 2018, San Francisco voters will consider a ballot measure that would raise funds for affordable housing by increasing the gross receipts tax rate for commercial space. If this measure is approved, the Project would be eligible to utilize a portion of the new affordable housing funds.
- **Project-Generated Sources.** As determined by fiscal feasibility analysis, the Project will generate net new General Fund revenue of approximately \$1.7 million. A portion of this revenue could be reinvested back into the Project; the mechanism for this reinvestment could be an infrastructure financing district, an affordable housing investment plan pursuant to AB 1598, or a direct transfer from the City.
- **State Sources.** The Project could apply for one of several funding sources administered at the state level, such as the California's Affordable Housing and Sustainable Communities program and certain low income housing tax credit programs.
- **Bond Revenue.** In November, 2018, California voters will consider a \$4 billion state affordable housing bond. In addition, local affordable housing bonds are likely to be proposed in San Francisco in upcoming years; most recently, in 2015, San Francisco voters approved a \$310 million affordable housing bond.

## OTHER MAINTENANCE FUNDING

In addition to the public tax revenues generated to fund public services and road maintenance, as described in the **Chapter 3** fiscal analysis, CFD special taxes (or HOA fees) will be paid by property owners to fund a range of public services including onsite parks and open space maintenance and operation.

### 3. FISCAL ANALYSIS: INFRASTRUCTURE MAINTENANCE & PUBLIC SERVICES

Development of the Project will create new public infrastructure including streets, parks and open space that will require ongoing maintenance. **Table 2** summarizes total annual general revenues created by the Project, and net revenues available after funding the Project's service costs. The fiscal results are largely proportional to the number of units, assuming the mix of affordable units remains constant. A reduction in the number of units would reduce the magnitude of the potential benefits and an increase in the number of units would increase their magnitude, but in either case the net impact on the City General Fund would remain positive.

**Table 2 Estimated Annual Net General Revenues and Expenditures**

| Item                                                 | Annual Amount                  |
|------------------------------------------------------|--------------------------------|
| <b>Annual General Revenue</b>                        |                                |
| Property Taxes (1)                                   | \$2,682,000                    |
| Property Tax n L eu of VLF                           | \$567,000                      |
| Property Transfer Tax                                | 391,000                        |
| Sa es Tax                                            | 261,000                        |
| Park ng Tax (C ty 20% share)                         | 95,000                         |
| Gross Rece pts Tax                                   | <u>63,000</u>                  |
| <b>Subtotal, General Revenue</b>                     | <b>\$4,059,000</b>             |
| (ess) 20% Charter Mandated Base ne                   | <u>(\$811,800)</u>             |
| <b>Revenues to General Fund above Baseline</b>       | <b>\$3,247,200</b>             |
| <b>Public Services Expenditures</b>                  |                                |
| Parks and Open Space                                 | <i>Project's taxes or fees</i> |
| Roads (ma ntenance, street cean ng)                  | 76,000                         |
| Po ce (2)                                            | 855,000                        |
| F re (2)                                             | <u>607,000</u>                 |
| <b>Subtotal, Services</b>                            | <b>\$1,538,000</b>             |
| <b>NET Annual General Revenues</b>                   | <b>\$1,709,200</b>             |
| <b>Annual Other Dedicated and Restricted Revenue</b> |                                |
| Property Tax to Other SF Funds (1)                   | \$413,000                      |
| Park ng Tax (MTA 80% share)                          | \$380,000                      |
| Pub c Safety Sa es Tax                               | \$130,000                      |
| SF Cnty Transportat on Auth'y Sa es Tax              | <u>\$130,000</u>               |
| <b>Subtotal</b>                                      | <b>\$1,053,000</b>             |
| <b>TOTAL, Net General + Other SF Revenues</b>        | <b>\$2,762,200</b>             |
| <b>Other Revenues</b>                                |                                |
| Property Tax to State Educat on Rev. Fund (ERAF)     | <b>\$1,195,000</b>             |

(1) Property tax to Genera Fund at 57%. Other SF funds ncude the Ch drens' Fund, L brary Fund, and Open Space Acqu st on.

(2) Po ce and F re costs based on C tywde avg. cost per res dent and per job.

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As noted in the prior **Table 2**, certain service costs will be funded through special taxes or assessments paid by new development and managed by a master homeowners association (HOA). Other required public services, including additional police, fire and emergency medical services (EMS), as well as the maintenance of any new roads that are built by the Project and transferred to the City, will be funded by increased General Fund revenues from new development. MUNI/transportation services may also be affected and will be offset by a combination of service charges, local, regional and State funds.

**Table 3** summarizes development impact fees and other one-time revenues during construction. The impact fee revenue will be dedicated and legally required to fund infrastructure and facilities targeted by each respective fee. Credits may be provided against certain fees to the extent that the Project builds qualifying infrastructure and public facilities onsite, for example, bicycle parking and childcare facilities. The City may also agree to credit some of these fees back to the Project in consideration of public-serving improvements that the Project provides in kind. Certain impact fee revenues may be used Citywide to address needs created by new development. No affordable housing in-lieu fees or jobs housing linkage fees are assumed due to the Project providing affordable units equal to 50 percent of total units.

**Table 3 Estimated Impact Fees and One-Time Revenues**

| Item                                           | Total Amount        |
|------------------------------------------------|---------------------|
| <b><u>City Development Impact Fees (1)</u></b> |                     |
| Balboa Park Community Infrastructure           | \$9,371,000         |
| Jobs Housing Linkage (2)                       | na                  |
| Affordable Housing (3)                         | provided onsite     |
| Child Care (4)                                 | \$2,308,000         |
| Bicycle Parking In-lieu                        | provided onsite     |
| Transportation Sustainability Fee              | <u>\$11,315,000</u> |
|                                                | <b>\$22,994,000</b> |
| <b><u>Other Fees</u></b>                       |                     |
| San Francisco Unified School District          | <b>\$3,957,000</b>  |
| <b><u>Other One-Time Revenues</u></b>          |                     |
| Construction Sales Tax (1% Gen'l Fund)         | \$1,419,000         |
| Gross Receipts Tax During Construction         | <u>\$1,892,000</u>  |
| Total: Other One-Time Revenues                 | <b>\$3,311,000</b>  |

- (1) Impact fee rates as of Jan. 1, 2018. Refer to Table A-3 for additional details.  
 (2) Linkage fee (commercial uses only) assumed offset by Project's affordable housing.  
 (3) Affordable housing will be provided onsite.  
 (4) Child Care impact fee may be waived in consideration for the Project's onsite childcare center.

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## MAINTENANCE AND SERVICE COSTS

Actual costs will depend on the level of future service demands, and Citywide needs by City departments at the time of development and occupancy.

### Public Open Space

The Project will include at least 4.0 acres of public parks and open spaces. The parks consist of a large open space of approximately 2 acres, and at least 1.5 acres, along with “gateway” green spaces to serve as gathering places that unite the Site with the surrounding neighborhoods.

The Recreation and Parks Department (RPD) may express interest in assuming ownership and/or operations and maintenance responsibilities for the proposed large open space, subject to agreement between the Project developer and the City. The developer may engage in discussions with RPD about potentially entering into such an arrangement as part of the Development Agreement. However, absent such an arrangement, the Project will fund the parks and open spaces’ ongoing operating costs, including administration, maintenance, and utility costs using CFD services special taxes (or HOA fees) paid by property owners. A master homeowners association would be responsible for managing maintenance activities, as well as the programming of recreation activities not otherwise provided by the City. Specific service needs and costs will be determined based on the programming of the parks.

### Police

The Project Site is served by the SFPD’s Ingleside Station. The addition of the Project’s new residents would likely lead the Ingleside Police District to request additional staffing. Over the past several decades, the SFPD has kept staffing levels fairly constant and manages changing service needs within individual districts by re-allocating existing capacity. If needed to serve new residents associated with the Project, additional officers would most likely be reassigned from other SFPD districts and/or hired to fill vacancies created by retirements.<sup>4 5</sup> For purposes of this analysis, the Project’s police service cost is estimated using the City’s current per capita service rate.

### Fire and EMS

The San Francisco Fire Department (SFFD) deploys services from the closest station with available resources, supplemented by additional resources based on the nature of the call. SFFD

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<sup>4</sup> Carolyn Welch, San Francisco Police Department, telephone interview, December 22, 2017.

<sup>5</sup> Jack Hart, San Francisco Police Department, telephone interview, January 3, 2017.

anticipates that it will require additional resources to serve the Site and its vicinity as that area's population grows, but it has not yet determined the anticipated costs.<sup>6</sup> The costs in this report have been estimated based on Citywide averages.

#### **SFMTA**

Using the City's Transportation Demand Management (TDM) Ordinance as a guide, the Project will include a TDM program that encourages the use of sustainable modes of transportation for residents and visitors. This approach will increase demand for and revenues to local public transit service, which includes the J, K, and M MUNI light rail lines and the 8, 29, 43, 49, and 88X bus lines. The Project will also be required to pay the Transportation Sustainability Fee and/or provide equivalent in-kind transportation benefits, as well as provide transportation mitigation measures required as a result of the environmental review process. Specific impacts on transit services, costs, and cost recovery will be studied and determined by the final development program, TDM plan, and environmental review findings.

#### **Department of Public Works (DPW)**

The Project will create new rights of way to provide access into and out of the Site and circulation within it. These improvements may be accepted by the City, provided that they are designed to standards approved by applicable City agencies, in which case DPW would be responsible for cleaning and maintaining them. Based on the anticipated type and intensity of these proposed rights of way, DPW is estimating annual maintenance costs<sup>7</sup>. For purposes of the current analysis, a Citywide average cost per mile of road provides an estimated cost.

The Project may also include some smaller roads and access points that would remain private, in which case the City would not be responsible for their ongoing operation and maintenance. Instead, special taxes paid by owners of Project buildings, for example as participants in a services CFD, could fund their maintenance. The services budget would be sized to pay for ongoing maintenance of facilities as well as periodic "life cycle" costs for repair and replacement of facilities.

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<sup>6</sup> Olivia Scanlon, San Francisco Fire Department, telephone interview, February 8, 2018.

<sup>7</sup> Bruce Robertson, Department of Public Works, correspondence with City Project staff.

## PUBLIC REVENUES

New tax revenues from the Project will include ongoing annual revenues and one-time revenues, as summarized in the prior tables. The revenues represent direct, incremental benefits of the Project. These tax revenues will help fund public improvements and services within the Project and Citywide. The following sections describe key assumptions and methodologies employed to estimate each revenue.

### **Charter Mandated Baseline Requirements**

The City Charter requires that a certain share of various General Fund revenues be allocated to specific programs. An estimated 20 percent of revenue is shown deducted from General Fund discretionary revenues generated by the Project (in addition to the share of parking revenues dedicated to MTA, shown separately). While these baseline amounts are shown as a deduction, they represent an increase in revenue as a result of the Project to various City programs whose costs aren't necessarily directly affected by the Project, resulting in a benefit to these services.

### **Property Taxes**

Property tax at a rate of 1 percent of value will be collected from the land and improvements constructed by the Project.<sup>8</sup> The City receives up to \$0.65 in its General Fund and special fund allocations, of every property or possessory interest tax dollar collected. The State's Education Revenue Augmentation Fund (ERAF) receives \$0.25 of every property tax dollar collected.

The remaining \$0.10 of every property tax dollar collected, beyond the City's \$0.65 share and the \$0.25 State ERAF share, is distributed directly to other local taxing entities, including the San Francisco Unified School District, City College of San Francisco, the Bay Area Rapid Transit District and the San Francisco Bay Area Air Quality Management District. These distributions will continue and will increase as a result of the Project.

Upon the sale of a parcel, building, or individual unit constructed at the Project, the taxable value will be assessed at the new transaction price. The County Assessor will determine the assessed values; the estimates shown in this analysis are preliminary and may change depending on future economic conditions and the exact type, amount and future value of development.

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<sup>8</sup> Ad valorem property taxes supporting general obligation bond debt in excess of this 1 percent amount and other assessments are excluded for purposes of this analysis. Such taxes require separate voter approval and proceeds are payable only for uses approved by the voters.



Certain properties, including non-profits providing low-income rental housing, are exempt from property tax.

It is likely that property taxes will also accrue during construction of infrastructure and individual buildings, depending on the timing of assessment and tax levy. These revenues have not been estimated.

#### **Property Tax In-Lieu of Vehicle License Fees**

In prior years, the State budget converted a significant portion of Motor Vehicle License Fee (VLF) subventions into property tax distributions; previously these revenues were distributed by the State using a per-capita formula. Under the current formula, these distributions increase over time based on assessed value growth within a jurisdiction. Thus, these City revenues will increase proportionate to the increase in the assessed value added by the new development.

#### **Sales Taxes**

The City General Fund receives 1 percent of taxable sales. New residents will generate taxable sales to the City. In addition to the 1 percent sales tax received by every city and county in California, voter-approved local taxes dedicated to transportation purposes are collected. Two special districts, the San Francisco County Transportation Authority and the San Francisco Public Financing Authority (related to San Francisco Unified School District) also receive a portion of sales taxes (0.50 and 0.25 percent, respectively) in addition to the 1 percent local General Fund portion. The City also receives revenues from the State based on sales tax for the purpose of funding public safety-related expenditures.

#### **Sales Taxes from Construction**

During the construction phases of the Project, one-time revenues will be generated by sales taxes on construction materials and fixtures purchased in San Francisco. Sales tax will be allocated directly to the City and County of San Francisco in the same manner as described in the prior paragraph. Construction sales tax revenues may depend on the City's collection of revenues pursuant to a sub-permit issued by the State.

#### **Transient Occupancy Tax (TOT)**

Hotel Room Tax (also known as Transient Occupancy Tax or TOT) will be generated when hotel occupancies are enhanced by the residential uses envisioned for the Project, such as when friends and relatives come to San Francisco to visit Project residents but choose to stay at hotels. The City currently collects a 14 percent tax on room charges. However, given that no hotels are envisioned for the Project (out-of-town visitors to the Site will likely stay at hotels elsewhere in the City), the impact will not be direct and is excluded from this analysis.

**Parking Tax**

The City collects tax on parking charges at garages, lots, and parking spaces open to the public or dedicated to commercial users. The tax is 25 percent of the pre-tax parking charge. The revenue may be deposited to the General Fund and used for any purpose, however as a matter of City policy the SFMTA retains 80 percent of the parking tax revenue; the other 20 percent is available to the General Fund for allocation to special programs or purposes. This analysis assumes that parking spaces envisioned for the Project's 500-space shared parking garage will generate parking tax; no parking tax is assumed from the residential-only parking spaces. Off-site parking tax revenues that may be generated by visitors or new residents are not included.

**Property Transfer Tax**

The City collects a property transfer tax ranging from \$2.50 on the first \$500 of transferred value on transactions up to \$250,000 to \$15.00 per \$500 on transactions greater than \$25 million.

The fiscal analysis assumes that commercial apartment property sells once every ten to twenty years, or an average of about once every 15 years. For estimating purposes, it is assumed that sales are spread evenly over every year, although it is more likely that sales will be sporadic. An average tax rate has been applied to the average sales transactions to estimate the potential annual transfer tax to the City. Actual amounts will vary depending on economic factors and the applicability of the tax to specific transactions.

The for-sale units can re-sell independently of one another at a rate more frequent than rental buildings. This analysis conservatively assumes that the average condominium or townhouse will be sold to a new owner every ten years, on average.

**Gross Receipts Tax**

Commercial activity, including residential rental property, generates gross receipts taxes. Actual revenues from future gross receipt taxes will depend on a range of variables, including the amount of rental income. This analysis assumes the current gross receipts tax rate of 0.3% (applicable to revenues in the \$2.5 million to \$25 million range).

## DEVELOPMENT IMPACT FEES

The Project will generate a number of one-time City impact fees including:

- **Balboa Park Community Infrastructure** (Planning Code Sec. 422) -- These fees "shall be used to design, engineer, acquire, improve, and develop pedestrian and streetscape improvements, bicycle infrastructure, transit, parks, plazas and open space, as defined in the

Balboa Park Community Improvements Program with the Plan Area. Funds may be used for childcare facilities that are not publicly owned or "publicly-accessible."<sup>9</sup>

- **Jobs Housing Linkage** (Planning Code Sec. 413)-- These fees apply only to commercial uses and are assumed to be offset by the affordable housing provided onsite.
- **Affordable Housing** (Planning Code Sec. 415) --All affordable housing will be provided on the Site, and therefore the Project will be exempt from the fees.
- **Child Care** (Planning Code Sec. 414, 414A) -- A fee per square foot is charged to residential uses. It is likely that all or some portion of these fees will be offset and reduced by the value of childcare facilities constructed onsite.
- **Bicycle Parking In-lieu Fee** (Planning Code Sec. 430) -- This fee is assumed to be offset by facilities provided onsite.
- **Transit Sustainability Fee (TSF)** (Planning Code Sec. 411A) -- This fee, effective December 25, 2015, replaced the Transit Impact Development Fee. It is a fee per square foot paid by residential and non-residential uses.

In addition to the impact fees charged by the City, utility connection and capacity charges will be collected based on utility consumption and other factors. Other fees will include school impact fees to be paid to the San Francisco Unified School District. The Project will also pay various permit and inspection fees to cover City costs typically associated with new development projects.

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<sup>9</sup> San Francisco Planning Code, Article 4, Sec. 422.5(b)(1) Balboa Park Community Improvements Fund, Use of Funds.



## 4. DEBT LOAD TO BE CARRIED BY THE CITY AND THE SFPUC

No debt is anticipated to be incurred by the City or the SFPUC in connection with the Project. However, public financing or other non-Project sources will be required to achieve the target affordable housing rate of 50%, as described above. The City could potentially issue bonds in conjunction with several of these sources, subject to regulatory and/or voter approval, but a number of other financing options would allow the City to avoid issuing new debt.

## 5. BENEFITS TO THE CITY AND SFPUC

The Project will provide a range of direct and indirect benefits to the City and the SFPUC. These benefits include tax revenues that exceed service costs, as well as a range of other economic benefits such as new jobs, economic activity, and increased public and private expenditures.

### FISCAL BENEFITS

As described in **Chapter 3**, the Project is anticipated to generate a net \$1.7 million of annual general City tax revenues in excess of its estimated public service costs, in addition to about \$1 million in other dedicated and restricted revenues. These revenues would be available for expansion of local and/or Citywide services and public facilities. Approximately 20 percent of revenues are allocated to "Baseline" costs, which represents a benefit to the City.

### ECONOMIC BENEFITS TO THE CITY

**New Permanent Jobs** - The Project will create a small number of new jobs related to the parking facilities and services, childcare services at the childcare center, and landscape and other onsite maintenance services. The residential uses will also create janitorial and domestic service jobs. Because the Project is entirely residential, its economic "multiplier" effects are minimal.

**Temporary Jobs** - The construction of the Project will create short-term construction spending and construction jobs, estimated at 2,800 job-years.

**New Housing Supply** - Completion of approximately 1,100 residential units also will have the positive economic benefit of adding a significant amount to the City's total supply of housing. This provides increased access to housing for existing City residents, as well employees working within the City. Importantly, these approximately 1,100 units will include up to 550 units of affordable to low, moderate, and middle-income households, which are populations with acute housing needs in San Francisco.

## DIRECT FINANCIAL BENEFITS TO THE CITY AND SFPUC

The Project will result in several direct financial benefits:

**Proceeds from Property Sale** -- The sale of the property currently owned by the City will generate net proceeds. The SFPUC will receive fair market value for the sale of the property.

**Increased Sale of Public Power** -- The SFPUC may provide electrical power to the Project's residents, generating net revenues to the SFPUC.

## NEW PUBLIC FACILITIES

The Project will construct parks and open spaces, a shared parking garage, and a community room available to the general public. The Project also includes a childcare center that will be accessible by the public as well as the Project's residents. These facilities are expected to be utilized by the City College community and residents of surrounding neighborhoods.

## OTHER BENEFITS

The Project may participate in the Ocean Avenue Community Benefits District (CBD) that provides funding for a range of services within the neighborhood, including maintenance and cleaning of public rights of way, sidewalk operations and public safety, and District identity and streetscape improvements. The CBD's applicability and associated tax rate will be determined prior to project approvals.



## APPENDIX A: FISCAL ANALYSIS

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**Balboa Reservoir**

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| <b>Table A-11</b> | Rental Income for Gross Receipts Tax Estimates           |
| <b>Table A-12</b> | Estimated City Services Costs                            |

**Table 1**  
**Fiscal Results Summary, Ongoing Revenues and Expenditures**  
**Balboa Reservoir**

| Item                                                 | Annual Amount                  |
|------------------------------------------------------|--------------------------------|
| <b>Annual General Revenue</b>                        |                                |
| Property Taxes (1)                                   | \$2,682,000                    |
| Property Tax in Lieu of VLF                          | \$567,000                      |
| Property Transfer Tax                                | 391,000                        |
| Sales Tax                                            | 261,000                        |
| Parking Tax (City 20% share)                         | 95,000                         |
| Gross Receipts Tax                                   | <u>63,000</u>                  |
| <b>Subtotal, General Revenue</b>                     | <b>\$4,059,000</b>             |
| (less) 20% Charter Mandated Base fee                 | <u>(\$811,800)</u>             |
| <b>Revenues to General Fund above Baseline</b>       | <b>\$3,247,200</b>             |
| <b>Public Services Expenditures</b>                  |                                |
| Parks and Open Space                                 | <i>Project's taxes or fees</i> |
| Roads (maintenance, street cleaning)                 | 76,000                         |
| Police (2)                                           | 855,000                        |
| Fire (2)                                             | <u>607,000</u>                 |
| <b>Subtotal, Services</b>                            | <b>\$1,538,000</b>             |
| <b>NET Annual General Revenues</b>                   | <b>\$1,709,200</b>             |
| <b>Annual Other Dedicated and Restricted Revenue</b> |                                |
| Property Tax to Other SF Funds (1)                   | \$413,000                      |
| Parking Tax (MTA 80% share)                          | \$380,000                      |
| Public Safety Sales Tax                              | \$130,000                      |
| SF County Transportation Authority Sales Tax         | <u>\$130,000</u>               |
| <b>Subtotal</b>                                      | <b>\$1,053,000</b>             |
| <b>TOTAL, Net General + Other SF Revenues</b>        | <b>\$2,762,200</b>             |
| <b>Other Revenues</b>                                |                                |
| Property Tax to State Education Rev. Fund (ERAF)     | <b>\$1,195,000</b>             |

(1) Property tax to General Fund at 57%. Other SF funds include the Children's Fund, Library Fund, and Open Space Acquisition.

(2) Police and Fire costs based on Citywide avg. cost per resident and per job.

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**Table 2**  
**Fiscal Results Summary, One-Time Revenues**  
**Balboa Reservoir**

| Item                                           | Total Amount        |
|------------------------------------------------|---------------------|
| <b><u>City Development Impact Fees (1)</u></b> |                     |
| Ba boa Park Commun ty Infrastructure           | \$9,371,000         |
| Jobs Hous ng L nkage (2)                       | na                  |
| Affordab e Hous ng (3)                         | prov ded ons te     |
| Ch d Care (4)                                  | \$2,308,000         |
| B cyce Park ng In eu                           | prov ded ons te     |
| Transportat on Susta nab ty Fee                | <u>\$11,315,000</u> |
|                                                | <b>\$22,994,000</b> |
| <b><u>Other Fees</u></b>                       |                     |
| San Franc sco Un fed Schoo D strct             | <b>\$3,957,000</b>  |
| <b><u>Other One-Time Revenues</u></b>          |                     |
| Construct on Sa es Tax (1% Gen' Fund)          | \$1,419,000         |
| Gross Rece pts Tax Dur ng Construct on         | <u>\$1,892,000</u>  |
| Tota : Other One T me Revenues                 | <b>\$3,311,000</b>  |

- (1) mpact fee rates as of Jan 1 2018 Refer to Table A-3 for additional detail  
(2) Linkage fee (commercial uses only) assumed offset by Project's affordable housing  
(3) Affordable housing will be provided on site  
(4) Child Care impact fee may be waived in consideration for the Project's on-site childcare center

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**Table A-1a**  
**Project Description Summary**  
**Balboa Reservoir**

| Item (1)                                   | Units, Sq.Ft., or Spaces |
|--------------------------------------------|--------------------------|
| Apartments                                 |                          |
| Market Rate                                | 483 un ts                |
| Affordab e                                 | <u>502</u> un ts         |
| Tota , Apts                                | 985 un ts                |
| Condos and Townhouses                      |                          |
| Market Rate Townhouses                     | 67 un ts                 |
| Affordab e Condos                          | <u>48</u> un ts          |
| Tota , Condos and Townhouses               | 115 un ts                |
| Tota , Res dent a                          | un ts                    |
| Market Rate                                | 50% 550 un ts            |
| Affordab e                                 | 50% <u>550</u> un ts     |
|                                            | 1,100 un ts              |
| Communit y Gather ng Space                 | 1,500 sq.ft.             |
| Ch dcare Center (capac ty for 100 ch dren) | 5,000 sq.ft.             |
| Shared Garage                              | 500 spaces               |
|                                            | 175,000 sq.ft.           |

(1) Number of un ts and space are pre m nary and for eva uat on purposes on y.  
Further ana y s may cons der d fferent deve opment program scenar os.

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**Table A-1b**  
**Project Description Summary -- Affordable Units**  
**Balboa Reservoir**

| Housing Category                     | %<br>of Total | Units (1)    |
|--------------------------------------|---------------|--------------|
| <u>Baseline Affordable Apts.</u>     |               |              |
| Low-Income (Br dge/M ss on <55% AMI) | 16%           | 174          |
| Moderate-Income (Br dge <120% AMI)   | 15%           | <u>165</u>   |
| Total Baseline Affordable            |               | 339          |
| <u>Baseline Affordable Condos</u>    |               |              |
| Low-Income (Hab tat <80% AMI)        | 2%            | 24           |
| <b>Total Baseline Affordable</b>     | <b>33%</b>    | <b>363</b>   |
| <u>Additional Affordable Apts.</u>   |               |              |
| Low-Income (Br dge <20% & <55% AMI)  | 15%           | 163          |
| <u>Additional Affordable Condos</u>  |               |              |
| Moderate-Income (Hab tat <105% AMI)  | 2%            | 24           |
| <b>Total Additional Affordable</b>   | <b>17%</b>    | <b>187</b>   |
| <b>Total Affordable</b>              | <b>50%</b>    | <b>550</b>   |
| Market-Rate Apts                     |               | 483          |
| Market-Rate Townhouses               |               | <u>67</u>    |
| Total, Market Rate                   | <b>50%</b>    | <b>550</b>   |
| <b>TOTAL UNITS</b>                   | <b>100%</b>   | <b>1,100</b> |

(1) Number of units and space are preliminary and for evaluation purposes only;  
Further analysis may consider different development program scenarios.

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**Table A-2**  
**Population and Employment**  
**Balboa Reservoir**

| Item                                                                                                                                                   | Assumptions                     | Total          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|
| Population                                                                                                                                             | 2.27 persons per unit (1)       | 2,497          |
| <u>Employment (FTEs)</u>                                                                                                                               |                                 |                |
| Residential (2)                                                                                                                                        | 27.9 units per FTE (2)          | 39             |
| Parking                                                                                                                                                | 270 spaces per FTE (2)          | <u>2</u>       |
| Total                                                                                                                                                  |                                 | 41             |
| Construction (job years) (5)                                                                                                                           | \$559,836,000 Construction cost | 2,754          |
| <b>TOTAL SERVICE POPULATION</b>                                                                                                                        |                                 |                |
| Residents                                                                                                                                              |                                 | 2,497          |
| Employees (excluding construction jobs)                                                                                                                |                                 | <u>41</u>      |
| Total Service Population (Residents plus Employees)                                                                                                    |                                 | 2,538          |
| <b>CITYWIDE</b>                                                                                                                                        |                                 |                |
| Residents (3)                                                                                                                                          |                                 | 874,200        |
| Employees (4)                                                                                                                                          |                                 | <u>710,300</u> |
| Service Population (Residents plus Employees)                                                                                                          |                                 | 1,584,500      |
| (1) ABAG 2015 estimate (citywide) actual Project density will vary depending on unit size and mix                                                      |                                 |                |
| (2) Residential jobs include building management janitorial cleaning/repair childcare and other domestic services Factors based on comparable projects |                                 |                |
| (3) Cal Dept of Finance Rpt E-1 2017                                                                                                                   |                                 |                |
| (4) BLS QCEW State and County Map 2016Q3                                                                                                               |                                 |                |
| (5) Construction job-years based on MPLAN job factors                                                                                                  |                                 |                |

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**Table A-3**  
**San Francisco City Development Impact Fee Estimate**  
**Balboa Reservoir**

| Item                                                    |                 | Total<br>Sq.Ft. (1) | Total Fees          |
|---------------------------------------------------------|-----------------|---------------------|---------------------|
| <u>Residential</u>                                      | <b>Units</b>    |                     |                     |
| Market Rate                                             | 550             | 605,000             |                     |
| Moderate Income                                         | 189             | 189,000             |                     |
| Low Income                                              | <u>361</u>      | <u>342,950</u>      |                     |
| <b>Total</b>                                            | 1,100           | 1,136,950           |                     |
| <u>Other</u>                                            |                 |                     |                     |
| Childcare Facility                                      | approximately   | 5,000               |                     |
| Shared Parking (2)                                      |                 | 175,000             |                     |
| <b>City Impact Fees</b> (per gross building sq.ft.) (2) | <b>Fee Rate</b> |                     |                     |
| Balboa Park Community Infrastructure                    |                 |                     |                     |
| Residential (3)                                         | \$11.32 /sq.ft. | 794,000             | \$8,988,080         |
| Non Residential (3)                                     | \$2.13 /sq.ft.  | 180,000             | \$383,400           |
| Jobs Housing Linkage (4)                                | na              |                     | na                  |
| Affordable Housing (5)                                  | na              |                     | na                  |
| Child Care (6)                                          | \$2.03 /sq.ft.  | 1,136,950           | \$2,308,009         |
| Bicycle Parking Incentive Fee (7)                       | na              |                     | na                  |
| Transportation Sustainability Fee                       |                 |                     |                     |
| Residential (8)                                         | \$9.71 /sq.ft.  | 794,000             | \$7,709,740         |
| Non Residential (3)                                     | \$20.03 /sq.ft. | 180,000             | <u>\$3,605,400</u>  |
| <b>Total</b>                                            |                 |                     | <b>\$22,994,629</b> |
| <b>Other Impact Fees (9)</b>                            |                 |                     |                     |
| San Francisco Unified School District                   | \$3.48 /sq.ft.  | 1,136,950           | <b>\$3,956,586</b>  |

(1) Residential fees assume approximately 950 to 1,100 sq ft /unit. Mix of sizes will vary in final program.

(2) All impact fees are as of January 2018.

(3) Units affordable to a maximum 80% AMI exempt from Balboa Park Community Infrastructure Fee.  
100% of non-residential assumed to be subject to TSF & Community Infrastructure Fee.

(4) Jobs Housing Linkage not applicable to residential.

(5) Plans anticipate affordable units sufficient to offset fee requirement.

(6) Child Care impact fee may be waived in consideration for the Project's on-site childcare facility.

(7) Bicycle facilities provided onsite, not subject to fee.

(8) Units affordable to a maximum 80% AMI exempt from Transportation Sustainability Fee (TSF).

(9) Additional utility fees and charges will be paid, depending on final Project design.

Sources: City of San Francisco and Berkson Associates

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**Table A-4**  
**Assessed Value Estimate**  
**Balboa Reservoir**

| Item                                  | Development Cost      |
|---------------------------------------|-----------------------|
| <u>Residentia Bu d ngs (1)</u>        |                       |
| Townhouses (Market rate)              | \$60,598,000          |
| Condos (Affordab e)                   | \$15,360,000          |
| Apartments (Market rate)              | \$169,412,000         |
| Apartments (Moderate)                 | \$87,818,000          |
| Apartments (Low ncome)                | <u>\$88,031,000</u>   |
| Subtota , Residentia Bu d ngs         | \$421,219,000         |
| <u>Other</u>                          |                       |
| Park ng shared (500 spaces)           | \$13,830,000          |
| Infrastructure (2)                    | \$38,000,000          |
| Other Costs (3)                       | <u>\$86,787,000</u>   |
| <b>Total</b>                          | <b>\$559,836,000</b>  |
| <b>(less) Property Tax-Exempt</b>     |                       |
| Low ncome Renta Un ts (up to 80% AMI) | <b>(\$88,031,000)</b> |
| <b>Net Taxable Assessed Value</b>     | <b>\$471,805,000</b>  |

(1) ncludes building hard costs residential parking and site development Site acquisition and community benefits are to be negotiated and are not included

(2) Master infrastructure includes utilities roads grading parks and open space

(3) "Other Costs" include soft costs (eg legal design finance furnishings and fixtures)

Permits & Fees not included for purposes of A V estimates

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**Table A-5**  
**Property Tax Estimate**  
**Balboa Reservoir**

| Item                                   | Assumption     | Total                |
|----------------------------------------|----------------|----------------------|
| <b>Taxable Assessed Value (1)</b>      |                | <b>\$471,805,000</b> |
| <b>Gross Property Tax</b>              | 1.0%           | <b>\$4,718,000</b>   |
| <b>Allocation of Tax</b>               |                |                      |
| General Fund                           | <b>56.84%</b>  | <b>\$2,682,000</b>   |
| Children's Fund                        | 3.75%          | \$177,000            |
| Library Preservation Fund              | 2.50%          | \$118,000            |
| Open Space Acquisition Fund            | <u>2.50%</u>   | <u>\$118,000</u>     |
| <b>Subtotal, Other Funds</b>           | <b>8.75%</b>   | <b>\$413,000</b>     |
| ERAF                                   | 25.33%         | \$1,195,000          |
| SF Unified School District             | 7.70%          | \$363,000            |
| Other                                  | <u>1.38%</u>   | <u>\$65,000</u>      |
|                                        | <b>34.41%</b>  | <b>\$1,623,000</b>   |
| <b>Total, 1%</b>                       | <b>100.00%</b> | <b>\$4,718,000</b>   |
| Other (bonds, debt, State loans, etc.) | <b>17.23%</b>  | <b>\$813,000</b>     |
| <b>TOTAL</b>                           | <b>117.23%</b> | <b>\$5,531,000</b>   |

Sources: City of San Francisco and Berkson Associates

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**Table A-6**  
**Property Tax in Lieu of VLF Estimate**  
**Balboa Reservoir**

| Item                                                                 | Total             |
|----------------------------------------------------------------------|-------------------|
| Citywide Total Assessed Value (1)                                    | \$231,000,000,000 |
| Total Citywide Property Tax in Lieu of Vehicle License Fee (VLF) (2) | \$233,970,000     |
| Project Assessed Value                                               | \$559,836,000     |
| Growth in Citywide AV due to Project                                 | 0.24%             |
| <b>TOTAL PROPERTY TAX IN LIEU OF VLF (3)</b>                         | <b>\$567,000</b>  |

(1) Based on the CCSF FY2017 total assessed value Office of the Assessor-Controller July 21 2017

(2) City and County of San Francisco Annual Appropriation Ordinance for Fiscal Year Ending June 30 2018 page 127

(3) Equals the increase in Citywide AV due to the Project multiplied by the current Citywide Property Tax in Lieu of VLF  
No assumptions included about inflation and appreciation of Project or Citywide assessed values

Sources City of San Francisco and Berkson Associates

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**Table A-7**  
**Property Transfer Tax**  
**Balboa Reservoir**

| Item                                                       | Assumptions                          | Total            |
|------------------------------------------------------------|--------------------------------------|------------------|
| <u>Annual Transfer Tax From Condo and Townhouses Sales</u> |                                      |                  |
| Assessed Value (AV)                                        | \$75,958,000                         |                  |
| Annual Transactions                                        | 10.0% (avg sale once/10 years)(4)    | \$7,596,000      |
| Transfer Tax From Condos and Townhouses                    | \$3.40 /\$500 (1)                    | \$52,000         |
| <u>Market Rate Apartments (5)</u>                          |                                      |                  |
| Assessed Value (AV)                                        | \$169,400,000                        |                  |
| Avg. Sales Value                                           | 6.7% (avg sale once/15 years)(3) (4) | \$11,293,000     |
| Transfer Tax: Apartment Buildings (annual avg.)            | \$15.00 /\$500 (2)                   | \$339,000        |
| <b>TOTAL ONGOING TRANSFER TAX</b>                          |                                      | <b>\$391,000</b> |

(1) Rates range from \$2.50 per \$500 of value for transactions up to \$250k \$3.40 up to \$1 million to \$3.75 per \$500 of value for transactions from \$1 million to \$5 million applies to sale of affordable and market-rate ownership units

(2) Assumes rate applicable to sales > \$25 million for market-rate apartment buildings

(3) Actual sales will be periodic and for entire buildings revenues have been averaged and spread annually for the purpose of this analysis

(4) Turnover rates are estimated averages based on analysis of similar projects actual % and value of sales will vary annually

(5) No transactions assumed for low-income and moderate-rate apartments owned by non-profits

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**Table A-8**  
**Sales Tax Estimates**  
**Balboa Reservoir**

| Item                                                                  | Low-Income Apts (<55% AMI) |                 | Moderate-Income Apts (<120% AMI) |                 | Low-Income Condos (<80% AMI) |                |
|-----------------------------------------------------------------------|----------------------------|-----------------|----------------------------------|-----------------|------------------------------|----------------|
|                                                                       | Assumptions                | Total           | Assumptions                      | Total           | Assumptions                  | Total          |
| <b>Taxable Sales From New Residential Uses</b>                        |                            |                 |                                  |                 |                              |                |
| Sale Price                                                            |                            |                 |                                  |                 |                              |                |
| Average Annual Rent or Housing Payment (1)                            |                            |                 |                                  |                 |                              |                |
| Average Household Income                                              | 50% of AMI 2.27/hh         | \$47,700        | 110% of AMI 2.27/hh              | \$104,900       | 70% of AMI 2.27/hh           | \$66,700       |
| Average HH Rental Expenditure (3)                                     | 27%                        | \$12,900        | 27%                              | \$28,300        | 27%                          | \$18,000       |
| New Households                                                        |                            | 337             |                                  | 165             |                              | 24             |
| Total New Rental Sales from Households                                |                            | \$4,347,000     |                                  | \$4,670,000     |                              | \$432,000      |
| New Taxable Rental Sales Captured in San Francisco (4)                | 80% of rental expenditure  | \$3,477,600     | 80% of rental expenditure        | \$3,736,000     | 80% of rental expenditure    | \$345,600      |
| <b>Net New Sales Tax to GF From Residential Uses</b>                  | 1.0% tax rate              | <b>\$34,800</b> | 1.0% tax rate                    | <b>\$37,400</b> | 1.0% tax rate                | <b>\$3,500</b> |
| <b>TOTAL Sales Tax to General Fund (1%)</b>                           |                            | <b>\$34,800</b> |                                  | <b>\$37,400</b> |                              | <b>\$3,500</b> |
| <b>Annual Sales Tax Allocation</b>                                    |                            |                 |                                  |                 |                              |                |
| Sales Tax to the City General Fund                                    | 1.00% tax rate             | <b>\$34,800</b> | 1.00% tax rate                   | <b>\$37,400</b> | 1.00% tax rate               | <b>\$3,500</b> |
| <b>Other Sales Taxes</b>                                              |                            |                 |                                  |                 |                              |                |
| Public Safety Sales Tax                                               | 0.50% tax rate             | <b>\$17,400</b> | 0.50% tax rate                   | <b>\$18,700</b> | 0.50% tax rate               | <b>\$1,800</b> |
| San Francisco County Transportation Authority (6)                     | 0.50% tax rate             | <b>\$17,400</b> | 0.50% tax rate                   | <b>\$18,700</b> | 0.50% tax rate               | <b>\$1,800</b> |
| SF Public Financing Authority (Schools) (6)                           | 0.25% tax rate             | <b>\$8,700</b>  | 0.25% tax rate                   | <b>\$9,400</b>  | 0.25% tax rate               | <b>\$900</b>   |
| <b>One-Time Sales Taxes on Construction Materials and Supplies</b>    |                            |                 |                                  |                 |                              |                |
| Total Development Cost                                                |                            |                 |                                  |                 |                              |                |
| Direct Construction Costs (exc. land, profit, soft costs, fees, etc.) |                            |                 |                                  |                 |                              |                |
| Supply/Materials Portion of Construction Cost                         | 60.00%                     |                 |                                  |                 |                              |                |
| San Francisco Capture of Taxable Sales                                | 50.00%                     |                 |                                  |                 |                              |                |
| Sales Tax to San Francisco General Fund                               | 1.0% tax rate              |                 |                                  |                 |                              |                |

(1) incomes from "2017 MAXIMUM INCOME BY HOUSEHOLD SIZE derived from the Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco" Affordable rents adjusted for average household size of 2.27

(2) Avg. market rate apartment rent based on average for comparable project (AxioMetrics 12/17 survey)

Estimated townhouse sale price from Berkson Associates August 2017 avg. for new detached homes in San Francisco

(3) Based on typical household spending as reported for the San Francisco MSA by the State Board of Equalization

(4) Estimated portion of sales assumed to be captured within the City based on analyses prepared for comparable projects

Source: Berkson Associates

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**Table A-8**  
**Sales Tax Estimates**  
**Balboa Reservoir**

| Item                                                   | Moderate-Income Townhouses (<105% AMI) |                | Market-Rate Apts      |                  | Market-Rate Townhouses |                 |
|--------------------------------------------------------|----------------------------------------|----------------|-----------------------|------------------|------------------------|-----------------|
|                                                        | Assumptions                            | Total          | Assumptions           | Total            | Assumptions            | Total           |
| <b>Taxable Sales From New Residential Uses</b>         |                                        |                |                       |                  |                        |                 |
| Sale Price                                             |                                        |                |                       |                  | \$1,500,000 (2)        |                 |
| Average Annual Rent or Housing Payment (1)             |                                        |                | \$3,300 /unit (2)     | \$39,600         | \$7,300 per household  | \$87,600        |
| Average Household Income                               | 100% of AMI 2.27/hh                    | \$95,400       | 30%                   | \$132,000        | 30%                    | \$292,000       |
| Average HH Rental Expenditure (3)                      | 27%                                    | \$25,800       | 27%                   | \$35,600         | 27%                    | \$78,800        |
| New Households                                         |                                        | 24             |                       | 483              |                        | 67              |
| Total New Rental Sales from Households                 |                                        | \$619,000      |                       | \$17,195,000     |                        | \$5,280,000     |
| New Taxable Rental Sales Captured in San Francisco (4) | 80% of rental expense                  | \$495,200      | 80% of rental expense | \$13,756,000     | 80% of rental expense  | \$4,224,000     |
| <b>Net New Sales Tax to GF From Residential Uses</b>   | 1.0% tax rate                          | <b>\$5,000</b> | 1.0% tax rate         | <b>\$137,600</b> | 1.0% tax rate          | <b>\$42,200</b> |
| <b>TOTAL Sales Tax to General Fund (1%)</b>            |                                        | <b>\$5,000</b> |                       | <b>\$137,600</b> |                        | <b>\$42,200</b> |
| <b>Annual Sales Tax Allocation</b>                     |                                        |                |                       |                  |                        |                 |
| Sales Tax to the City General Fund                     | 1.00% tax rate                         | <b>\$5,000</b> | 1.00% tax rate        | <b>\$137,600</b> | 1.00% tax rate         | <b>\$42,200</b> |
| <b>Other Sales Taxes</b>                               |                                        |                |                       |                  |                        |                 |
| Public Safety Sales Tax                                | 0.50% tax rate                         | <b>\$2,500</b> | 0.50% tax rate        | <b>\$68,800</b>  | 0.50% tax rate         | <b>\$21,100</b> |
| San Francisco County Transportation Authority (6)      | 0.50% tax rate                         | <b>\$2,500</b> | 0.50% tax rate        | <b>\$68,800</b>  | 0.50% tax rate         | <b>\$21,100</b> |
| SF Public Financing Authority (Schools) (6)            | 0.25% tax rate                         | <b>\$1,300</b> | 0.25% tax rate        | <b>\$34,400</b>  | 0.25% tax rate         | <b>\$10,600</b> |

(1) incomes from "2017 MAXIMUM INCOME BY HOUSEHOLD SIZE derived from the Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco" Affordable rents adjusted for average household size of 2.27

(2) Avg. market rate apartment rent based on average for comparable project (AxioMetrics 12/17 survey)

Estimated townhouse sale price from Berkson Associates August 2017 avg. for new detached homes in San Francisco

(3) Based on typical household spending as reported for the San Francisco MSA by the State Board of Equalization

(4) Estimated portion of sales assumed to be captured within the City based on analyses prepared for comparable projects

Source: Berkson Associates

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**Table A-8**  
**Sales Tax Estimates**  
**Balboa Reservoir**

| Item                                                            | TOTAL              |
|-----------------------------------------------------------------|--------------------|
| <b>Taxable Sales From New Residential Uses</b>                  |                    |
| Sale Price                                                      | na                 |
| Average Annual Rent or Housing Payment (1)                      | na                 |
| Average Household Income                                        | na                 |
| Average HH Retail Expenditure (3)                               | na                 |
| New Households                                                  | 1,100              |
| Total New Retail Sales from Households                          |                    |
| New Taxable Retail Sales Captured in San Francisco (4)          |                    |
| <b>Net New Sales Tax to GF From Residential Uses</b>            | <b>\$260,500</b>   |
| <b>TOTAL Sales Tax to General Fund (1%)</b>                     | <b>\$260,500</b>   |
| <b>Annual Sales Tax Allocation</b>                              |                    |
| Sales Tax to the City General Fund                              | <b>\$260,500</b>   |
| <b>Other Sales Taxes</b>                                        |                    |
| Public Safety Sales Tax                                         | <b>\$130,300</b>   |
| San Francisco County Transportation Authority (6)               | <b>\$130,300</b>   |
| SF Public Financing Authority (Schools) (6)                     | <b>\$65,300</b>    |
| <b>One-Time Sales Taxes on Construction Materials and</b>       |                    |
| Total Development Cost                                          | \$559,836,000      |
| Direct Construction Costs (exc. land, profit, soft costs, fees) | \$473,049,000      |
| Supply/Materials Portion of Construction Cost                   | \$283,829,000      |
| San Francisco Capture of Taxable Sales                          | \$141,914,500      |
| Sales Tax to San Francisco General Fund                         | <b>\$1,419,000</b> |

(1) incomes from "2017 MAXIMUM INCOME BY HOUSEHOLD SIZE derived from the Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco" Affordable rents adjusted for average household size of 2.27

(2) Avg. market rate apartment rent based on average for comparable project (AxioMetrics 12/17 survey)

Estimated townhouse sale price from Berkson Associates August 2017 avg. for new detached homes in San Francisco

(3) Based on typical household spending as reported for the San Francisco MSA by the State Board of Equalization

(4) Estimated portion of sales assumed to be captured within the City based on analyses prepared for comparable projects

Source: Berkson Associates

**Table A-9**  
**Parking Tax**  
**Balboa Reservoir**

| Item                                                    | Assumption             | Total            |
|---------------------------------------------------------|------------------------|------------------|
| Garage Revenue (2)                                      |                        | \$1,900,000      |
| Spaces (shared garage) (1)                              |                        | 500              |
| <u>Parking Revenues</u>                                 |                        |                  |
| Annual Total (2)                                        | \$3,800 per year/space | \$1,900,000      |
| <u>San Francisco Parking Tax (3)</u>                    | 25% of revenue         | <b>\$475,000</b> |
| Parking Tax Allocation to General Fund/Special Programs | 20% of tax proceeds    | \$95,000         |
| Parking Tax Allocation to Municipal Transp. Fund        | 80% of tax proceeds    | \$380,000        |

(1) Shared spaces will be a mix of residents and City College parking

(2) Based on estimated revenue from parking garage actual hourly and daily revenue will vary depending on occupancy rates turnover during the day and long-term parking rates vs hourly rates

(3) 80 percent is transferred to the San Francisco Municipal Transportation Agency for public transit as mandated by Charter Section 16.110

Source: Berkson Associates

2/9/18



**Table A-10**  
**Gross Receipts Tax Estimates**  
**Balboa Reservoir**

| Item                         | Total Gross Receipts | up to \$1m | Gross Revenue Tier (1) |        |        |        |        | Gross Receipts Tax |
|------------------------------|----------------------|------------|------------------------|--------|--------|--------|--------|--------------------|
|                              |                      |            | \$1m                   | \$2.5m | \$2.5m | \$25m  | \$25m+ |                    |
| <u>Business Income</u>       |                      |            |                        |        |        |        |        |                    |
| Subtotal                     |                      | na         |                        |        |        |        |        | na                 |
| <u>Rental Income (2)</u>     |                      |            |                        |        |        |        |        |                    |
| Parking                      | \$1,900,000          | 0.285%     | 0.285%                 | 0.300% | 0.300% | 0.300% |        | \$5,700            |
| Residential                  | <u>\$19,127,000</u>  | 0.285%     | 0.285%                 | 0.300% | 0.300% | 0.300% |        | <u>\$57,381</u>    |
| Subtotal                     | \$21,027,000         |            |                        |        |        |        |        | \$63,081           |
| <b>Total Gross Receipts</b>  | <b>\$21,027,000</b>  |            |                        |        |        |        |        | <b>\$63,081</b>    |
| <u>Project Construction</u>  |                      |            |                        |        |        |        |        |                    |
| Total Development Value (3)  | \$559,836,000        |            |                        |        |        |        |        |                    |
| Direct Construction Cost (4) | \$473,049,000        | 0.300%     | 0.350%                 | 0.400% | 0.450% |        |        | <b>\$1,892,196</b> |

(1) This analysis applies highlighted tax rate in tier for each use

(2) See tables referenced in Table A-11

(3) Based on total development cost

(4) Direct construction costs exclude soft costs, community benefits and land

Source: Berkson Associates

2/9/18

**Table A-11**  
**Rental Income for Gross Receipts Tax Estimates**  
**Balboa Reservoir**

| Item                                      | Gross Sq.Ft.<br>Units, or Space | Annual<br>Avg. Rent | Total               |
|-------------------------------------------|---------------------------------|---------------------|---------------------|
| Parking (excludes Gross Receipts Tax) (1) | 500 spaces                      |                     | \$1,900,000         |
| Market Rate Apartments (2)                | 483 units                       | \$39,600            | <u>\$19,126,800</u> |
| <b>TOTAL</b>                              |                                 |                     | <b>\$21,026,800</b> |

(1) Refer to Table A 9 for additional parking details.

(2) See Table A 8 for estimated market rate apartment rents.

2/9/18

**Table A-12**  
**Estimated City Services Costs**  
**Balboa Reservoir**

| Item                                 | City<br>Total Budget | Cost per Service<br>Pop. (1) or Mile | Factor                 | Total<br>Cost      |
|--------------------------------------|----------------------|--------------------------------------|------------------------|--------------------|
| Citywide Service Population (1)      |                      |                                      | 1,584,500 service pop. |                    |
| Project Service Population (1)       |                      |                                      | 2,538 service pop.     |                    |
| Citywide DPW Miles of Road (4)       |                      |                                      | 981 miles              |                    |
| Miles of Road in Project (estimated) |                      |                                      | 0.66 miles             |                    |
| Fire Department (2)                  | \$378,948,000        | \$239                                | 2,538 service pop.     | \$607,000          |
| Police Department (3)                | \$533,899,000        | \$337                                | 2,538 service pop.     | \$855,000          |
| Roads (4)                            | \$112,200,000        | \$114,373                            | 0.66 miles             | <u>\$75,815</u>    |
| <b>TOTAL</b>                         |                      |                                      |                        | <b>\$1,462,000</b> |

(1) Service Population equals jobs plus residents (see Table A-2).

(2) Total fire budget (FY17-18 Adopted) excludes "Administration & Support Services", assuming no impact or additional administrative costs required due to Project.

(3) Total police budget (FY17-18 Adopted) excludes "Airport Police".

(4) Road costs (FY16-17) for \$52.1 million street resurfacing capital expenditures and \$60.1 million environmental services (pothole repair, sidewalks, graffiti, street sweeping, etc.).

Road miles from SFdata, <https://data.sfgov.org/City-Infrastructure/Miles-Of-Streets/5s76-j52p/data>

2/9/18

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Wednesday, July 22, 2020 2:59:24 PM

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**From:** Catherine Weitenbeck <info@sg.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 2:40 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Catherine Weitenbeck  
weitenbeck.cathy@outlook.com

1451 7th Ave Apt 4  
San Francisco, California 94122

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Wednesday, July 22, 2020 1:38:54 PM

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**From:** Emily Mattison-Earls <info@sg.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 1:13 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Emily Mattison-Earls  
emily.mattisonearls@gmail.com



325 27th Street  
Oakland, California 94612

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir- Comments of Westwood Park Association  
**Date:** Wednesday, July 22, 2020 1:38:51 PM  
**Attachments:** [Letter to Budget and Finance Committee of BOS FINAL re Balboa Res.PDF](#)

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-----Original Message-----

From: Michael Ahrens <mikeahrens5@gmail.com>  
Sent: Wednesday, July 22, 2020 1:13 PM  
To: Wong, Linda (BOS) <linda.wong@sfgov.org>  
Cc: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>;  
Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>  
Subject: Balboa Reservoir- Comments of Westwood Park Association

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the members of the Land Use and Transportation Committee-

We understand that your committee will consider the proposed Balboa Reservoir development at your July 29, 2020 meeting. Attached please find the comments of Westwood Park Association. Thank you for your consideration.

Michael Ahrens  
President, Westwood Park Association  
(415)269-3243

abbylgreen@gmail.com

701 Fell St

San Francisco, California 94117

# WESTWOOD PARK



July 22, 2020

VIA EMAIL

Supervisors Fewer, Walton, and Mandelman  
Members of Budget & Finance Committee  
Board of Supervisors  
City Hall, Room 244  
Dr. Carlton Goodlett Place  
San Francisco, CA 94103

Subject: Use of Balboa Reservoir Property for 100% Affordable Housing

Dear Supervisors Fewer, Walton, and Mandelman:

The Westwood Park Association ("WPA") was developed over 100 years ago to represent the interests of the residents of the Westwood Park Community. Westwood Park is located immediately west of the 17+ acre Balboa Reservoir Property ("Property") that is owned by the SF Public Utilities Commission ("SFPUC"). The proposed developer of the Property is Reservoir Community Partners, LLP, a joint venture limited liability entity consisting of a for-profit developer ("Avalon") and Bridge Housing, a non-profit housing development organization, (collectively "Developer"). The Developer proposes to construct 1,100 units, consisting of 550 units of allegedly affordable housing, and 550 units of market rate housing ("Project"). The affordable housing units will be developed and constructed by Bridge Housing and other non-profit developers.

The Development Agreement ("DA") states on page 2 that there are three major public benefits from the Balboa Reservoir Project: (i) 50% of 1,100 units (550 units) will be affordable, (ii) construction of 4 acres of publicly accessible new parks; and (iii) street and infrastructure improvements. Under the DA, the Developer is responsible for funding with private and public funds and constructing 67% of the 550 affordable units (363 units), while the City will be responsible for funding 33% (or 182) affordable units.<sup>1</sup>

WPA opposes the sale of the Property to the Developer because we, along with the voters of San Francisco, believe that public land is an irreplaceable public asset that should not be sold to benefit for-profit private developers. This land should be used for public uses, such as 100% affordable housing, especially in view of the agreed upon purchase price of \$11.4 million that the Developers and SFPUC have agreed to which WPA believes is well below market value.

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<sup>1</sup> The DA points out the City's affordable fund share will not apply to 154 units of educator housing which will be constructed on Parcel F. See DA, Exhibit D, Paragraph E(2)(c). See also Exhibit D-1 for the number of units on each parcel designated for affordable housing.

**Westwood Park Association, 236 West Portal Ave., #770, San Francisco, California 94127**  
**(415) 333-1125      [www.westwoodparksf.org](http://www.westwoodparksf.org)      email: [board@westwoodpark.com](mailto:board@westwoodpark.com)**

**A. THE CITY MUST RETAIN OWNERSHIP OF THE BALBOA RESERVOIR PROPERTY**

The voters of the City adopted Proposition K in November of 2014 that sets forth a clear policy that publicly owned land suitable for housing development represents a unique opportunity for San Francisco to meet the City's affordable housing policy goal. The Board of Supervisors codified this City policy to use public lands for affordable housing in Administrative Code Article 23A, the Surplus Public Lands Ordinance.

The Property consists of 17.6 acres of publicly owned land, of which the Board of Supervisors ("Board") is asked to approve the sale of 16.4 acres to the Developer to construct residential units with accessory uses. It is indisputable that land is an irreplaceable City asset and title to such Property must remain in public ownership. This Board should follow the voter mandated public land use policy by retaining or leasing all or a portion of the Property for public uses that meet the City's current and future needs, including 100% affordable housing, public parks and education.

The City should instruct the SFPUC to sell or lease all, or a portion of, the Property to other City agencies such as the San Francisco Mayor's Office of Housing and Community Development ("MOHCD") for 100% affordable rental housing, and the Recreation and Park Department for Public Parks. MOHCD, in turn, can lease the land to non-profit housing development organizations such as Bridge Housing, the non-profit housing developer that is part of Reservoir Community Partners, LLP.

This Board is well aware that the City has leased property for affordable housing development and other uses and that State and City Agency surplus properties are often leased for affordable housing to non-profit developers, such as:

- The San Francisco Unified School District declared the 36,398 square foot former Phoenix Continuation High School parcel, located at 1950 Mission Street, surplus property in 2015. The City purchased the land and ground leased the land to Bridge Housing who has partnered with Mission Housing Development Corp to develop a 100% affordable housing for 157 families with very low and low-incomes, some of whom were formerly homeless.
- MOHCD leased air rights above the Broadway Tunnel to Self-Help for the Elderly to develop affordable housing for very low-income seniors.
- The Port recently leased Pier 48 and a parcel used by Oracle Park as a parking lot for the Mission Rock Development consisting of open space, office, retail and residential uses. Even though the Mission Rock Development is on SF Port Land and subject to the Burton Act, the principals and benefits to the Port regarding leasing and not selling the land are the same.

- The San Francisco Unified School District declared the Francis Scott Key Annex, located at 1351 42nd Avenue, to be surplus property, and SFUSD will use the land for a 100% affordable multi-family housing project with 134 units for educators

At the end of the lease terms in the above examples, the City and other public agencies will permanently own the affordable rental units that will provide sufficient rental revenue to maintain, replace or construct new affordable housing rental units. Leasing the Property would be a superior use of the Property than allowing developers to profit from the 550 market rate units.

**B. THE SALE PRICE IS SUBSTANTIALLY BELOW MARKET RATE AND IS ESSENTIALLY ANOTHER SUBSIDY FOR AVALON**

The Purchase and Sale Agreement (“PSA”) and the DA allow the SFPUC to sell the Property for an extraordinarily low price without a definitive timeline to complete the Project. Market rate housing could be completed but would not receive a Certificate of Temporary or Permanent Completion and Occupancy until the associated affordable housing has been issued the same certifications. There is nothing in the agreements to prevent the Developer from abandoning the Project should a hardship, real or perceived, arise.

**1. *The Purchase Price***

The San Francisco Planning Code requires all private developers to meet a 20% minimum on-site affordable housing requirement. As structured in the PSA and DA, the Developer would purchase 16+ acres of land for mere \$11.4 million and financially cover the affordability gap for 232 of the affordable units and not the full affordability gap for 363 units of the 550 proposed on-site affordable housing units. Avalon will have no obligation for the remaining 131 affordable units. It should be noted that 232 affordable units is 21% of the 1,100 unit Project which is only 1% more than the 20% minimum required of any other private for-profit developer, who would have to purchase the land at full market value.

The sales price of \$11.4 million for approximately 17 acres is grossly under market value. The following sales in the last 20 years clearly demonstrate that the sales price is extraordinarily low:

- **30 Van Ness** is a 48,199 sq. ft. parcel that sold for \$58.25 Million Dollars in 2014 and the Planning Commission approved project with 22,000 sq. ft. of retail, 223,000 sq. ft. of office, and 333 residential units of which 25% are affordable units.
- In 2019, Watts, Cohn and Partners Commercial Real Estate Appraisers appraised the City College Ocean Campus land that the City wished to purchase at 11.25 million dollars per acre.
- **550 O'Farrell** Street is an 11,808 sf parcel that sold for \$3,137,500.00 in May, 2002. The Tax Assessors valuation of this property is currently \$4,780,287.00 for the land



and \$3,186,857.00 for the building. The Planning Commission approved a mixed-use project in June 2020 that includes 111 dwelling units and 1,300 sq. ft. of retail use.

- **65 Ocean Avenue**, an irregularly shaped 40,497-square-foot (0.9 acre) parcel sold for 3.25 Million Dollars in March of 2007. There is a pending proposal to demolish the existing buildings and construct a mixed-use building with 193 one-, two-, and three-bedroom units, a 5,952 gross-square-foot (gsf) childcare facility.

Based on the above examples, the \$11.4 million dollar purchase price is grossly under Market Value that amounts to a substantial City subsidy to Avalon for their land cost. This land subsidy is in addition to other City subsidies given in the Development Agreement to Avalon who is supposed to be responsible for 67% (or 363) of the 550 affordable units; when in fact Avalon will only be paying the affordability gap difference for 232 units of affordable housing. Additionally, the public has no information on how many affordable units will be for the very low and low-income households with income not exceeding 55% of AMI.

This Board should reject the PSA before it and require the SFPUC to explore selling or leasing the Property to other City Agencies and remand the proposed sale with instruction to SFPUC to negotiate a lease with a Master Lessee to develop the Property. The Master Lessee may subdivide the parcel and enter into agreements with additional developers to construct on the subdivided lots for affordable housing. The benefit to the City would be the similar to the benefits of the Mission Rock lease with the Port. The City will remain as owner of the land, an irreplaceable asset, and will own the buildings upon expiration of the lease. The total lease payment to the SFPUC is likely to be greater than current proposed \$11.4 million sales price and give SFPUC a continuing income stream during the lease term, which can be 55 years or longer.

2. ***Terms of the Proposed Purchase Agreement and Development Agreement are Extremely Favorable to Developer***

There is no assurance that the Developer will ever commence construction of the Project. Under paragraph 6 of the DA the Developer has no obligation to initiate or complete the Project or any portion of the Project. In addition, under Paragraph 11.2 of the DA, the Developer may terminate the DA for any reason if the Developer has not commenced construction within five years.

Moreover, under the PSA the Developer obtains title to the Property but does not have to pay the low \$11.4 million purchase price on closing. Instead, the Developer may opt to sign a note for the balance owed with a favorable interest rate and make only nominal payments. After an initial deposit of \$500,000, the Developer is only required to pay annual \$400,000 "Deposits". (See PSA Paragraphs 3.2, 3.4. and Exhibit H-1). If the Developer at any time does not want to proceed before closing, the sole remedy of the City is to keep the initial payment and Deposits paid to date as "liquidated damages." (See PSA Paragraph 10). Even though the note also has provisions for additional annual payments and for balloon payments in 2026 and 2028, if at any time in the first five years the Developer decides to walk away from the Project it has no personal liability beyond the amounts already paid.

Section 12 on page 42 of the DDA provides that *"if Developer transfers one or more parcels such that there are separate Developers within the Project Site, then the obligation to perform and complete the Associated Community Benefits for a Building shall be the sole responsibility of the applicable Developer."* The result is that the responsibility to complete the affordable housing building and associated community benefits will shift to the non-profit developers. The foregoing provisions give Bridge Housing and other non-profit developers titles to the affordable housing parcels, so that they will have site control; otherwise the non-profit developers will not be able to apply for federal, state and City funds. If they are not successful, Avalon can simply walk from the Project with no additional liability beyond the low annual payments required in the first five years after the City's approval.

The terms of the DA and PSA therefore allow the Developer to pay very little cash out of its pocket and take years to attempt to obtain both public and private funds for the Project, or transfer the property and Project to another developer. And, even if Developer defaults under these documents the liquidated damages clause gives the Developer the right to walk from the Project and exonerates the Developer from any liability. The Developer will have paid only nominal amounts for the rights to consider proceeding with the Project.

### **C. FINANCING OF AFFORDABLE HOUSING, OPEN SPACE AND STREETS/INFRASTRUCTURE**

Our analysis of the Project's financing is based on The Economic & Planning System Inc. memorandum dated May 12, 2020 (the "EPS Memo") prepared for Developer, which is in the Board's packet, and attached hereto (without appendices) as Exhibit 1.

#### **1. *Based On Information Provided By Avalon's Consultant, Avalon Will Not Provide The Affordability Gap Funding For All Of The 33% Affordable Units.***

The EPS Memo analyzed the financial analysis prepared for Avalon for the purpose of showing why an 800-unit project is not financially feasible but an 1,100 unit project is. The EPS Memo states that the affordability gap for each of the 363 units is an average of \$312,000 per unit that would total \$113,256,000.00. In a table summarizing Developer's sources and uses, it shows that the private contribution to the affordability gap would be \$72,471,000.00,<sup>2</sup> which is a \$38,854,600 deficit.<sup>3</sup> Based on a \$298,000 affordability gap, which is the low end of per unit affordability gap, Avalon's commitment, would finance a total of 232 units, which is 131 units fewer than the 363 units required.<sup>4</sup> The \$38,854,600 not funded by the Avalon would require their

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<sup>2</sup> See EPS Memo, Table 1 and pages 3 through 6 inclusive.

<sup>3</sup> See EPS Memo, page 4, footnote 1.

<sup>4</sup> The EPS Memo states on page 6 states that the average subsidy for affordability gap ranges from \$298,000 to \$312,000 per unit and states that the \$312,000 per door would be a reasonable amount. The amount is the difference between the Developer's contribution to the affordability gap and the actual affordability gap. In the EPS Memo, the total difference was \$40,000,00.00. The high and low ends of the affordability gap is

non-profit developer partners to obtain funding from Federal, State and Local affordable housing programs, if funding is available. Therefore, subsidies from City, Federal, State and Local affordable housing programs would fund 131 of the 550 affordable units and the City will fund the balance of 182 units of what WPA assumes would be the very low-income units.

Under Planning Code Section 415.6, a private project sponsor developing a 1,100 unit project must provide 20% (or 220 units) of the project's on-site inclusionary rental affordable units **without any public subsidy**. A portion of the projected profits from the sale and/or rental income of the project units would be used to subsidize the affordable project component. The analysis in the EPS Memo states that the Avalon would only fund the affordable housing gap of 232 affordable units, which is only 12 units more than a private project sponsor if the Project was simply rezoned for residential use and sold on the open market. The current rent in an Avalon Ocean Avenue rental building is 5.45 per sq. ft. for a studio and \$3.95 per sq. ft. for a two-bedroom unit. The EPS Memo estimates that rents for the market rate units in the completed Project would be \$4.68 per sq. ft.

WPA acknowledges that 100% affordable housing projects serving the very low income will require public and/or private subsidies. The EPS Memo identified some of the outside funding sources currently available to non-profit housing developers, such as Bridge Housing, that includes but is not limited to, "Low Income Housing Tax Credit", "HUD Section 811 Supportive Housing Demonstration Program", Tax Exempt Housing Authority Bonds or Housing Bonds. In addition, there is City funding available from the inclusionary housing and housing impact fees as well as funding from Private Foundations and Individuals.

This Board needs answers to the following questions:

(a) Why is Avalon not fully funding the affordability gap for 33% of the units as required in the Development Agreement, or for that matter why are they not responsible for all 550 affordable units?

(b) Will Bridge Housing fund a portion of Avalon's unfunded \$38,854,600 affordability gap without public funding?

(c) How many affordable units will be available for the very low-income residents of San Francisco?

(d) How many of the 550 market rate units will be sold by and how many will be rented by Avalon? And

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higher than the amount cited in the EPS Memo for private developers because a private developer is paying market rate for the land which is significantly higher than the \$11.4 million purchase price for 17.6 acres.

(e) Since the City will not fund the 154 Educator Housing, what is the financial arrangement for those units and are they part of the 363 affordable units that is Avalon's responsibility.

## **2. *Public Funds Would Be Used For Project Infrastructure And Open Space***

The EPS Memo also mentions that the Avalon will seek funds from the State's Infill Infrastructure Grant program, to provide gap funding for infrastructure improvements for specific residential or mixed use projects, and also look to create a Mello Roos Special Tax District, aka Community Facilities District (CFD) to sift some of the hard development costs from Avalon.<sup>5</sup>

The EPS Memo also opines that the Developer plans to apply for funding from a State Park Program to create the new publicly accessible Open Space including a portion of the streets that will become a Paseo.

### **D. *The Property Can and Should Be Developed For 100% Affordable Housing Without a For-Profit Developer Partner.***

Bridge Housing Inc., founded in 1982, has participated in the development of more than 17,000 homes and apartments in California and the Pacific Northwest. Bridge Housing has approximately 11,300 apartments under property and/or asset management with a portfolio value of over \$3 billion. Bridge housing has reported in its Federal filings that as of 2019 it has \$38,756,564 in revenue and \$100,552,743 in assets. Of the over \$38 million dollar in revenue \$17,304,152 was from program services and \$2,198,684 is from investment income and dividends.<sup>6</sup> Bridge Housing has the ability to develop 100% affordable housing if given a long-term lease on the Property. WPA has no issue with the compensation of the top executives of Bridge Housing, because Bridge Housing demonstrates that a well-managed non-profit housing organization is perfectly capable of developing 100% affordable housing alone or in conjunction with other non-profit development partners such as Habitat for Humanity<sup>7</sup>, or Chinese Community Development Center.<sup>8</sup>

The Open Space Acquisition and Park Renovation Program (Proposition J) fund created by the voters of San Francisco can be used to acquire a portion of the Property for a new Park that will serve the Ocean Avenue neighborhood as part of developing the Property without a for-profit

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<sup>5</sup> See EPS Memo, page 4, footnote 2, pages 7 and 8.

<sup>6</sup> Source: IRS Form 990 filed by Bride Housing.

<sup>7</sup> Habitat for Humanity Greater San Francisco has a revenue of 17 Million. Source: IRS Form 990, available at <https://habitatgsf.org/publications/>.

<sup>8</sup> In 2017, the Chinatown Community Development Center had \$22,028,081 in revenue, of which \$959,607 is from investments. Source: IRS Form 990, available at <https://www.chinatowncdc.org/about-us/documents>.



developer partner. Under the DA, the open space will be publicly accessible, but the Developer will own the underlying land.

E. **SUMMARY**

Under the DA, Balboa Reservoir Project will provide 1,100 residential units of which 550 will be Affordable Units. Avalon is financially responsible for 66% (or 368) of the affordable units and the City is responsible for the remaining 34% (or 182) of the affordable units. The EPS Memo shows that Avalon will not be financially responsible for development of 363 affordable housing units in the Balboa Reservoir Project. Avalon instead will contribute \$72,417,000 to cover the affordability gap for 232 units of 363 affordable units at \$312,000/unit of the affordability gap number in the EPS Memo. Rather, Avalon is using a "partnership" with non-profit housing developer(s) to construct the unfunded affordable units with alternative state, City and local funding sources.


As stated above, a private project sponsor developing 1,100 dwelling units must provide 20% affordable units under Section 415.6 of the Planning Code. Thus, Avalon is only providing 12 more affordable units than is mandated under the Planning Code. The cost of infrastructure development is used by Avalon to justify the low "appraised" land valuation. However, the EPS Memo points out that Avalon will seek public tax dollars for the cost of infrastructure not funded by the market rate units and will likely seek public funds designated for public accessible open space to fund the new park with in the Project. The key question is what benefit will the City receive from this Project, since Avalon is relying on public sources to fund for a portion of the affordable gap of the 131.72 housing units, infrastructure and open space?

If so, why should the City sell the Property at such a ridiculously low purchase price when there are capable non-profit housing development organizations such as Bridge Housing, the Habitat for Humanity Greater San Francisco and Chinatown Community Development Center with the *ability* to construct 100% affordable housing projects on leased public land? Avalon will not provide all the funds for the affordability gap of 33% of the units required by the terms and condition of the Development Agreement it negotiated, but will but will end up with 550 units of market rate housing by paying merely \$11.4 Million for at least 50% of the 17.6 acres.

Very truly yours,

WESTWOOD PARK ASSOCIATION

BY

  
Michael Ahrens, President

# **EXHIBIT 1**



## **MEMORANDUM**

To: Reservoir Community Partners, LLC

From: Economic & Planning Systems, Inc.

Subject: Financial Feasibility of Balboa Reservoir Project Alternative B;  
EPS #201010

Date: May 12, 2020

*The Economics of Land Use*



The San Francisco Planning Department prepared a draft subsequent environmental impact report (Draft SEIR) for the Balboa Reservoir project, which studies two options for the Proposed Project and four Alternatives. Economic & Planning Systems, Inc. (EPS) was retained by Reservoir Community Partners, LLC (Developer, Master Developer, or Project Sponsor) to evaluate the financial feasibility of Alternative B, the Reduced Density Alternative.

As described in more detail below, the Project Sponsor has determined the Proposed Project is financially feasible; however, the feasibility of the Project is subject to the availability and successful award of state grants and various affordable housing public subsidies.

***Summary of Analysis:*** *Alternative B is not feasible, showing a deficit of approximately \$26.7 million. This deficit is caused primarily due to the relatively fixed costs of the required horizontal infrastructure, as the number of units across which the infrastructure costs can be shared is reduced, as well as the anticipated reduction of outside funding available to support affordable housing.*

### **Project Description and Background**

As described in the Balboa Reservoir Project Draft SEIR, the Balboa Reservoir site is a 17.6-acre parcel in the area West of Twin Peaks and south of central San Francisco, northwest of Ocean and Lee Avenues. The site was originally built as a water reservoir, but has never been used for that purpose and is currently used as a surface parking lot. The Proposed Project calls for the development of the site with mixed-income housing; open space; a childcare facility/community room available for public use; retail space; on- and off-street parking; and new streets, utilities, and other infrastructure. The Developer's Proposed

Economic & Planning Systems, Inc.  
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Denver  
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[www.epsys.com](http://www.epsys.com)

Option calls for 1,100 dwelling units, 7,500 square feet of retail space, 10,000 square feet of childcare and community space, 550 residential parking spaces, and approximately 220 public parking spaces. Building heights would range from 25 to 78 feet. Fifty percent of the units in the Proposed Project would be affordable to Low- and Moderate-income households; 33 percent of the units would be subsidized by the Developer and 17 percent would be subsidized by the City. The Developer's Proposed Option is evaluated as the base case "Proposed Project," against which the feasibility of Alternative B is evaluated.

As conceptualized and as summarized in the Draft SEIR, Alternative B would be identical to the Proposed Project with respect to the land uses, street configurations, and site plan block configurations. However, under Alternative B, the site would be developed with approximately 800 dwelling units. This alternative would include 7,500 square feet of retail space, 10,000 square feet of childcare and community space, and 400 residential parking spaces. Alternative B would not include a public parking garage. In general, building heights would be reduced compared to the Proposed Project, resulting in slightly less efficient buildings.<sup>1</sup> Other aspects of the Proposed Project including open space and transportation and circulation improvements would remain the same under the alternative.

The Balboa Reservoir site is currently owned by the City and County of San Francisco through its Public Utilities Commission, which has determined that the site is surplus and not needed for future water storage. The Developer and the San Francisco Public Utilities Commission (SFPUC) have tentatively agreed upon a fair market land purchase price of \$11.2 million.

## Approach and Key Findings

To support this evaluation of the financial feasibility of Alternative B, the Developer, via Century Urban, LLC, a consultant to the City, shared a project pro forma that had been developed collaboratively between the City and the Project Sponsor to analyze the development economics of the Proposed Project. EPS studied the assumptions and results of the cash flow model and considered the feasibility of Alternative B in this context. Discussions with the Project Sponsor team and Century Urban helped provide additional background and context for EPS's consideration. The conclusions outlined below are based on EPS's evaluation of the shared model, discussions with those close to the project, and EPS's professional judgement as a real estate and land use economics consulting firm, active in the San Francisco area. This analysis is based on the best available information at this time.

### **1. Through careful analysis of the development economics of the Proposed Project and evaluation of potential outside funding sources (e.g., Infill Infrastructure Grant, State Park Grant, Affordable Housing and Sustainable Communities Program, and City subsidy for affordable units), the Project Sponsor and the City have determined that the Proposed Project is feasible.**

The Project Sponsor is evaluating the types of outside funding sources that may be appropriate to help fund the horizontal improvements required to support the Proposed Project, including the state's Infill Infrastructure Grant (IIG), a state Park Grant, the

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<sup>1</sup> The Project Sponsor conservatively estimates the loss of efficiency to be approximately 2 to 3 percent. This assumption seems reasonable, but EPS has not independently verified this assumption.

California Housing and Community Development's Affordable Housing and Sustainable Communities Program (AHSC), as well as the subsidies required from the City to achieve an affordable housing goal of 50 percent. Eligibility criteria and competitiveness for many of these sources is tied to project density, and the Project Sponsor estimates the Proposed Project is optimizing competitiveness in this regard and at the limit of the potential grant and subsidy amounts that may be awarded.<sup>2</sup>

**2. Alternative B, the "Reduced Density Alternative," reduces the maximum number of residential units from 1,100 units under the Proposed Project to 800 units, a reduction of approximately 27 percent.**

The reduction in the number of units occurs by reducing the density of each pad (through reduced building heights) rather than by concentrating development on fewer pads. With the reduction in the number of residential units, the number of parking spaces is reduced to 400 spaces that would serve the residential uses only. The remainder of the program, including leasable space for commercial and nonprofit uses and parks and open space remains the same.

**3. The reduction in the number of units does not contribute to a proportionate decrease in the expected land payment to SFPUC or the horizontal infrastructure investment required to support new development.**

The expected land cost is estimated at approximately \$11.2 million. SFPUC requires the land payment for the site to reflect fair market value. In this case the fair market value will be determined through an appraisal process; however, it is not expected that SFPUC would accept less than \$11.2 million for the land under a reduced development scenario. The sitewide infrastructure costs (e.g., utility infrastructure, roads/curbs/gutters, earthwork and grading, and parks and open space) are estimated at approximately \$43.6 million in Phases 0 and 1 and \$4.7 million in Phase 2, for a total of \$48.3 million (in uninflated 2019 dollars). Unless development is reduced to the point that not all pads are developed, this investment in horizontal infrastructure is relatively fixed. The "per door" infrastructure cost is \$45,000 per door for the Proposed Project and \$60,000 per door for Alternative B, a 33 percent increase. This additional cost burden (on a per door basis) would be in addition to vertical development costs that already cannot be supported by project revenues alone (see next finding).

**4. With the 50 percent affordability target (33 percent to be subsidized by the Developer and 17 percent to be subsidized by the City), the vertical development in the Proposed Project requires approximately \$72.5 million of additional funding according to the shared project pro forma. The reduced program renders the vertical development less feasible and makes it less likely the vertical development can support higher per door horizontal infrastructure costs.**

Since, development fees (including profits) are included as a use of funds, a "Net Surplus/Deficit" of \$0 or greater represents a feasible project, while a negative number

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<sup>2</sup> Many of the grants the Project Sponsor will be seeking cannot be applied for until entitlements are in place. As such, the Proposed Project is currently underwritten based on the Project Sponsor's best estimate of the types of grants that will be pursued and the likely amount of those grants if awarded.

represents a project deficit and an infeasible project. . As shown in **Table 1**, Alternative B is \$26.7 million short of feasibility. Also note that this deficit is significantly larger than the \$11.2 million land acquisition cost, so, even if the SFPUC were willing to accept a reduced land payment, no amount of reduction in land cost would result in feasibility.

At the same time, as the development program is reduced, many sources are subject to decreases. Reducing the number of units reduces the amount of outside funding that can be reasonably expected, as it is anticipated that the reduced density project may not compete as well for the grant funding that is underwritten into the shared project pro forma. **Table 1** presents a summary of current estimates of the sources and uses for the Proposed Project and Alternative B.

In addition, while certain uses are fixed (e.g., land acquisition, infrastructure improvements), the subsidy that flows to the affordable housing developer decreases with a reduced number of affordable residential units.

**Table 1 Summary of Master Developer Sources and Uses**

| Summary of Master Developer<br>Sources and Uses | Scenario (in thousands \$) |                    |
|-------------------------------------------------|----------------------------|--------------------|
|                                                 | Proposed Project           | Alternative B      |
| <b>Uses</b>                                     |                            |                    |
| Land Acquisition                                | (\$11,157)                 | (\$11,157)         |
| Hard Costs (Horizontal)                         | (\$34,050)                 | (\$34,050)         |
| Soft Costs (Horizontal)                         | (\$14,246)                 | (\$14,246)         |
| Financing Costs                                 | (\$6,657)                  | (\$6,657)          |
| Affordable Subsidy [1]                          | (\$72,471)                 | (\$61,562)         |
| Master HOA Costs                                | (\$2,054)                  | (\$2,054)          |
| Master Developer Fee                            | (\$4,830)                  | (\$4,830)          |
| <b>Gross Expenditures</b>                       | <b>(\$145,464)</b>         | <b>(\$134,555)</b> |
| <b>Sources</b>                                  |                            |                    |
| Public Finance (CFD Bonds)                      | \$12,500                   | \$9,091            |
| Upfront Infrastructure Payments                 | \$22,705                   | \$16,512           |
| Proceeds from Pad Sales                         | \$70,759                   | \$51,198           |
| Subsidy from Outside Sources (State) [2]        | \$39,500                   | \$31,045           |
| <b>Gross Revenues</b>                           | <b>\$145,464</b>           | <b>\$107,847</b>   |
| <b>Net Surplus/Deficit</b>                      | <b>\$0</b>                 | <b>(\$26,708)</b>  |

[1] Affordable subsidy identified here is net of approximately \$40 million of grant funding through the state's Housing and Community Development's Multifamily Housing Program (MHP) and Affordable Housing and Sustainable Communities Program (AHSC).

[2] The primary outside funding sources are the Statewide Park Program (SSP) and the state's Infill Infrastructure Grant (IIG) Program.

Source: Reservoir Community Partners LLC; Economic & Planning Systems, Inc.

## Methodology

EPS was provided access to the shared project pro forma, dated December 5, 2019, which has been developed collaboratively between the City and the Project Sponsor to analyze the development economics of the Proposed Project. EPS reviewed the model and considered the reasonableness of the underlying assumptions. The model is prepared from the perspective of the Project Sponsor, acting as Master Developer, with responsibility for entitling the development, arranging financing, acquiring the land, and installing the horizontal infrastructure.<sup>3</sup> The Master Developer will then sell the eight development pads to vertical developers that will build the improvements.

### Development Costs

Each of the primary development costs, or uses, is described below, along with EPS's assessment of how and why the development cost may or may not differ between the Proposed Project and Alternative B.

**Land Acquisition.** The Project Sponsor will purchase the land from the SFPUC at an estimated cost of \$11.2 million. While the SFPUC shares the Project Sponsor's goal to achieve significant affordable housing at the site, the SFPUC, on behalf of its ratepayers, requires fair market consideration for the land. While the exact transaction price may still vary depending on the results of a pending appraisal, the estimate of \$11.2 million is the prevailing assumption, generating value to SFPUC while contributing to the feasibility of the Proposed Project. It is not expected that SFPUC would accept less for the land under a reduced development scenario. As such, **Table 1** preserves the land acquisition cost of \$11.2 million under Alternative B.

**Horizontal Hard/Soft Costs.** The hard costs of developing the horizontal improvements are based on an April 2019 budget estimate from Cahill Contractors. The estimate for the hard costs (\$34 million) is attached as **Appendix A**. Costs include demolition, hazardous materials abatement, earthwork (grading/paving), installing site utilities, concrete and asphalt work, landscape, irrigation, site furnishings, electrical work, and final site cleanup. Soft costs include entitlements, architectural and engineering drawings, professional services, and contingency. Soft costs are typically estimated as a percentage of hard costs, and in this case, represent approximately 40 percent of the hard cost estimate, which, in EPS's opinion, is a reasonable assumption. Because the reduced density associated with Alternative B is achieved by lowering the heights of the vertical construction rather than eliminating one or more development pads, there is no significant change to the required horizontal improvements, and it is reasonable to expect the hard and soft costs would remain substantially similar under Alternative B.

**Financing Costs.** Financing costs are the financial carrying costs of the construction loan, and include the loan origination fee and the interest. While these terms may vary between the time of this estimate and the time that the financing is arranged, the costs will be related to the hard costs, and potentially to other overall development costs, and, therefore, substantially the same between the Proposed Project and Alternative B.

**Affordable Housing Subsidy.** The Proposed Project reflects a goal that 50 percent of the 1,100 units, or 550 units, be affordable to Low and Moderate-income households. The Master

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<sup>3</sup> Vertical developers may be affiliates of the Project Sponsor.

Developer will subsidize 33 percent, or up to 363 units and the City of San Francisco, through the Mayor's Office of Housing and Community Development (MOHCD), is committing to subsidizing 17 percent of the total units, or up to 187 units. At a conceptual level, this agreement is not expected to change in Alternative B; the Master Developer will subsidize 33 percent of the total units and the City will subsidize 17 percent of the total units, up to a maximum per door that is still being finalized and not-to-exceed the amount the Master Developer is subsidizing.

In **Table 1**, the Affordable Housing Subsidy line item shows the net subsidy for 33 percent of the units that the Master Developer is responsible for funding. The shared project pro forma currently estimates that the total subsidy needed will be approximately \$113 million. On a per door basis, the affordable housing subsidy gap to be addressed by the Developer is approximately \$312,000. Presuming that approximately \$40 million of state subsidy is available through the California Housing and Community Development's Multifamily Housing Program (MHP) and Affordable Housing and Sustainable Communities Program (AHSC) (see *Subsidy from Outside Sources* below), the total subsidy is reduced to \$72.5 million as shown on **Table 1**, and the per door subsidy is reduced to approximately \$200,000. To confirm the reasonableness of the estimated subsidy, EPS reviewed the typical level of subsidy provided by MOHCD, as shown in **Appendix B**. Appendix B is a summary of past, pending, and projected affordable housing subsidies granted through MOHCD and shows subsidies ranging from a low of \$100,000 per door to a high of \$356,700 per door. The average subsidy per door of the units currently under construction is \$298,000, suggesting a per door subsidy from the Master Developer of up to \$312,000 is a reasonable subsidy amount in the Proposed Project.

Because the subsidy from the City is tied to the number of units and because the development under Alternative B is slightly less efficient, the resulting gap, which is the obligation of the Master Developer as described above, is disproportionately affected, as shown in **Table 1**. The Project Sponsor estimates that there would be a minimum 2.5 to 3 percent loss of efficiency based on the smaller buildings in Alternative B,, resulting in a conservative 10 percent increase in the gap to be financed. EPS discussed this concept with the Project Sponsor and concurs that this is a reasonable estimate.

**Master HOA Costs.** There is expected to be a Homeowners Association (HOA) that Project apartment and townhome owners pay to support ongoing operations and maintenance (O&M) of the shared infrastructure, such as the park and park programming, lighting, pathways, etc. The Master HOA costs are costs (or dues) the Master Developer incurs from the time the HOA is formed to when the obligation to pay dues is transferred to vertical developers. Because the total O&M expenses of the shared infrastructure is the same regardless of the number of units, this line item is estimated to stay the same under Alternative B.

**Master Developer Fee.** As the Master Developer, the Project Sponsor is working on a fee basis, which is typical. Under the Proposed Project, the fee is estimated at \$4.8 million. Because the work for the Master Developer is largely the same under Alternative B as the Proposed Project, the Master Developer Fee is expected to remain the same under Alternative B. Even if the Master Developer waived its fee entirely, the savings to the overall Project Costs would not be enough to render Alternative B feasible.



## Funding Sources

Each of the primary sources of revenue is described below, along with EPS's assessment of how and why the development cost may or may not differ between the Proposed Project and Alternative B.

**CFD Bond Proceeds.** A Community Facilities District (CFD) will be formed, through which future townhome property owners will pay a special tax each year as part of their property tax bill. Revenue from the CFD special tax will be used to pay the debt service on a bond issuance, the proceeds from which will help fund infrastructure. The amount of the special tax and, therefore, the size of the bond are informed by feasibility considerations (i.e., how much each household or parcel can support). As such, the revenue from this source will decrease as the project density is reduced, assuming that the total number of townhomes decreases in the same proportion that the total number of units decreases. **Table 1** illustrates this reduction and assumes the reduction is proportional to the decrease in the number of units since a property owner's capacity to pay the special tax stays constant regardless of the size of the project.

**Upfront Infrastructure Payments.** While the CFD structure works well for the for-sale townhome development, it is not preferred for the developers of the rental residential product who prefer to pay Upfront Infrastructure Payments, rather than annual supplemental special taxes over time. The rental residential development will share in the infrastructure cost obligation, and the capacity is tied to the number of units. Similarly, the reduction in Upfront Infrastructure Payments is assumed proportional to the decrease in the number of units.

**Proceeds from Pad Sales.** Upon completion of the horizontal improvements, the Master Developer will sell the individual development sites (or pads) to vertical developers. The pad for the townhome units will be sold at market rate prior to vertical development. Of the remaining development, both the market rate and affordable units are expected to contribute to land acquisition costs, and the mechanism for that is through the pad sale proceeds. The estimated revenue from the pad sales is based on a per unit estimate of the land value. Because the proceeds from pad sales is estimated on a per door basis, the revenue from this line item decreases under Alternative B, as shown on **Table 1**. Note that the decrease in the proceeds from pad sales is not recouped through a lower land acquisition cost from the SFPUC; that estimate remains at \$11.2 million. Put differently, holding the SFPUC land payment constant at \$11.2 million, the required land payment per unit increases under the alternative scenario, which negatively impacts the ability for vertical development projects to contribute more to land and/or infrastructure payments.

**Subsidy from Outside Sources.** The economics of the Proposed Project are highly dependent on identifying and securing outside funding sources. The primary outside funding sources are the Statewide Park Program (SSP),<sup>4</sup> the state's Infill Infrastructure Grant (IIG) Program,<sup>5</sup> and the

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<sup>4</sup> The Statewide Park Program is a competitive grant program intended to create new parks and new recreation opportunities in underserved communities across California.

<sup>5</sup> IIG is grant assistance, available as gap funding to infrastructure improvements required for specific residential or mixed-use infill development. Funds will be allocated through a competitive process for Large Jurisdictions, based on the merits of the individual infill projects and areas. Application selection criteria includes housing density, project readiness, access to transit, proximity to amenities, and housing affordability.

California Housing and Community Development's Multifamily Housing Program (MHP) and Affordable Housing and Sustainable Communities Program (AHSC). None of these sources has been secured, but the eligibility and award criteria for each have been evaluated and appear appropriate for the Proposed Project.

While competitive, award of the SSP does not appear to be tied to project density, and revenue from this outside funding source is assumed to be the same under the Proposed Project and Alternative B. Competitiveness for both the IIG and the AHSC grants appears tied to project density and the number of affordable and overall units. For estimating purposes, the amount of these grants is assumed to decrease in proportion to the reduction in the number of units. MHP is a deferred loan program with a maximum award on a per unit basis, and therefore has also been assumed to decrease in proportion to the reduction in the number of units.

### **General Observations**

EPS reviewed and confirmed as reasonable several of the underlying market assumptions, including market rate rents for the apartments and sales prices for the townhomes. Using CoStar Real Estate Group data for the San Francisco multifamily apartment market, generally, and CoStar market data for the nearby Avalon Ocean Avenue project, specifically, the average rent assumption of \$4.68 per square foot and the average vacancy rate assumption of 5.5 percent are consistent with market comparables. Current rents at Avalon Ocean Avenue range between \$3.95 per square foot for 2-bedroom units to \$5.45 per square foot for studio units, and vacancy is averaging approximately 1.7 percent.

Effective rents in the broader San Francisco market are lower than the rents assumed in the project pro forma, averaging approximately \$4.20 per square foot. The effective rents do not reflect a premium for new construction and or other project amenities, such as the onsite park space and associated park programming, that will affect achievable rents under the Proposed Project. See **Appendix C** for market data specific to the Avalon Ocean Avenue project and **Appendix D** for multifamily market data in San Francisco as of March 2020.

The return-on-cost is an appropriate metric to evaluate the feasibility of the vertical development of the apartments and commonly used by publicly-traded Real Estate Investment Trusts (REIT). A return-on-cost of greater than 5 percent, as demonstrated in the project pro forma, is reasonable.

As a general note, this memorandum is being prepared as the world seeks to address the COVID-19 pandemic, an unprecedented public health crisis that has endangered vulnerable populations and caused sudden and dramatic shifts in economic and social behavior. Since the economic effect has been both significant and abrupt, the pandemic may potentially have implications for some of the assumptions and conclusions described above. However, given that the length and severity of the pandemic is still unknown, the specific economic implications will depend on how the crisis and economic response unfold over the next many months.

### **About EPS**

EPS is a land economics consulting firm experienced in the full spectrum of services related to real estate development, the financing of public infrastructure and government services, land use and conservation planning, and government organization. For a full statement of qualifications, please see **Appendix E**.

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** Fwd: Letter in support of Balboa Reservoir  
**Date:** Wednesday, July 22, 2020 11:04:56 AM

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**From:** SILVIA SANTANA <info@sg.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 10:59:55 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

SILVIA SANTANA

nahomy\_49@yahoo.com  
2258 CAPITOL AVE  
EAST Palo Alto, California 94303

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** Fwd: Letter in support of Balboa Reservoir  
**Date:** Wednesday, July 22, 2020 10:53:40 AM

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**From:** Keith Wycoff <info@sg.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 10:52:02 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of the San Francisco Bay Area and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Keith Wycoff

kwycoff@planetbiotechnology.com  
2399 Carmel Drive  
Palo Alto, California 94303



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** Fwd: Letter in support of Balboa Reservoir  
**Date:** Wednesday, July 22, 2020 10:50:23 AM

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**From:** Abby Green <info@sg.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 10:49:55 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Abby Green

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Wednesday, July 22, 2020 9:07:04 AM

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**From:** Suzanne Bryan <info@sg.actionnetwork.org>  
**Sent:** Tuesday, July 21, 2020 9:23 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Suzanne Bryan  
ohsuzann@pacbell.net

48 Lurline Street  
San Francisco, California 94122

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Wednesday, July 22, 2020 9:06:54 AM

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**From:** Jeff Kaliss <jefkal@jeffkaliss.com>  
**Sent:** Tuesday, July 21, 2020 9:31 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is \_\_\_\_\_ Jeff Kaliss \_\_\_\_\_ and I live in the \_\_\_\_\_ Westwood Highlands \_\_\_\_\_ neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

Jeff Kaliss

[jeffkal@jeffkaliss.com](mailto:jeffkal@jeffkaliss.com)

230 Hazelwood Avenue

San Francisco, California 94127

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Wednesday, July 22, 2020 9:05:09 AM

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**From:** Paul Anderson <info@email.actionnetwork.org>  
**Sent:** Wednesday, July 22, 2020 7:08 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Paul Anderson and I live in the Monterey Heights neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Paul Anderson  
pa94787@gmail.com  
46 San Jacinto Way,  
San Francisco, California 94127



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Hearings  
**Date:** Wednesday, July 22, 2020 9:03:03 AM  
**Attachments:** [Comments\\_idh\\_BOS-Hearings-July2020.docx](#)

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**From:** Jennifer Heggie <jdheggie@gmail.com>

**Sent:** Wednesday, July 22, 2020 8:17 AM

**To:** Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>

**Subject:** Balboa Reservoir Hearings

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Land Use & Transportation Committee, Budget & Finance Committee, BOS (Files 200422, 200423, 200635):

Dear Supervisors,

Please see attached my comments on the Balboa Reservoir development to be discussed in Committee hearings 7/27/20 and 7/29/20. Though, like most San Franciscans, I would like to see more affordable housing, there are serious implications with this development that I hope you will consider.

Thank you for your review of the points in the attached letter.

Regards,

Jennifer Heggie

July 21, 2020

Dear Supervisors:

The Balboa Reservoir development will create more problems than it solves. After participating in five years of community meetings, the key issues have still not been addressed, and I urge you not to support this development as it is currently planned. The damage will be serious, not just to the immediate neighborhoods, schools and daycare centers, but also to the City at large as equitable access to education is curtailed. As livelihoods are lost due to this pandemic, many will need to retrain to support themselves and their families. This is not the time to shut down access to retraining facilities. But that will be the unintended consequence of beginning construction of the Balboa Reservoir development at the time planned.

There are many legitimate and important reasons this plan falls short, and I am including only a few of them here. Some of these shortcomings are due to a lack of resources from the City and County of San Francisco. If you choose to move the project forward despite the pain it will cause, please make any approval conditional on a feasible SFMTA improvement plan for the area with finances to implement the recommendations or require the developers to provide additional public parking, and postpone the Balboa Reservoir development construction until after the critical City College construction has been completed adjacent to it. Those measures will mitigate a few of the issues.

Four key concerns are described in more detail below. They are: 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides; 2) Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded; 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir development are identified in the EIR causing particular harm to nearby sensitive receptors; and 4) Delays due to simultaneous construction will result in significant added costs to City College.

**1. Inadequate replacement parking for City College students will result in less access to the opportunities that education provides:**

- a. Despite public comments at PUC hearings and the SF Public Utilities CAC, the implications of long-planned improvements to City College were ignored by the SFPUC when deciding to sell their land. City College of San Francisco has been planning for at least 15 years to construct new buildings on its main campus western parking lot while using the Balboa Reservoir for replacement student parking during and after construction. The plan for re-placing campus buildings was long delayed due to the uncertainty of the future of the college, lawsuits over past shoddy construction, a revolving door of senior administrators, and funding redirected to emergency patches that would allow ADA access and keep existing buildings in use long past their expected lifetime.

- b. The Balboa Reservoir developers have agreed to build “up to 450 public parking spaces” to replace the typical amount of parking use on the Balboa Reservoir when classes are in session. This is not “replacement” parking because it does not take into account:
  - i. That the loss of parking spaces on the City College owned “upper lot” (adjacent to the Balboa Reservoir) displaced by replacement campus buildings is not considered in the 450 count. Per the Fehr-Peers TDM study of 2018, construction of the Performing Arts Education Center (PAEC) would result in the removal of 760 existing parking spaces. The City College plan has changed since the 2018 TDM and the 2019 Subsequent EIR, and the number of parking spaces displaced will be represented by the combined footprints of the Diego Rivera Theater and STEAM (Science, Technology, Engineering, arts and Math) building. What has remained consistent, at least up until the time of the pandemic, is that the City College-owned “upper lot” is consistently full during midday on week days, and the Balboa Reservoir is used for the overflow, an overflow that will increase as new City College buildings are constructed.
  - ii. The lack of an identified and assured source of funding for discounted student parking rates in the public-use parking lot where market rate parking is planned. This has implications for the equity of access to public education.
  - iii. The “replacement” parking number does not take into account the periods of highest student parking use in the Balboa Reservoir, midday during the first two weeks of the semester when students are deciding which classes to take, when many more than 450 parking spaces on the reservoir are filled.
  - iv. The core TDM plan assumes a pre-pandemic public transportation infrastructure that would result a shortfall in parking during peak periods in 2026. (See Fehr-Peers CCSF TDM Study of 2018.) It’s unclear whether implementing even the core TDM plan is still feasible.
  - v. The lack of funding for implementing more aggressive and expensive Additional TDM Measures that would reduce the need for driver parking. There is no funding for these measures from the Balboa Reservoir developers, SFMTA or City College.

**2. Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are unplanned and unfunded.**

- a. An SFMTA plan for wider pedestrian walkways, bike lanes, and other safety improvements along Ocean Avenue from the Balboa BART station to Frida Kahlo Way, is

not expected to be available until the end of the year, and it is unclear if it will include the heavily congested area along Frida Kahlo Way to Judson. In the current climate it doesn't appear likely that any of the needed improvements on which the dense Balboa Reservoir development was justified will be funded. From the start, it has been clear that safe alternatives to driving to mitigate the significant increase in population into an already heavily congested area requires some sort of mitigation.

- b. A TDM study developed to gauge what would cause students to switch to non-car alternatives identified key concerns of students. When asked how City College should allocate available resources to transportation, the largest response (29%) was to improve connections to BART and Muni. And in response to the question about the key barrier to switching from driving to other forms of transportation, the majority (39%) responded, "time-based access." (Fehr-Peers CCSF TDM study of 2018) But nothing is being done to improve the connection to BART and Muni from the Ocean campus or reduce commute times. In fact the opposite is the case due to pandemic fallout.

**3. Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR, causing particular harm to nearby sensitive receptors.**

Three areas identified in the City Planning EIR cannot be adequately mitigated per the current Balboa Reservoir developer plan. Transportation and Noise, and Air Quality, if the construction time period is compressed, meet or exceed the threshold of "significant adverse impacts." The developer is planning offsets for air pollution, but that won't help the detrimental impacts to learning, brain development and health in the surrounding area. The development will sit smack in the middle of multiple daycare centers, a high school which houses boarding students, City College, a 100% affordable multi-unit building that includes a daycare center, residences, and a grocery store with loading dock on a single lane road for driving in and out of the Reservoir. The only other point of ingress/egress for drivers is already heavily used by employees and students of City College and Riordan High School. Ongoing noise pollution during key periods of construction (9am to 4pm on weekdays) will adversely impact student learning, and the health impacts of high pollution areas are well known. All of the adjoining institutions and residents will be adversely impacted as well as a larger swath of San Francisco, as pollution from the development construction mixes with that of the 280 freeway APEZ zones.

The plan identifies the use of backup generators at the many large residential buildings in the development. Post construction, once the Balboa Reservoir development is operational, each building will be starting up their diesel generators on a regular basis for testing. As we express concerns about natural gas in our new construction, so should we also require electric battery generator backup, rather than heavily polluting diesel generators.

4. **Delays due to simultaneous construction will result in significant added costs to City College.**

Famous artist Diego Rivera gifted the Pan American Unity mural to City College. The replacement City College theater has been designed to display that mural to the public. The mural is to be loaned for an exhibition at SFMOMA while the City College Diego Rivera theater is being constructed on City College's parking lot. That coincides with the period of adjacent Balboa Reservoir construction. SFMOMA has a timeline by which the mural must be gone after the exhibit. That date is a month after the projected completion date of City College's Diego Rivera theater, a very tight schedule. If the theater construction is delayed, the mural will need to be placed in very expensive storage. This is not an additional cost that City College is in a position to handle.

Allowing simultaneous construction of the City College and Balboa Reservoir buildings creates a real risk of theater construction delay due to vehicle congestion as well as cumulative environmental factors. We already know from the EIR that there will be months at a time when trucks will be going in and out of the Balboa Reservoir every 2 to 3 minutes from 9am to 4pm, during the most active hours for City College student access. Further delays may need to be imposed to reduce periods of excessive noise or cumulative air pollution during simultaneous construction. If construction of the Balboa Reservoir development can be postponed, some of the worst cumulative impacts during construction can be averted, and City College won't be forced into another expensive loss imposed by outside forces.

Thank you for your consideration of the preceding points. I hope you will consider the alternatives to approving this development and, at a minimum, delay the start of the Balboa Reservoir construction until after City College concerns have been addressed. As we emerge from this pandemic, City College's ability to provide the transitional training that San Francisco residents will need, makes it clear that this is a time to prioritize access to City College and the educational services that it provides.

Sincerely,

Jennifer Heggie

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Tuesday, July 21, 2020 3:46:20 PM

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**From:** Brett Mosley <info@email.actionnetwork.org>  
**Sent:** Tuesday, July 21, 2020 3:42 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is \_\_\_\_\_ and I live in the \_\_\_\_\_ neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to



significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Brett Mosley  
bmosley1015@gmail.com  
286 Orizaba Ave  
San Francisco, California 94132

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Tuesday, July 21, 2020 3:05:44 PM

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**From:** Julie Doupe <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 7:55 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Julie and I live in the Ingleside neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers. There currently is not good open space or playgrounds near Ingleside, and this project would help with that tremendously.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

Julie Doupe

juliedoupe@gmail.com  
1117 Ocean Avenue  
San Francisco, California 94112

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Tuesday, July 21, 2020 3:05:35 PM

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**From:** Andrew Doupe <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 7:57 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Andrew and I live in the Ingleside neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Andrew Doupe  
andrew.j.doupe@gmail.com  
1117 Ocean Ave  
San Francisco, California 94112

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Tuesday, July 21, 2020 3:05:26 PM

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**From:** John Sommerfield <john@sommerfield.com>  
**Sent:** Monday, July 20, 2020 9:16 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is \_\_\_\_\_ John Sommerfield \_\_\_\_\_ and I live in the \_\_\_\_\_ ingleside \_\_\_\_\_ neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to



reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

John Sommerfield

[john@sommerfield.com](mailto:john@sommerfield.com)

152 Jules Ave

San Francisco , California 94112



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Support Housing at Balboa Reservoir - Case Nos. 200423 and 200740  
**Date:** Tuesday, July 21, 2020 2:38:31 PM

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**From:** Christopher Pederson <chpederson@yahoo.com>  
**Sent:** Tuesday, July 21, 2020 11:19 AM  
**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>  
**Subject:** Support Housing at Balboa Reservoir - Case Nos. 200423 and 200740

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Chair Fewer and Supervisors Mandelman and Walton:

Given the urgency of the affordable housing crisis and the climate crisis, I urge you to approve the Balboa Reservoir development agreement and purchase and sale agreement to allow the maximum amount of housing evaluated in the EIR, but to amend the development agreement to eliminate or shrink the proposed public parking garage.

**Maximize the Amount of Affordable Housing**

Given the site's location close to the Balboa Park BART station and multiple Muni routes, its adjacency to City College, and its proximity to the Ocean Avenue neighborhood commercial district, it is an ideal location for genuinely transit- and pedestrian-oriented housing. The severity of the City's affordable housing crisis and the magnitude of the earth's climate crisis mandate that the City maximize the amount of housing, especially affordable housing, on the site and minimize automobile commuting to the area. As the EIR's Response to Comments acknowledges, including more housing in the project would result in lower per capita driving and greenhouse gas emissions. (RTC pg. 4.F-22.)

The Additional Housing Option evaluated in the EIR allows the City to approve a total of 1550 residences on the site, 775 of which would be below-market rate units. The developer's proposal to build only 1100 units (including 550 affordable units) on the site would fail to achieve the project's full potential. The Board should treat the developer's proposal as the absolute minimum amount of housing appropriate for the site. Indeed, any significant reduction in the number of units below the developer's proposal is likely to render the entire project infeasible, depriving the City of sorely needed affordable housing. (See Economic Planning Systems, Memorandum: Financial Feasibility of Balboa Reservoir Project Alternative B, May 12, 2020.)

Because the site is located on an under-used surface parking lot with large institutional uses on two sides, recently built market-rate apartment buildings (including a Whole Foods) on the third side, and the affluent Westwood Park neighborhood on the fourth, the market-rate component of the project does not raise the kinds of concerns about gentrification and displacement that market-rate projects in lower-income neighborhoods can raise. Indeed, to deny or reduce the housing included

in the project would exacerbate housing costs in other parts of the City, thereby increasing risks of displacement and gentrification in low-income neighborhoods.

Some argue that the project should be one hundred percent affordable, but the proposed mixed-income project complies with the affordability goals and requirements of both Proposition Ks from 2014 and 2015. To require the project to be one hundred percent affordable would drain the City's affordable housing resources and would almost certainly result in a substantially smaller project.

**Minimize Automobile Commuting by Eliminating Public Parking Garage**

Consistent with the EIR's Additional Housing Option, the Board should eliminate the proposed public parking garage. Constructing a new public parking garage is irreconcilable with the City's Climate Action Strategy for 80% of all trips to be by sustainable modes by the year 2030. As the EIR's Response to Comments admits, providing additional parking encourages more automobile commuting and undermines the effectiveness of TDM programs. (RTC pp. 4.C-62-63, 4.H.63-64.)

Given that the Balboa Reservoir site currently functions merely as overflow parking for City College and is mostly empty even when college is in session, there would be little reason to build a public parking garage even if City College hadn't committed to undertaking an aggressive TDM program to reduce automobile commuting.

The City's Transit First policies and its climate change goals mandate minimizing automobile commuting. As the City's experience with managing parking in downtown demonstrates, the single most effective mechanism for reducing automobile commuting is to reduce parking supply.

**Alternatively, Shrink the Public Parking Garage and Prohibit Parking Discounts**

If the Board allows a public parking garage, it should dramatically reduce its size. The record before the Board includes no justification whatsoever for a massive 450-space parking garage. According to parking surveys, the maximum parking shortfall that might occur during City College's midday peak is 239 spaces. That assumes that changes to parking supply and TDM measures will have absolutely no effect on automobile commuting, which would be a striking deviation from the City's experience elsewhere. Any public parking garage, therefore, should include substantially fewer than 239 spaces in order to avoid undercutting efforts to minimize automobile commuting.

The Board should also prohibit the developer from offering weekly or monthly parking passes and discounted rates for City College users. Planning Code sections 155(g) and 303(t) expressly prohibit multi-day passes or discounts for new parking garages in downtown and mixed-use districts precisely because they encourage automobile commuting. The Board should apply these prohibitions to any public parking garage at the Balboa Reservoir. All users of the parking garage should be required to pay market rates on an hourly or (at most) a daily basis. This change would require amendments to both the Special Use District ordinance and to the Development Agreement (Exhibit J).

Thank you for your consideration of my comments.

Sincerely,

Christopher Pederson

District 7 resident

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: IN SUPPORT - Balboa Reservoir Project Case #s: 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Tuesday, July 21, 2020 2:38:07 PM

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**From:** Connor Skelly <connor.skelly@gmail.com>  
**Sent:** Tuesday, July 21, 2020 12:46 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>  
**Cc:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>  
**Subject:** IN SUPPORT - Balboa Reservoir Project Case #s: 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear City and County of San Francisco Board of Supervisors Budget and Finance Committee,

My name is Connor Skelly and I'm a homeowner nearby the proposed Balboa Reservoir project. I'm a former SFUSD teacher and I now work at a nonprofit. I have been participating in the community planning process and am writing in support of the development proposal.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers. I'm thrilled that the project will be 50% affordable housing, and excited about all the new amenities like the child care center. My family has two children under 2, with hopefully a few more on the way. We hope to use this Child Care Center once it is built.

Honestly, my biggest disappointment about the project is that there are only 1,100 new homes instead of the over 2,000 originally proposed!

Please approve this plan and allow for more neighbors to move into our community.

With gratitude for your service to the city,

Connor Skelly

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 21, 2020 2:36:31 PM

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**From:** Eleanor Cloutier <info@sg.actionnetwork.org>  
**Sent:** Tuesday, July 21, 2020 2:22 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

I'm a Bay Area resident and would like to register my support for the Balboa Reservoir project.

I work in the city and normally commute in for an hour each day - though that's been disrupted by the pandemic. I know that I'm lucky to only commute for an hour, and that there are so many essential workers who live further out.

We need affordable housing for people in the city, and we need to make sure that workers can afford to live near their jobs.

Balboa Reservoir will be a huge help. The pandemic has shown the importance of childcare and outdoor space, and the Balboa Reservoir plans to have these on the site. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Eleanor Cloutier  
elcloutier@gmail.com

12 Bret Harte  
Berkeley, California 94708

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Tuesday, July 21, 2020 9:06:53 AM

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**From:** Krishnan Eswaran <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 10:27 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

My name is Krishnan Eswaran and I live in the Ingleside neighborhood, at Ocean and Lee. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Krishnan Eswaran  
krish.eswaran@gmail.com  
1117 Ocean Avenue, Unit 308  
San Francisco, California 94112



**From:** [aj](#)  
**To:** [Wong, Linda \(BOS\)](#); [Jalipa, Brent \(BOS\)](#)  
**Subject:** Fw: No to a culture of corruption  
**Date:** Monday, July 20, 2020 9:58:53 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Linda, Brent:

Please place the following 6/29/2020 submission into File 200740.

Thanks,  
aj

**Sent:** Monday, June 29, 2020, 11:35:23 PM PDT  
**Subject:** No to a culture of corruption

Land Use & Transportation Committee, Budget & Finance Committee, BOS:

As you should know by now, Planning Commission, SFMTA, and PUC have all approved the necessary elements to facilitate the final approvals of the Balboa Reservoir Project.

You should also know by now that the Reservoir Project's Purchase & Sales Agreement (PSA) gives away 16.4 acres for a pittance, in the dirt-cheap amount of \$11.4 Million.

You should furthermore know that the Enacting Ordinance for the Development Agreement, as well as Schedule 2-2 of the Development Agreement itself, forego Administrative Code 23.3's appraisal requirements, which is in direct contradiction to your 2018 Budget & Legislative Analyst Report's recommendation.

The US Attorney and FBI Press Release of 6/24/2020 (incidentally, one day following PUC's approval of the \$11.4M sale) regarding corruption in SF City government stated:

He [US Attorney David Anderson] added, "As this investigation continues, the breadth and depth of the identified misconduct is widening. To everyone with a piece of public corruption in San Francisco, please understand that here in federal court we will distinguish sharply between those who cooperate and those who do not. If you love San Francisco, and regret your misconduct, you still have an opportunity to do the right thing. Run, don't walk, to the FBI, before it is too late for you to cooperate."

"Today's announcement is part of a complex, ongoing FBI investigation into public corruption in San Francisco city government," said FBI's Special Agent in Charge John F. Bennett. "This type of unscrupulous behavior erodes trust in our municipal departments and will not be tolerated. The FBI is committed to investigating any individual or company involved and hold them accountable."

Please, don't be foolish enough to be part of giving away public property for cheap in what amounts to be a Privatization Scam.

And please, even if you have no direct involvement, take up the advice of US Attorney Anderson to report what you know about the suspiciously low Reservoir valuation, and the 'who, how, why' of the waiver of Administrative Code 23.3:

".....we will distinguish sharply between those who cooperate and those who do not. If you love San Francisco, and regret your misconduct, you still have an opportunity to do the right thing. Run, don't walk, to the FBI, before it is too late for you to cooperate."

Please don't be a part of a culture of corruption.

Sincerely,

Alvin Ja, D7

**From:** [aj](#)  
**To:** [Jalipa, Brent \(BOS\)](#); [Wong, Linda \(BOS\)](#)  
**Subject:** Missing submissions for File 200740 Sale of PUC Reservoir  
**Date:** Monday, July 20, 2020 9:30:46 PM  
**Attachments:** [Alvin Ja submissions VALUATION.pdf](#)

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Brent and Linda:

In reviewing the public correspondence for 200740, I found only my 7/16/2020 email.

File 200740 is missing many of my submissions that directly address the \$11.4 Million sale price of the Reservoir.

For your convenience, I am attaching, in a single PDF file, submissions relating to the sale price submitted between 5/25 and 6/28/2020.

I will be compiling another PDF file to cover my omitted submissions from 6/29 to 7/16/2020, which I will send to you tomorrow.

Sincerely,  
Alvin Ja

SUBMISSIONS TO SF GOVERNMENT AGENCIES:

BALBOA RESERVOIR VALUATION

5/25/2020 Sale price of PUC Reservoir--a scandal

Planning Commission, Land Use Committee (File 200422 & 200423), BOS, PUC:

A hidden treasure for the developers is contained in Attachment A, "CEQA Findings" <https://commissions.sfplanning.org/cpcpackets/2018-007883GPAPCAMAPDVA.pdf>

The hidden treasure is the estimated price of the PUC Reservoir parcel 3180-190.

From page 21 of Attachment A (p. 1231 of the 2,256-page PDF):

**"The expected land cost is estimated at approximately \$11.2 million."**

In comparison a **0.3 acre** lot at 16th/Shotwell is selling for **\$10 million**.....while the 17.6 acre PUC parcel is \$11.2 million?!

The screenshot shows a web browser window with the LoopNet website. The page title is "San Francisco, CA Commercial Real Estate For Sale - LoopNet". The search bar contains "San Francisco, CA". Below the search bar, it says "169 Results | For Sale". The first result is for "2860 16th St" in "San Francisco, CA", priced at "\$10,000,000". It is described as "1 Commercial Lot" and "0.30 AC Lot". The image shows a building with a heart icon overlaid. At the bottom of the page, there are buttons for "Save Search" and "Map".

The lot on 24th Street comes to \$33.33 million/acre; the Reservoir lot = a mere \$ 0.64 million/acre.

The PUC lot's estimated price computes to only **1.9% of the 24th Street** lot on a per acre basis!

Can you say Privatization Scam?!

Alvin Ja, District 7

\*\*\*\*\*

5/30/2020 Scandalous property valuation for Balboa Reservoir Project—Comps

Land Use & Transportation Committee (Files 4200422 & 200423) , Supervisor Yee, BOS, PUC:

INFO REGARDING PROPERTY VALUATION IN RELATION TO BALBOA RESERVOIR:

1. The Balboa Reservoir Final EIR's CEQA Findings that were revealed last week showed that the estimated value of the 17.6 acre PUC property is \$11.2 million;
2. A 0.3 acre lot at 16th/Shotwell is going for \$10 million;
3. The new City College-Reservoir Project Access Easement Agreement's Lee Extension and North Street's 0.35 acre lot ( \$15,032 sq ft.) is valued at \$3.8 million. [Bal. Res., Access Easement agreement, 2020.tiff](#)



Comparing the three properties on a per-square foot basis, from low to high:

Reservoir Project: \$ 14.61 /sq ft

Lee Ext, North St: \$250. /sq ft

16th/Shotwell: \$765. /sq ft

Is something out of whack here?!

--aj

\*\*\*\*\*



6/1/2020 Privatization giveaway price of Reservoir lot--98% discount

Land Use & Transportation Committee (File 200422 & 200423), BOS, PUC, BRCAC:

I've been contending since the beginning of the "public engagement process" that the Project is a privatization scam that uses "affordable housing" as a false advertising ploy.

The 'privatization scam' allegation has now been supported by documentation. The CEQA Finding that was released one week prior to the 5/28/2020 Planning Commission meeting revealed an estimated value for the PUC Reservoir.

Actually, I was surprised that the estimated valuation was even contained in the packet that was prepared by Planning Dept Staff for the Planning Commission meeting. I thought they would keep it secret until PUC sale approval was on deck.

But, whether intentionally or not, they did reveal the estimated valuation for the 17.6 acre Reservoir lot.

For those who missed it, according to the CEQA Findings, the PUC Reservoir's estimated valuation is \$11.2 million.

Today, I found another for-sale property that can be used for comparison:

**Subject:** 636 Capp/21st & 22nd--\$618/sq ft

From low to high, I present valuations of four properties:

| LOCATION                                                                        | PRICE           | AREA                          | PRICE/SQ FT |
|---------------------------------------------------------------------------------|-----------------|-------------------------------|-------------|
| PUC Reservoir                                                                   | \$ 11.2 Million | 766,656 sq ft<br>(17.6 acres) | \$ 14.61    |
| SFCCD Reservoir (Lee Extension, North Street), to be ceded to Reservoir Project | \$ 3.8 Million  | 15,032 sq ft                  | \$253.      |
| 636 Capp Street                                                                 | \$ 2.5 Million  | 4,046 sq ft                   | \$618.      |
| 16 <sup>th</sup> Street/Shotwell                                                | \$ 10 Million   | 13,068 sq ft<br>( 0.30 acre)  | \$768.      |
|                                                                                 |                 |                               |             |



The Project's price-per-square foot is \$14.61. This is a mere 2% of market rate.

The \$11.2 Million sweetheart deal for the privatization scam must be opposed.

Gifting Avalon Bay a 98% discount off the actual land value will be criminal negligence and/or corruption by City Officials.

Do not be corrupted by developer forces.

Alvin Ja, District 7

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6/9/2020 Balboa Reservoir Appraisal Required by Adm Code 23.3

PUC, Land & Transportation Committee, BOS, BRCAC, City Attorney:

In previous submittals I had raised the issue of the \$ 11.2 Million valuation of the PUC Reservoir. It's a valuation that had been kept a secret from the public until about 5/21/2020.....And even then, it was still hidden deep within a 2,256-page Planning Commission packet.

This \$ 11.2 Million estimated valuation for the 17.6 acre (766,656 sq ft) equates to \$14.61 per square foot.

#### INDEPENDENT, OBJECTIVE APPRAISAL REQUIRED

\$14.61 per square foot pricing for the Reservoir parcel constitutes a 98% discount off market rate. This valuation is highly suspect in its provenance (backroom pay to play deal?) and requires an objective appraisal to avoid the public getting ripped off.

In line with the dubious \$ 11.2 Million valuation, Administrative Code 23.3 REQUIRES an appraisal:

*If the Director of Property determines the fair market value of Real Property that the City intends to Acquire or Convey exceeds \$10,000 and the proposed Acquisition is not a donation, the Director of Property **shall obtain an Appraisal** for the Real Property.*

Despite an objective need and Administrative Code requirement for an independent and objective appraisal of the 17.6 acre parcel, you as the Board of Supervisors, are being asked to approve the following language on page 10 of the proposed Development Agreement Ordinance which purposefully violates 23.3:

*The Board of Supervisors finds that due to current exigencies, the number of analyses of the Project that have been conducted, and the depth of analysis and sophistication required to appraise the Project Site, an Appraisal Review of the Project Site is **not necessary and waives the Administrative Code Section 23.3 requirement** of an Appraisal Review as it relates to the Project Site.*

#### CORRUPTION INVESTIGATION NEEDED

"Not necessary?!....Waive a requirement!? This is manifestation of pure criminality and corruption.

City Attorney Herrera:

Please initiate a full investigation of corruption in this Privatization Scam.

Alvin Ja, District 7

\*\*\*\*\*

6/11/2020 Balboa Reservoir Appraisal Required by Adm Code 23.3

District Attorney Boudin:

Buried deep within a 2,256-page PDF Planning Commission packet was the estimated valuation of the 17.6 acre PUC Reservoir of \$ 11.2 Million.

\$ 11.2 Million for 17.6 acres is the equivalent of \$14.61 per square foot. This is a 98% discount off market-rate to benefit the private developer. This smells like corruption.

Please launch an investigation into possible corruption within City offices in relation to the Balboa Reservoir Project.

Administrative Code 23.3 requires objective appraisal. The Development Agreement willfully violates 23.3, contending that appraisal "is not necessary" and waives the requirement. Please refer to the email, below.

Sincerely,

Alvin Ja, District 7

----- Forwarded Message -----

**From:** aj <[ajjahjah@att.net](mailto:ajjahjah@att.net)>

**Sent:** Tuesday, June 9, 2020, 06:50:28 PM PDT

**Subject:** Balboa Reservoir Appraisal Required by Adm Code 23.3

PUC, Land & Transportation Committee, BOS, BRCAC, City Attorney:

In previous submittals I had raised the issue of the \$ 11.2 Million valuation of the PUC Reservoir. It's a valuation that had been kept a secret from the public until about 5/21/2020.....And even then, it was still hidden deep within a 2,256-page Planning Commission packet.

This \$ 11.2 Million estimated valuation for the 17.6 acre (766,656 sq ft) equates to \$14.61 per square foot.

INDEPENDENT, OBJECTIVE APPRAISAL REQUIRED

\$14.61 per square foot pricing for the Reservoir parcel constitutes a 98% discount off market rate. This valuation is highly suspect in its provenance (backroom pay to play deal?) and requires an objective appraisal to avoid the public getting ripped off.

In line with the dubious \$ 11.2 Million valuation, Administrative Code 23.3 REQUIRES an appraisal:

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Despite an objective need and Administrative Code requirement for an independent and objective appraisal of the 17.6 acre parcel, you as the Board of Supervisors, are being asked to approve the following language on page 10 of the proposed Development Agreement Ordinance which purposefully violates 23.3:

*The Board of Supervisors finds that due to current exigencies, the number of analyses of the Project that have been conducted, and the depth of analysis and sophistication required to appraise the Project Site, an Appraisal Review of the Project Site is **not necessary and waives the Administrative Code Section 23.3 requirement** of an Appraisal Review as it relates to the Project Site.*

CORRUPTION INVESTIGATION NEEDED

"Not necessary?!....Waive a requirement!? This is manifestation of pure criminality and corruption.

City Attorney Herrera:

Please initiate a full investigation of corruption in this Privatization Scam.

Alvin Ja, District 7

\*\*\*\*\*



6/12/2020 EPS Feasibility Memo: Evidence of the myth of 'market-rate housing subsidizing affordable units'

Supervisors Haney, Mar and any others Supervisors who stand against a "culture of corruption" in City offices:

Please dig into the Balboa Reservoir Bait & Switch Privatization Scam. Far from being a Public-Private Partnership in which market-rate units will be subsidizing affordable units, the exact opposite is the reality.

\$124.4 Million public funding, in addition to a \$11.2 Million giveaway price (with required independent appraisal bypassed!) for the Reservoir parcel, will be subsidizing Avalon Bay/Reservoir Community Partners LLC.

--aj

----- Forwarded Message -----

**From:** aj <ajahjah@att.net>

**To:** Donna Hood <dhood@sfgov.org>; Major Erica (BOS) <erica.major@sfgov.org>; Board of Supervisors

**Sent:** Friday, June 12, 2020, 11:17:37 PM PDT

**Subject:** EPS Feasibility Memo: Evidence of the myth of 'market-rate housing subsidizing affordable units'

PUC, Land Use & Transportation Committee, BOS, BRCAC, Planning Commission:

Subject: EPS Feasibility Memo--Evidence of the myth/deception of market-rate housing subsidizing affordable units

Page 1250 of the 2256-page Planning Commission packet <https://commissions.sfplanning.org/cpcpackets/2018-007883GPAPCAMAPDVA.pdf> contains an EPS Feasibility Memo. Within the Memo is a "Table 1." Table 1 is essentially a profit-loss statement for the Reservoir Project.

Table 1 has two sections:

- **Uses** (equivalent to 'Expenditures' plus 'Profit' of a standard profit/loss statement),
- **Sources** (equivalent to 'Revenue' of a standard P/L statement)

Table 1 is not in a standard profit/loss statement format.

Here, for clarity and transparency, I present Table 1 in a standard profit/loss statement format. Additionally, I have returned the \$40 Million CA grants (from MHP and AHSC Programs) amount back to the Revenue section where it belongs...instead of the \$40M amount being hidden in a footnote in Table 1: [Reservoir Project--EPS Feasibility Memo Profit-Loss Sheet](#)



The "Affordable Housing Program" (Exhibit D of the Development Agreement, on p. 1580 of 2256-page Planning Commission packet) specifies the City's Affordable Funding Share to be \$239K per unit. Thus for 187 City-subsidized units, RCP will receive \$44.693 Million (187 units X \$239K).

It is unclear if "Uses" in Table 1 includes the costs for the 187 "additional affordable" City-subsidized units.

Neither does Table 1 include the \$44.7 Million that Reservoir Community Partners is expecting to receive from the "City's Affordable Funding Share."

Despite the unclarity in Table 1, the "Affordable Housing Program" of the Development Agreement states:

*Developer will cause at least 50% of the total number of dwelling units constructed on the Project Site to be Affordable Units. Developer will be responsible for the pre-development, planning, permitting, construction, and management of all Affordable Units. The Parties agree that the Project's ability to achieve an overall affordability level of 50% is predicated on Developer's receipt of City's Affordable Funding Share.*

## THE MYTH/DECEPTION OF MARKET-RATE HOUSING SUBSIDIZING AFFORDABLE UNITS

The Reservoir Project has been promoted as 550 units subsidizing 550 affordable units. With the recent release of the Development Agreement, this can be shown to be a myth and to be deceptive advertising.

The EPS Feasibility Memo and Development Agreement provides evidence for fact that the affordable units will be subsidized by public monies. State and City funding is expected to total \$124.2 Million:

- \$79.5 M from State grants



- \$39.5M from Statewide Park Program (SPP) and Infill Infrastructure Grant (IIG) Program,
- \$40.0M from Multifamily Housing Program (MHP) and Affordable Housing & Sustainable Communities Program (AHSC);
- \$44.7 M from "City's Affordable Funding Share."

PROPORTION OF PUBLIC FUNDING FOR PROJECT: 55-69%

Because of the unclarity of whether Table 1 covers the 187 City-subsidized units or not, here are two calculations: 1) for the Table 1 "Uses" figures that would cover all 550 units; 2) for the Table 1 "Uses" figures that would cover only the Developer's 363 affordable units:

In both cases, public sources of funds total \$124.2 Million (\$39.5M + \$40M + \$44.7M)

The proportion of public monies for the Project depends on whether or not the Table 1 figures cover the 187 City-subsidized units:

1. If 187 City-subsidized units are covered:  $\$124.2\text{M} / \$180.6\text{M cost} = \mathbf{69\%}$
2. If 187 City units are not covered:  $\$124.2\text{M} / (\$180.6\text{M} + \$44.7\text{M}) = \mathbf{55\%}$

So in either case, well over half (55- 69%) of the funding of affordable units will be paid for with public monies ,while Avalon Bay will get **at least half or more** of the total number of units.

From this, it should be evident that, in reality, the public will be subsidizing the private developer by:

- Privatization of public land, which will be given up in perpetuity for a scandalous 98%-discounted price of \$11.2 Million;
- Instead of the marketing sweet-talk of affordability "in perpetuity", affordability will only be assured for 57 years.

I urge all Supervisors to resist the temptations that the private developers dangle in front of you. Don't be a party to corruption and privatization of public lands at a giveaway price.

Sincerely,  
Alvin Ja, District 7

\*\*\*\*\*

## PUC Commissioners:

The estimated valuation for the PUC Reservoir was released in documents provided for the Planning Commission's May 28, 2020 meeting.

The valuation was very well hidden. The \$11.2 Million valuation was contained deep within the 2,256-page PDF document provided to the Planning Commission. Curiously, the valuation was not contained in any of the Executive Summaries.

There's another curious point in the 2256-page PDF document. The 2256-page PDF contains the proposed Ordinance for the approval of the Development Agreement. The proposed Ordinance curiously "waives" Administrative Code 23.3's requirement for an appraisal.....as being unneeded.

## JUNE APPRAISAL

Apparently, 'the powers-that-be' have figured out that it would be better to have an appraisal to justify the Reservoir Project Privatization Scam, since the estimated valuation and the waiver of Section 23.3 had been uncovered/exposed.

The material released today (6/18) for the June 23 PUC meeting now shows that an appraisal was just done in June--this month. This more recent valuation shows a valuation of \$11.4 Million for 16.4 acres (714,637 sq ft.) This hurry-up June appraisal kicks up the valuation somewhat: From \$14.61/sq ft. to \$15.95/ Sq ft.

\$15.95/ Sq ft. is still ridiculously and scandalously low. Whatever lame "community benefits" that are touted as justification for the low price can't legitimize the giveaway price that benefits the private for-profit developer.

## FRANCISCO RESERVOIR

PUC Resolution 14-0113 (7/8/2014) authorized the sale of Francisco Reservoir to the Park & Rec Dept. This was a sale of PUC property to another **public agency**.

Francisco Reservoir's 3.29 acres was sold to Rec & Park for \$9.9 Million. This equated to \$69.06/sq ft in 2014.

## BALBOA RESERVOIR vs. FRANCISCO RESERVOIR

Does it make any sense that a **private developer would**, on a price per square foot basis, **pay only 23.1% of what a public agency had to pay 6 years ago?! Can you spell "corruption"?**

## CURRENT COMPARABLES

I've already documented in detail how the Reservoir Project is actually a privatization scam. It's a Bait & Switch scam in which the marketing hype and PR diverges from the actual terms contained in the Development Agreement. Please review those earlier submissions.

For your convenience, I will just provide herein a comparative Table that was contained in an earlier submission. It has been updated to reflect the newer information contained in the 6/23 PUC meeting material.

The updated \$15.95/sq ft price is still a 98% discount off the market.

I, along with many others, urge you to vote against this giveaway of Public land to the private sector.

Do not subsidize Avalon Bay with public land and public monies.

| LOCATION                                                                       | PRICE           | AREA                          | PRICE/SQ FT |
|--------------------------------------------------------------------------------|-----------------|-------------------------------|-------------|
| PUC Reservoir (updated 6/18/2020)                                              | \$ 11.4 Million | 714,637 sq ft<br>(16.4 acres) | \$ 15.95    |
| SFCCD Reservoir (Lee Ext, North Street),<br>Ceded to Reservoir Project in 2020 | \$ 3.8 Million  | 15,032 sq ft                  | \$253.      |
| 636 Capp Street                                                                | \$ 2.5 Million  | 4,046 sq ft                   | \$618.      |
| 16 <sup>th</sup> Street/Shotwell                                               | \$ 10 Million   | 13,068 sq ft<br>( 0.30 acre)  | \$768.      |
|                                                                                |                 |                               |             |

Sincerely,

Alvin Ja, District 7

\*\*\*\*\*

6/20/2020 Another comparison: sale of Burnett parcel, PUC Res 17-0088 (4/25/2017)

PUC Commissioners:

The proposed sale price of the Reservoir to Reservoir Community Partners is highly suspect.

In a previous submission I had presented the price per sq ft for the 2014 sale of the Francisco Reservoir to the Recreation & Park Dept, another public agency.

Here, I provide another comparison:

PUC Resolution 17-0088 (4/25/2017) sold PUC's Block 2719C Lot 23, a 3,429-sq ft "steep and irregularly undeveloped" parcel, located near 411 Burnett to a private party.

An appraisal was performed by Associated Right of Way Services, Inc:

*The \$1,500,000 sales price is based on a 2015 appraisal report by MAI appraiser Associated Right of Way Services (ARWS). The ARWS report stated that the fair market value at SFPUC Parcel at \$1,200,000 and the combined SFPUC Parcel and SFPW Parcel at \$1,500,000.*

The PUC parcel 2719C-23 had an area of 3,429 square feet and was appraised at \$1.2 Million:

This computes to \$349.96/ sq ft for a steep, irregularly shaped parcel (\$1.2M / 3429 sq ft = \$349.96 / sq ft).

By any reasonable measure, the valuation for the sale to the private, for-profit Avalon Bay joint venture at \$15.95 / sq ft is way out of whack.

Do not give away the Reservoir in this Privatization Scam.

Do not be a party to corruption between developers and City officials.

Sincerely,  
Alvin Ja, District 7 ratepayer

\*\*\*\*\*



6/21/2020 Comment on Chron article: "S.F. to sell housing site at big discount." (with SFCCD appraisal attachment)

PUC Commissioners, Land & Transportation Committee, BOS:

The fact that the City & County is willing to part with the PUC at a scandalously low price has finally hit the Chron. The Chron carried a story today on the sale price of the Reservoir, "S.F. to sell housing site at big discount."

1. The article's "50% discount from fair market value" is but an opinion provided by Clifford Advisory. Objectively, the discount is much larger. According to Investopia: *"In its simplest sense, fair market value (FMV) is the price that an asset would sell for on the open market."*

On the open market, a \$11.4 Million price tag would invite a feeding frenzy from potential buyers. On the open market, the price would be bid much, much higher than \$15.95/sq ft. Even doubling it to \$32/ sq ft would still be far off the mark in the open market.

Although hidden from public view until now, a scandalously low price was in all likelihood a 'wink, wink, nod, nod' understanding in backroom dealings from many years ago.

2. City College is being asked to cede property for the Reservoir Project's Lee Avenue Extension and North Street. An appraisal was performed for the transfer which equated to \$250/ sq ft. (Appraisal attached). Compare this to the PUC Reservoir Purchase and Sale Agreement at \$15.95/ sq ft.

3. The article says that 366 affordable units will cost the developers about \$91.5 Million. What the article fails to inform the reader is that a Financial Feasibility Memo conducted by Economic & Planning Systems, Inc. [Reservoir Project--EPS Feasibility Memo Profit-Loss Sheet](#) shows that the developers expect to receive \$79.5 Million in State grants for 363 (not 366) units: \$39.5M from CA Statewide Park Program & CA Infill Infrastructure Grant Program; and \$40M from CA Multifamily Housing Program & CA Affordable Housing & Sustainable Communities Program. What this means is that **87%** of the developers share of 363 units of affordable housing will be paid for with **public funds** anyway!

[REDACTED]



## Reservoir Project--EPS Feasibility Memo Profit-Loss Sheet

Sheet1 REVENUE (Sources) ...

4. How long will affordability last? Contrary to the deceptive advertising of "permanent" affordability, the Development Agreement states:

*Affordability Restrictions.*

*(a) Each Affordable Parcel will be subject to a recorded regulatory agreement approved by MOHCD to maintain affordability levels for the life of the Project or fifty-seven (57) years,*

5. To make sure that this Privatization Scam goes through without too many problems, the Development Agreement's Schedule 2-2, Schedule of Code Waivers will bypass Administrative Code 23.3's REQUIREMENT for appraisal review:

*In recognition of the Fiscal Feasibility Report adopted by the Board of Supervisor as Resolution 85-18 and the depth of analysis and sophistication required to appraise the Project Site in connection with the sale of the Project Site, the Appraisal Review required by Section 23.3 is waived.*

What kind of sophistry is this?! So an Appraisal Review is not needed because it's too hard to do?! This is f.....g bullshit! And in regard to the BOS Budget Analyst Fiscal Feasibility Report, see my next item.

6. The BOS Budget Analyst's Fiscal Feasibility Report questioned ownership of the 17% "additional affordable."

The Development Agreement requires the City to pay for the 17% "additional affordable," Yet the Development Agreement does not give ownership of the 187 "additional affordable" units or of the land to the City & County which is paying for it! Furthermore, affordability restrictions on these unit end in 57 years!

*Also, ownership of the land on which the additional 17 percent of affordable housing would be built has not been defined. The Mayor's Office of Housing and Community Development (MOHCD) could potentially own the land and enter into long term ground leases with affordable housing developers, which is the current practice of MOHCD. The Board of Supervisors should request MOHCD to report back to the Board of Supervisors early in the process of negotiations between the City and Reservoir Community Partners on...(b) whether the City will own any land on which 100 percent affordable housing developments are*



*constructed; and (c) conformance of the additional 17 percent affordable housing units to City policy and requirements.*

7. The Reservoir Project has been effectively marketed as providing a big contribution to address our housing crisis. However the deceptive marketing diverges from the actual terms of the Development Agreement.

From this, it should be evident that, in reality, the public will be subsidizing the private developer by:

- Privatization of public land, which will be given up in perpetuity for a scandalous 98%-discounted price of \$11.4 Million;
- Instead of the marketing sweet-talk of affordability "in perpetuity", affordability will only be assured for 57 years.
- Providing \$124.2 Million in public monies (\$79.5M from State and \$ 124.2M from "City's Affordable Share") to fund the cost of 550 affordable units.
- Avalon Bay will be essentially be getting 550 market-rate units for free, plus practically free land from us, the 99%.....in exchange for 363 affordable-for-57-year units, for which 87% of costs will come from public funds.

Hiding the giveaway price of the PUC Reservoir until your 6/23/2020 meeting is highly suspicious. In any transaction, isn't common sense to ask about price in the early stages of any transaction?

The fact that price has been hidden until now points to there being a culture of corruption in high places in SF Government. You need to recognize that the Reservoir Project is objectively a Privatization Scam but deceptively and falsely marketed as "market-rate subsidizing affordable." Facts should matter to you in your deliberations, not deceptive advertising.

Don't be a party to corruption and privatization of public lands at a giveaway price.

Sincerely,

Alvin Ja, D7 ratepayer

\*\*\*\*\*

6/22/2020 Fair market value of PUC Reservoir

PUC, Land & Transportation Committee, BOS:

Chron's JK Dineen wrote yesterday about selling the Reservoir at a "bargain-basement price."

The Purchase and Sale Agreement would sell the Reservoir at \$15.95/ sq ft which the Avalon Bay joint venture would own in perpetuity. You cannot even get a one-month rental for anything at \$16/ sq ft!

Clifford Advisory's appraisal of the PUC property at \$11.4 Million is a concocted valuation. A valid real estate fair market valuation (FMV) is supposed to reflect its value on the open market. An FMV that is arrived at as a result of collusion and collaboration is not a valid FMV.

FMV is supposed to be arrived at in an "arm's length transaction." The PSA's FMV of \$11.4 Million fails this standard.

#### ATTEMPTED CIRCUMVENTION OF APPRAISAL and APPRAISAL REVIEW (Adm Code 23.3)

Indicative of the corruption and collusion in the entire Balboa Reservoir Project process is the fact the Ordinance for the Development Agreement, as well as the DA's own Schedule 2-2 "Waiver of Codes" call for circumventing Administrative Code 23.3's REQUIREMENT for appraisal and appraisal review.

The intent of City officials was to sneak through the bargain-basement price without ANY appraisal. The Clifford Advisory appraisal was commissioned only because the scandalously low price had unexpectedly been identified by the public deep within a 2256-page PDF Planning Commission packet.

The Clifford Advisory appraisal was only commissioned in June.....only a few weeks prior to the PUC meeting. The purpose of the Clifford Advisory appraisal was essentially an attempt to cover tracks.

Here, I provide you with definitions of "Fair Market Value" and "arm's length transaction."

Redfin:

#### Definition of Fair Market Value

Fair market value is the home price that a buyer and seller in an **arm's-length transaction** would be willing to agree upon on the open market. For example, if a son buys a home from his mother at an unusually low price, that price is not the fair market value because it was not an arm's-length transaction. The mother would sell the home at a much higher price if she sold it on the open market to an unrelated buyer.

Investopedia:

What Is an Arm's Length Transaction?

An arm's length transaction refers to a business deal in which buyers and sellers act independently without one party influencing the other. These types of sales assert that both parties act in their own self-interest and are not subject to pressure from the other party; furthermore, it assures others that there is **no collusion between the buyer and seller**.

If nothing else, this should ring alarms in your head about the validity of the Clifford Advisory appraisal. Secondly, this should have you wondering why language that bypasses both appraisal and appraisal review would appear in the DA Ordinance, and the Development Agreement itself.

What kind of alarms?.....CORRUPTION.

The main way FMV's are arrived at are via "comps." How does the Balboa Reservoir's \$15.95/ sq ft compare with:

- Francisco Reservoir to Rec & Park, 2014-- \$69.06/ sq ft
- SFCCD Lee Extension & North Road to Reservoir Project, 2020 --\$250/ sq ft
- 636 Capp -- asking \$618/ sq ft
- 16th/Shotwell-- asking \$768/ sq ft

Please don't join the culture of corruption in City offices. Do not approve the bargain-basement PSA.

If you're willing to sell it for cheap, sell to City College, instead. Not to a private, for-profit joint venture.

Sincerely,

Alvin Ja, D7 ratepayer

\*\*\*\*\*

Land Use and Transportation Committee, Budget & Finance Committee, BOS:

The enacting Ordinance for the Development Agreement states:

*The Board of Supervisors finds that due to current exigencies, the number of analyses of the Project that have been conducted, and the depth of analysis and sophistication required to appraise the Project Site, an Appraisal Review of the Project Site is not necessary and waives the Administrative Code Section 23.3 requirement of an Appraisal Review as it relates to the Project Site.*

Schedule 2-2 of the Development Agreement states:

*In recognition of the Fiscal Feasibility Report adopted by the Board of Supervisor as Resolution 85-18 and the depth of analysis and sophistication required to appraise the Project Site in connection with the sale of the Project Site, the Appraisal Review required by Section 23.3 is waived.*

Resolution 85-18's Budget & Legislative Analyst's Fiscal Feasibility Report is cited to support bypassing Appraisal Review. However, the Budget & Legislative Analyst Report says the exact opposite. This is what the 3/9/2018 Report **really** says:

*The price that Reservoir Community Partners will pay SFPUC to acquire the site will be informed by a cash flow analysis that takes into account the development's 33 percent affordability requirement, and by an independent appraisal and appraisal review conducted in accordance with the requirements set out in Administrative Code Chapter 23.*

*RECOMMENDATION: Preparation of a rigorous, independent cash flow analysis...to ensure that land price paid to SFPUC ...are maximized.*

The Budget & Legislative Analyst Report affirmatively calls for compliance with the requirements of Administrative Code 23.3 to protect the public interest. Instead, the Enacting Ordinance and the Development surrenders the public interest to by gifting public land to a private developer joint venture for dirt cheap.

Do not approve the enacting Ordinance for the Development Agreement. Do not waive the requirement of Administrative Code 23.3 for independent, objective Appraisal Review.

Protect the public interest. Do not be a party to a corrupt permanent giveaway of public land at \$15.95 per square feet.

Alvin Ja, D7



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Please oppose the Balboa Reservoir Project: 1. it's corporate welfare; 2. it's damaging to CCSF; 3. It's chasing the wrong housing solution  
**Date:** Monday, July 20, 2020 5:22:55 PM

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**From:** Jason Jungreis <jasonjungreis@gmail.com>

**Sent:** Monday, July 20, 2020 5:19 PM

**To:** Major, Erica (BOS) <erica.major@sfgov.org>; dgonzales@ccsf.edu; lmilloy@ccsf.edu; ivylee@ccsf.edu; swilliams <swilliams@ccsf.edu>; ttemprano@ccsf.edu; davila <davila@sfsu.edu>; alexrandolph <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>

**Subject:** Please oppose the Balboa Reservoir Project: 1. it's corporate welfare; 2. it's damaging to CCSF; 3. It's chasing the wrong housing solution

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

All,

I am writing to oppose the Balboa Reservoir Project which you will soon be voting on. It is a bad deal, and a bad idea, and fundamentally the wrong solution. You need to just do the work to make the correct solutions -- that are already in the pipeline! -- happen sooner (or not, given Covid's demand suppression).

First, the City is about to sell the Balboa Reservoir, which is public land, to a corporate housing developer whose CEO makes \$10M/year. The developer claims that by building 550 market rate units it will be able to subsidize an additional 550 affordable, or below market rate units, but in reality, it is mainly city and state funds that will subsidize the affordable units. Even worse, the City is selling the land at a deep discount to this private developer. This is a subsidy for a wealthy corporation with tax payer's dollars. It's a sweetheart deal, corporate welfare at its worst and should not be tolerated.

Second, it's not the land in question is useless. Projections show the growth of City College, and City College needs to plan its construction of better buildings for the future. Moreover, it disregards the overwhelming support for Prop A (\$845 M Bond for CCSF), shows SF voters desire the development and expansion of CCSF, and Balboa Reservoir is critical for CCSF's growth.

Third, and mostly, the better arguments are these three issues:

1. San Francisco has about 65,000 housing units approved for construction. This is enough to house 130,000 new San Franciscans. And that is PLENTY for our natural growth and our available infrastructure.
2. More housing in and of itself is a formula for terrible efficiency. Planned communities are a formula for excellent efficiency. San Francisco's larger development plans should be built, as they are logical, efficient, self-contained planned communities, not a jumble.
3. The Board has done zipo, nada, nothing to promote the prompt development of Hunter's Point, Lake Merced, Treasure Island, and the many other large-scale developments that are in the pipeline for approved construction. This is a problem the Board can and should address. It is NOT a problem of a need for yet-more construction approvals -- it is a simple but classic problem of getting stuff done.

Please oppose this project. Say No to Corporate Welfare – Yes to CCSF. And get to work on the real work of getting buildings built.

Sincerely,

Jason Jungreis  
527 47th Avenue  
San Francisco



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Support for: Balboa Reservoir Project  
**Date:** Monday, July 20, 2020 4:27:50 PM  
**Attachments:** [Balboa Reservoir- Board of Supervisors Budget Committee Community Support letter template - Final \(2\).docx](#)

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**From:** Mary Harris <maryharris\_sf@outlook.com>  
**Sent:** Monday, July 20, 2020 4:27 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>  
**Cc:** Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Nora Collins <nora\_collins@avalonbay.com>; Scott Falcone <scott@falconedevelopment.com>; Sam Moss <smoss@missionhousing.org>  
**Subject:** Support for: Balboa Reservoir Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Budget & Finance Committee Members,  
Attached is OMI Neighbors in Action Letter of Support for the Balboa Reservoir Development Proposal.  
Thank you for your time and attention, Mary C. Harris, President OMI NIA

July 20, 2020

## OMI Neighbors in Action... a community organization of neighbors helping neighbors

To: City and County of San Francisco Board of Supervisors Budget and Finance Committee

Re: Balboa Reservoir Project Case #s: 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

**Sent via e-mail to:**

Assistant Clerk at [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)

Committee Chair at [sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)

[CC: Supervisor Walton: Shamann.Walton@sfgov.org](mailto:Shamann.Walton@sfgov.org)

[Supervisor Mandelman: RafaelMandelman@sfgov.org](mailto:RafaelMandelman@sfgov.org)

Board Chair at [norman.yee@sfgov.org](mailto:norman.yee@sfgov.org) and [jen.low@sfgov.org](mailto:jen.low@sfgov.org)

Dear Supervisors Fewer, Walton, and Mandelman:

My name is Mary Harris and I am the President of OMI Neighbors in Action. We have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Budget and Finance Committee on July 29, 2020.

### **Affordable Housing and Family Friendly Amenities**

Given our City's dire housing crisis and the lack of affordable housing, We support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes **550 affordable homes** for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these

households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors.

The new **Reservoir Child Care Center**, located at the Brighton Paseo entrance to the Reservoir from Ocean Avenue, will offer 100 spaces for children living either in the new Reservoir homes and from the surrounding neighborhoods. Importantly, up to half of the childcare spaces will be offered at subsidized rates for low-income families. The design of the outdoor space dedicated as part of the child care center and the easy drop-off and pick-up access within the Reservoir and from the adjacent neighborhoods make the new childcare center a very valuable addition to the neighborhood.

The new **Reservoir Community Park**, located at the heart of the Balboa Reservoir, includes 2 acres of programmed areas and open space plantings all connected via nicely landscaped pathways to the other smaller open spaces throughout the Reservoir. The park includes active playground and grassy areas for children's play along with a gazebo and benches for more passive relaxation. California native plants and other non-water intensive vegetation will be chosen for the larger natural planted areas and as borders for the pathways throughout the property. Multiple dog play areas will be available at different locations on the Reservoir for easy access to the existing neighbors from Sunnyside, Ingleside and Westwood Park along with the new residents.

### **Transit/Car Alternatives**

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike.

### **Small business and Commercial support**

July 20, 2020

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians' easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Sincerely,

Mary C. Harris, President OMI NIA

65 Beverly St. SF, CA 94132

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 3:23:22 PM

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**From:** Claire Kostohryz <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 2:36 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Claire Kostohryz and I live in the Bay Area. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in the Bay, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to

significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Claire Kostohryz

[clkosto@gmail.com](mailto:clkosto@gmail.com)

4138 West Street

San Francisco , California 94608



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 1:21:34 PM

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**From:** Milo Trauss <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 1:17 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

Dear Supervisors,

More housing at the Balboa Reservoir site is imperative. The current proposal is much smaller than what the city needs and deserves.

My name is Milo Trauss and I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned

by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Milo Trauss

[milotrauss@gmail.com](mailto:milotrauss@gmail.com)

4035 26th St. Apt 1

San Francisco, California 94131

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Oppose the Balboa Reservoir Project: No to Corporate Welfare – Yes to CCSF  
**Date:** Monday, July 20, 2020 1:07:24 PM

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**From:** barbara@clarkfineart.com <barbara@clarkfineart.com>  
**Sent:** Monday, July 20, 2020 1:07 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Oppose the Balboa Reservoir Project: No to Corporate Welfare – Yes to CCSF

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Linda Wong,

I am writing to ask you to oppose the Balboa Reservoir Project which you will soon be voting on.

The City is about to sell the Balboa Reservoir, which is public land, to a corporate housing developer whose CEO makes \$10M/year. The developer claims that by building 550 market rate units it will be able to subsidize an additional 550 affordable, or below market rate units. In reality, it is mainly city and state funds that will subsidize the affordable units.

The housing crisis in San Francisco is an affordable housing crisis. This Project, built on public land, should be a 100% truly affordable development.

Even worse, the City is selling the land at a deep discount to this private developer, subsidizing a wealthy corporation with tax payer's dollars. It's a sweetheart deal, corporate welfare at its worst and should not be tolerated.

An additional concern is that by building separate market rate and affordable units, the Project results in a development that creates de facto segregation. This is inconsistent with San Francisco's inclusionary housing policy, which mandates that affordable and market rate units should all be under the same roof, creating a diverse housing community. In addition the open space will be controlled by members of the Home Owners Association who are mainly the owners of market rate, not affordable, units.

This project will also cause irreparable harm to City College of San Francisco. The Balboa Reservoir land has been used by CCSF for decades. Currently it provides commuter students, staff, and faculty access to CCSF with essential parking. Loss of this parking, without first ensuring other viable transportation options, will make it difficult, if not impossible, for many of the low income students and students of color to access the campus and get the education and professional training they need.

This is a city-wide issue. We need a City government that fights for housing justice and education.

Please oppose this project. Say No to Corporate Welfare – Yes to CCSF.

Sincerely,  
***Barbara Mann***  
***Christopher Clark Fine Art***  
***377 Geary Street***  
***San Francisco, CA. 94102***



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 11:50:16 AM

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**From:** leonard manuel <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 11:40 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Leonard and I currently live in the southeast Visitacion Valley Portola Little Hollywood neighborhood, however previously I resided in the Balboa Park Ocean Avenue Ingleside district. I have read about community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to

reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

We urgently need more affordable housing units and options. Please consider demolishing unused/underused buildings meant for religious gatherings/functions, and rather convert the space into affordable housing for people. I have been living in various neighborhoods of SF since 2006 and honestly, I would like to see this specific project be completed within my lifetime (I am almost 39 years old). I say that because the pace of housing being built is \*slow\*.

Thank you for reading and your consideration.

Leonard  
A concerned SF resident

leonard manuel  
ldmanuel@yahoo.com  
campbell  
San Francisco, California

|



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 10:46:21 AM

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**From:** Charles Whitfield <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 10:45 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is \_\_\_\_\_ and I live in the \_\_\_\_\_ neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to

significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Charles Whitfield  
whitfield.cw@gmail.com  
1 St Francis Place  
San Francisco, California 94107

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 10:35:13 AM

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**From:** Avishai Halev <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 10:33 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Avishai and I live in the Castro. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Avishai Halev  
avishaihalev@gmail.com  
53 Collingwood St  
San Francisco, California 94114

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 10:25:17 AM

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**From:** George Coleman <info@hartfordproperties.com>  
**Sent:** Monday, July 20, 2020 10:11 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is \_\_\_\_George Coleman\_\_\_\_ and I live in the \_\_\_\_Glen ParkSt.\_\_\_\_ neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

George Coleman

[info@hartfordproperties.com](mailto:info@hartfordproperties.com)

197 Laidley St.

San Francisco, California 94131



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:30:12 AM

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**From:** Galit Gontar <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 9:21 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Galit and I live in the Glen Park neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Galit Gontar  
galit.gontar@gmail.com  
124 Bemis St.  
San Francisco, California 94131



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:30:24 AM

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**From:** Philip Crone <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 9:18 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Phil Crone, and I am an Ingleside resident. I am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Philip Crone  
Philip.crone@gmail.com  
100 De Montfort Avenue  
San Francisco, California

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:30:53 AM

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**From:** Sara Ogilvie <sara@ogilvie.us.com>  
**Sent:** Monday, July 20, 2020 8:41 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Sara Ogilvie and I live in the Mission neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to

significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Sara Ogilvie  
sara@ogilvie.us.com  
3009 Mission St Apt 210  
San Francisco, California 94110

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:31:09 AM

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**From:** Robert Fruchtman <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 8:37 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Robert Fruchtman and I live in the Lower Haight neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future. Half of these homes will be available at prices below market rate, which will especially stabilize the neighborhood. I urge you to support this comprehensive proposal.

Robert Fruchtman  
rfruchtose@gmail.com  
616 Page St

San Francisco, California 94117

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:31:18 AM

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**From:** Jui-Yun Hsia <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 8:28 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Annie Hsia, and I am a long time resident of Bernal Heights. I am writing in support of the development proposal for Balboa Reservoir being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo



Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Jui-Yun Hsia  
ajhsia@gmail.com  
30 Patton St  
San Francisco, California 94110

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:31:28 AM

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**From:** Jaime Tanner <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 8:25 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Jaime tannerand I live in lower pac heights. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to

significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Jaime Tanner  
jaimeatanner@gmail.com  
2664 Bush Street  
San Francisco, California 94115

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:31:39 AM

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**From:** Jacqueline Mauro <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 8:17 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Jackie Mauro and I live in Noe Valley. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. This will also shore up our tax base in the face of this terrible pandemic. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. My sister was a preschool special ed teacher and was driven from the city by lack of affordability--we need our teachers! As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

Jacqueline Mauro  
jacqueline.amauro@gmail.com  
658 Duncan St  
SAN FRANCISCO, California 94131

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:31:48 AM

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**From:** Zack Subin <zack.subin@fastmail.fm>  
**Sent:** Monday, July 20, 2020 8:16 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Zack Subin and I live in the Ocean View neighborhood less than a mi uphill from the site. I attended multiple of the community meetings for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

This project brings much needed homes to the Westside, surrounded by a single family neighborhood that is was formed based on exclusionary principles and has seen almost no housing production even while other parts of the city experience change. The project goes above and beyond the city's floor for inclusionary housing and provides 50% subsidized affordable homes. Most importantly, it would convert a vast sea of asphalt into a village of homes, green space, and integrated shopping and transit. Even though I already own my home in Ocean View (thanks only to a generous gift from family), this will improve my experience of the entire neighborhood by providing more walkability and bikability, and more people on the street and keeping our small businesses alive.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking



pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Sincerely,  
Zack Subin

Zack Subin  
zack.subin@fastmail.fm  
192 Caine Ave  
San Francisco, California 94112

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:32:02 AM

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**From:** Renne Arias <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 8:05 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Renne Arias and I live in the Ingleside neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

The Reservoir Partners development proposal of 1,100 homes includes 550 affordable homes for people earning between 30% and 120% area median income (AMI). These affordable rental homes sized for working families will be built by San Francisco-based non-profits BRIDGE Housing and Mission Housing, along with a handful of for-sale affordable homes built by Habitat For Humanity. One of these rental buildings with approximately 150 apartments will offer prioritized housing for City College educators and staff earning between 80%-120% AMI with a secondary preference for SF Unified School District educators and staff. As with the market-rate apartments being built concurrently, all of these households will have access to the new neighborhood park, dog play areas, and the on-site child-care center that create a strong family friendly environment for future residents and all existing neighbors. Please support this project.

Renne Arias  
rennearias@gmail.com

1770 San Jose Avenue, #8  
San Francisco, California 94112

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:32:14 AM

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**From:** Sarah Boudreau <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 7:45 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Sarah and I live in Cow Hollow. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

The Reservoir Partners development proposal of 1,100 homes literally at Ocean Avenue's doorstep has been designed to connect the new residents to retail and services along Ocean Avenue without creating commercial space that would be in competition with the small businesses along Ocean Avenue. In fact, the development has been designed to specially complement the existing and future Ocean Avenue businesses. The walking paths designed along Lee, Brighton, and the Ingleside Library will connect Reservoir residents directly to Ocean Avenue while also enabling neighbors, employees and pedestrians easy access from Ocean Avenue to the Reservoir's new neighborhood park, dog walking areas, and other open spaces located directly behind Whole Foods. During this time of sheltering-in-place, business stress and future economic uncertainty, the Balboa Reservoir development provides the support of thousands of new customers living in the 1,100 new homes that will be vital to stabilizing all of the small businesses along Ocean Avenue and helping the neighborhood thrive long into the future.

Please approve the project without delay so that our city can get going on building this carefully-planned and much-needed housing.

Sarah Boudreau  
boudreau.sarah.m@gmail.com  
1520 Greenwich Street, Apartment 11

San Francisco, California 94123

|



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:32:20 AM

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**From:** Serena McNair <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 7:44 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Serena McNair and I live in Parkmerced. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to



significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Serena McNair  
ravenxwriter@gmail.com  
94132  
San Francisco, California 94132

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:32:31 AM

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**From:** Marty Cerles Jr <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 7:42 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Marty Cerles and I live in the Lower Pac Heights neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

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significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Marty Cerles Jr  
martycerles@gmail.com  
2890 California St  
San Francisco, California 94115

I

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:32:39 AM

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**From:** Brendan D <info@email.actionnetwork.org>  
**Sent:** Monday, July 20, 2020 7:28 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

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Linda Wong,

My name is Brendan D and I live in the West Portal neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers.

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Brendan D  
bwendan@gmail.com

2430 16th Ave  
San Francisco, California 94116

I



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)  
**Date:** Monday, July 20, 2020 9:33:01 AM

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**From:** Steve Marzo <smarzo@alumni.nd.edu>  
**Sent:** Sunday, July 19, 2020 5:33 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Linda Wong,

Dear Supervisors:

My name is Steve Marzo and I live in the Ingleside neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to



reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Sincerely,

Steve Marzo  
smarzo@alumni.nd.edu  
1117 Ocean Ave #204  
San Francisco, California 94112

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Oppose the Balboa Reservoir Project!  
**Date:** Thursday, July 16, 2020 6:41:37 PM

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Brent, please add to Balbao file. Thanks!

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**From:** Dina L Wilson <dwilson@ccsf.edu>  
**Sent:** Thursday, July 16, 2020 6:38 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Oppose the Balboa Reservoir Project!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to ask you to oppose the Balboa Reservoir Project which you will soon be voting on.

The City is about to sell the Balboa Reservoir, which is public land, to a corporate housing developer whose CEO makes \$10M/year. The developer claims that by building 550 market rate units it will be able to subsidize an additional 550 affordable, or below market rate units. In reality, it is mainly city and state funds that will subsidize the affordable units.

The housing crisis in San Francisco is an affordable housing crisis. This Project, built on public land, should be a 100% truly affordable development.

Even worse, the City is selling the land at a deep discount to this private developer, subsidizing a wealthy corporation with tax payer's dollars. It's a sweetheart deal, corporate welfare at its worst and should not be tolerated.

An additional concern is that by building separate market rate and affordable units, the Project results in a development that creates de facto segregation. This is inconsistent with San Francisco's inclusionary housing policy, which mandates that affordable and market rate units should all be under the same roof, creating a diverse housing community. In addition the open space will be controlled by members of the Home Owners Association who are mainly the owners of market rate, not affordable, units.

This project will also cause irreparable harm to City College of San Francisco. The Balboa Reservoir land has been used by CCSF for decades. Currently it provides commuter students, staff, and faculty access to CCSF with essential parking. Loss of this parking, without first ensuring other viable transportation options, will make it difficult, if not impossible, for many of the low income students and students of color to access the campus and get the education

and professional training they need.

This is a city-wide issue. We need a City government that fights for housing justice and education.

Please oppose this project. Say No to Corporate Welfare – Yes to CCSF.

Sincerely,

Dina Wilson

ESL Instructor

Mission Campus

City College of San Francisco - *Ohlone Territory*

(415) 652-1390

pronouns: she/her/hers

**From:** [aj](#)  
**To:** [Wong, Linda \(BOS\)](#); [Jalipa, Brent \(BOS\)](#)  
**Cc:** [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)  
**Subject:** Fw: File 200423, 200740--"Achieving Equity in City Planning"  
**Date:** Thursday, July 16, 2020 3:53:31 PM

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Budget & Finance Committee:

This piece, "Achieving Equity in City Planning", is relevant to Balboa Reservoir. Here are some excerpts from the piece, followed by the entire piece.

--Alvin Ja

***Affordability: ensuring that all people regardless of their level of income can afford housing.*** Universal affordability must be our primary goal. *The market has no incentive to produce housing that most people can actually afford. There is no "naturally occurring" affordable housing and a few "below market rate" units here and there make the situation worse. This has led to an over-supply of high priced housing.* Therefore, when we build new housing, every unit has to be affordable for people and households that are working class, have low incomes and no incomes.

*For too long, the systems of development and access to land have been "pay to play" with developers and their lawyers monopolizing land ownership, making the rules for who gets to develop it and how. City planners have seen their role as enabling this market based system of exclusion and monopolization. It's time to assert that the role of government is to mobilize resources for equity.*

*We must demand that no development, policy, plan, or legislation can proceed without first proving that it will empirically and primarily benefit those most at risk- our most vulnerable residents and workers. This means putting all proposals for building market rate housing on hold indefinitely. That means putting aside all the up-zoning and re-zoning plans that enable more market rate housing.*

*For too long, the framework for Planners has been to expedite approvals of high priced developments along with a side order of "mitigations" or "impact fees" to placate low income and people of color communities. This "Trickle Down" approach has worsened inequality, driven people of color and people with low incomes far away from their places of work, and increased homelessness. Throwing a few "below market rate" units into a luxury condo tower doesn't count as an equity strategy. All it does is ensure that one more site will be occupied by a building where 80% or more of the units are priced completely out of reach.*



1. *Stop the sale of all publicly owned lands to market rate developers for the purpose of developing any market rate housing. That land should be set aside for development of affordable housing and community serving uses such as small businesses and nonprofits.*

*No longer should we accept the speculative theories that maybe someday for-profit housing developers will build enough that prices will come down so low that most people can then afford them. The continuing displacement, segregation and instability caused by ongoing market rate development, speculation and financialization of housing is destructive and must stop immediately.*

Entire piece:

\*\*\*\*\*

Achieving Equity In City Planning

DAPSS: A Revolutionary New Framework For Planning Cities

Joseph Smooke, Dyan Ruiz, Frederick Noland | 07/10/2020

**Photo Credit**

All Illustrations by Frederick Noland

[people. power. media] · DAPSS Audio Summary 14 July 2020

City planners have for decades perpetrated segregation, displacement and inequality. We called this out in our first part of this series, "[Post-Coronavirus We Need a New Way to Plan Cities](#)". Building on that piece, we are introducing a revolutionary framework for how to achieve equity by planning cities in an entirely new way: by intentionally addressing Desegregation, Affordability, Production, Stability and Sustainability (DAPSS).

Planners and politicians must prioritize the needs of those who are most vulnerable and who have been oppressed— people of color, people with low incomes, the homeless and the working class. This is the only way that equity and anti-racism can become the fundamental, guiding forces for all development.

We need to build a future where all development and zoning originate from and prioritize low-income and people of color communities. These proposals must intentionally assert each of the components of DAPSS. In order for this tool to work, **each** of these DAPSS strategies must **all** work together to bring our housing and land use into balance.

Here's an overview of DAPSS.

- **Desegregation: ensuring that all people are able to choose for themselves where they want to live.** Desegregation must be intentional and systemic in order to overcome decades of intentional development and land use policies that have ripped our communities apart along differences in race and income.
- **Affordability: ensuring that all people regardless of their level of income can afford housing.** Universal affordability must be our primary goal. **The market has no incentive to produce housing that most people can actually afford.** There is no "naturally occurring" affordable housing and a few "below market rate" units here and there make the situation worse. **This has led to an over-supply of high priced housing.** Therefore, when we build new housing, every unit has to be affordable for people and households that are working class, have low incomes and no incomes.
- **Production: building new units of housing to meet future needs of a growing economy.** Production is important for meeting the needs of growing cities and regions. However, since building new housing naturally monopolizes use of the land where it's located, new housing must only be approved that objectively and intentionally meets the other strategies of Desegregation, Affordability, Stability and Sustainability.
- **Stability: the ability for people to live securely without threat of eviction or**



**foreclosure.** Stability is crucial for personal and community health. Constant threats of eviction, foreclosure, and rent increases, and deteriorating habitability issues are all destabilizing, yet all of these are endemic to our current housing system and must be changed. We must prioritize policies that encourage housing and land ownership by low income and people of color communities.

- **Sustainability: shifting focus from private profit to community building, from exploitation to restoration and resilience, and integration with natural systems.** Sustainability forces us to think about the long term impacts of development, especially to the environment, rather than the short term profitability developers seek. Growth must contribute to greater sustainability rather than merely mitigating its negative impacts.

Each element is detailed further in this article, along with specific strategies to implement them.

### How Can You and Your Community Use DAPSS?

- **Use DAPSS to create** your own community's vision and strategies.
- **Use DAPSS to evaluate** candidates for office. Hold community forums and debates with candidates. Ask the candidates about DAPSS and see how they respond. Hold them accountable to your community's vision and plan for how you want to see DAPSS implemented. Not satisfied? Run your own candidates and make this change happen!
- **Use DAPSS to fight back** against developments or re-zoning efforts or new policies or legislation that don't fit your community's vision and strategies.

### A FUNDAMENTAL RE-VISIONING OF CITIES

The sustained agitation in the streets for de-funding the police is a demand for fundamentally changing the way our society is structured. The demonstrations are urgent calls for investing in the resilience of communities- for taking money away from militarized protection of those with wealth and power, and instead redirecting those resources to the networks that support people and communities. The people and communities who have been terrorized by systems of oppression, racism, segregation and disinvestment. This isn't just about shifting resources. It's about changing an entire culture.

It's in this context that we call for tearing down the existing systems of planning and development, and rebuilding them as anti-racist and actively striving for equity. The actions of city planners in today's world are similar to those of the police, just not in a militarized form- although when the Sheriff comes to enforce an eviction or a foreclosure, these two systems do intersect.

Low income and people of color communities must be the primary decision makers and beneficiaries of our land use systems in order to guarantee an equitable future where everyone lives with freedom and stability. We need to change the priorities of who has access to and control of land, housing, and open spaces and the means of subsistence.

For too long, the systems of development and access to land have been "pay to play" with developers and their lawyers monopolizing land ownership, making the rules for who gets to develop it and how. City planners have seen their role as enabling this market based system of exclusion and monopolization. It's time to assert that the role of government is to mobilize resources for equity.

We must demand that no development, policy, plan, or legislation can proceed without first proving that it will empirically and primarily benefit those most at risk- our most vulnerable residents and workers. This means putting all proposals for building market rate housing on hold indefinitely. That means putting aside all the up-zoning and re-zoning plans that enable more market rate housing.

For too long, the framework for Planners has been to expedite approvals of high priced developments along with a side order of "mitigations" or "impact fees" to placate low income and people of color communities. This "Trickle Down" approach has worsened inequality, driven people of color and people with low incomes far away from their places of work, and increased homelessness. Throwing a few "below market rate" units into a luxury condo tower doesn't count as an equity strategy. All it does is ensure that one more site will be occupied by a building where 80% or more of the units are priced



completely out of reach.

Our city governments must no longer prioritize the profit margins of well-capitalized developers who cater to wealthy residents, corporate rentals and global investors who park their cash in and speculate on the housing market. In order to be considered for approval, we have to demand that every project or re-zoning that comes before a Planning Department or Commission for approval proves that their primary purpose and benefit is for low income, working class, and people of color communities. All proposals must uphold **each** element of DAPSS, Desegregation, Affordability, Production, Stability and Sustainability, in order for cities to achieve equity in planning and development.

## DESEGREGATION

***Ensuring that all people regardless of race, religion, gender identity, national origin, abilities, or income are able to choose for themselves where they want to live.***

Systems of segregation have defined the US since its inception. Forcing Native Americans onto [Reservations](#), racist [Jim Crow](#) laws separating blacks from whites, denying home financing to people of color through "[Redlining](#)", forced displacement of people of color and low income residents for urban [Redevelopment](#), forcing immigrants into segregated neighborhoods like [Chinatowns](#), and discriminatory "[Covenants, Conditions and Restrictions](#)" that regulate use of condos and subdivisions are just some examples. Both the public and private sectors are culpable for deliberately excluding people of color from owning homes or even being able to live in desirable neighborhoods, as chronicled in the comprehensive book [The Color of Law](#).

It's dangerous, however, to think of segregation as something that vanished with Title VIII of the Civil Rights Act of 1968, also called the [Fair Housing Act](#) and the [Community Reinvestment Act](#) of 1977 which established rules intended to end discriminatory practices in terms of who gets to live where and who has access to financing. Segregation also didn't vanish with the repeal of the Chinese Exclusion Act in 1943, the dissolution of California's Redevelopment Agencies in 2012, or the HOPE VI rebuilding of public housing in the 1990's and 2000's. Not only does segregation still exist, it [continues](#) to rip apart our social fabric.

The 2014 killing of Michael Brown in Ferguson, Missouri focused the nation's attention on the deep [segregation of St Louis](#), which reflects similar realities for many other US cities. More recently, Amy Cooper called the cops on a black man in New York which unfortunately is [not an isolated incident](#) of whites calling law enforcement on blacks who they feel should be excluded from their domain. Even in liberal San Francisco, [Alex Nieto](#) was gunned down by police for being a person of color in his own neighborhood which was rapidly gentrifying.

Segregation is intentional. It's systemic. Think about that new luxury apartment building charging \$3,000 a month for rents or \$1 million to buy a new condo plus monthly homeowners association fees. Since the [disparity](#) of incomes and wealth between white households and people of color is so wide and so pervasive, the residents in these new units will [mostly be white](#). The income and education potential for people in [concentrated](#) areas of poverty is clearly worse than the prospects for households that have better schools and job prospects.

For cities with [less segregation](#) there's less of an inequality gap. Or is it that cities with less of an inequality gap have less segregation? Either way, for planners to use the power of the government to keep rubber stamping market rate developments with just a sprinkling of "inclusionary" or "below market rate" units means an ever whiter and more segregated future.

Desegregation will only happen through systemic and deliberate action. Deliberate actions to create the ability for people to live in any area they want—close to work or schools and other social infrastructure, regardless of the renter's or buyer's race or ethnicity, sexual orientation, family size or composition, physical or mental capacities, language, use of rent subsidies, or other factors. As Richard Rothstein, author of *The Color of Law*, said in a [recent interview](#), changing zoning won't solve this problem by itself. We need to make housing more affordable and we need to reduce inequality. Planning does play a crucial role in making our cities more unequal. See our first article in this series, ["Post-Coronavirus We](#)



[Need a New Way to Plan Cities"](#) for a deeper analysis. Planners need to take decisive actions to make our cities more equitable.

### Sample strategies for Desegregation

1. Prioritize new, affordable, price-controlled housing in every neighborhood. Prioritize supportive, permanent housing for people who are currently homeless, in every neighborhood.
2. [Enforce](#) fair housing (anti-discrimination). Charge landlords a fair housing fee to expand the number of city staff tasked with enforcing tenant selection and overseeing mortgage lending practices.
3. Prohibit online platforms that use artificial intelligence and other automated systems for tenant and roommate selection, as they have been [shown to have racial biases](#).
4. Support small businesses and neighborhood based nonprofit organizations that provide affordable, culturally and linguistically accessible goods and services for low income and people of color residents.
5. Strengthen enforcement of the Community Reinvestment Act to ensure that commercial banks provide a more equitable distribution of investment and lending products.
6. Prioritize creation of a municipal bank that can provide home loans, down payment assistance, and even small business support with more favorable terms and with greater flexibility and accountability than commercial banks.
7. Make Planning Commission hearings more accessible. Hearings should take place in neighborhoods rather than at City Hall, and during late afternoon or evening hours.
8. Create a phased plan for ending means testing - even "supportive housing" would be based on circumstance and need, not based on income. Our system of means testing is an intentional system of segregation that must be dismantled.
9. Segregation and inequality are [public health issues](#). We need to ensure that quality health facilities are accessible and affordable to everyone in every community as we dismantle systems of segregation and reduce inequality.

### AFFORDABILITY

***Ensuring that all people regardless of their level of income can afford their housing. The [federal standard](#) is that affordable means paying 30% of your income on housing. However, for people with extremely low incomes, 30% may be too much, and for those in very high income brackets, paying more than 30% of income may still be affordable.***

Housing is shelter. Unfortunately, capitalism has transformed housing into so many things other than shelter- a "wealth creator", a landing pad for corporate executives, a tourist hotel, office space, event space. Each of these creates price competition and speculative investment expectations that tenants and homebuyers can't compete with.

The median income for a three person household in San Francisco in 2020 is [\\$115,300](#). This means that there is an equal number of households that make less and more than this income. Based on the [national standard](#) of affordability, a household making this much would pay 30% of their income on housing which would be \$2,883 per month. The median rent for a 2-bedroom apartment in San Francisco, however, is [\\$4,340](#) per month which is more than 50% higher than the rent a median income household can afford. This means that well over half of San Francisco's households can't afford housing - so they either have to leave, crowd into a roommate situation, or pay an excessive portion of their income on rent, leaving insufficient money to spend on food, transportation, and other expenses.

The failure of our planners and of our political system stems from their belief that for-profit housing developers will, of their own accord, provide housing at a price that most people can afford. Developers and landlords don't care what the median household income is. They care even less what someone can afford who earns less than the median. They only care whether there's a market for the prices they want to charge. As long as there's a market for high prices, whether that's coming from local residents, corporate leasing platforms, or global investors, they have no incentive to lower the rents or the sales prices as long as someone from somewhere is willing to pay top dollar.



But wait! The COVID-19 crisis has softened the market! Landlords are offering eight to ten weeks of [free rent](#). If you think this is evidence that housing prices are falling, don't be fooled. Offering incentives is a strategy for developers and landlords to keep their prices high for the long term while providing a temporary discount to incentivize people to occupy their units during what they hope is only a temporary downturn.

In the years leading up to the 2008 housing crisis, there was a massive [building boom](#) as developers chased the expanding market of homebuyers. When the housing bubble burst, and banks foreclosed on millions of mortgages, did those [now-vacant homes](#) become affordable housing that defrauded homeowners and low income and homeless households could then live in? Of course not. Banks tried to sell the properties - and if they couldn't sell them for the prices they wanted, the properties just languished, abandoned and blighted. Cities across the country then had to pay to [tear them down](#) - or sometimes the banks tore them down at their own cost- to address the blight they had created through greed and neglect.

That's right, even when developers capitalized on a massive consumer debt scam to finance over-building housing, and banks were then willing to part with those properties for a fraction of their prior value (because the Feds were spending trillions of dollars to guarantee the banks' solvency), we didn't see [cities](#) picking up those [homes](#) to expand their affordable housing stock; or to provide shelter for the homeless, or even for the homeowners victimized by the banks' predatory loans to move back in. They just [tore](#) the vacant homes down while [homelessness](#) increased- and is likely to continue to [increase](#) further due to the COVID-19 crisis.

To create affordability, the system needs to change. Planners need to stop approving market rate developments, There's no need for more market rate developments. Even before the COVID crisis, San Francisco as an example had over-built its regional allocation of need for market rate housing units and had far under built its allocation of below market rate housing. It also has entitled a [pipeline](#) of more than 40,000 new market rate units just waiting to go into construction. Not only have developers built too much market rate housing to address the projected demand, but planners have already approved enough additional market rate development to increase the housing stock of San Francisco, a major US city, by more than 10%. Enough is enough. Every parcel of land entitled or developed as market rate housing is another that won't be affordable.

Creating housing that is affordable for the majority of people— those who can't afford market rate housing— can only be done with deliberate, structural changes to the way we approach housing, and by deliberately, intentionally investing in affordable housing.

### **Sample strategies for Affordability**

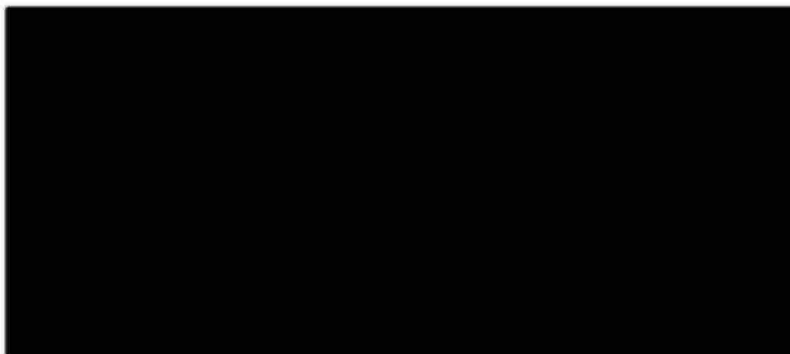
1. Stop the approval of market rate housing until there is sufficient affordable housing built.
2. **Stop the sale of all publicly owned lands to market rate developers for the purpose of developing any market rate housing. That land should be set aside for development of affordable housing and community serving uses such as small businesses and nonprofits.**
3. Make sure the money is available. Some strategies include 1) charging a per square foot fee on big business retail and office space where there are new jobs; 2) creating a municipal or public bank that can provide grants or below market rate financing for affordable housing; 3) progressively higher real estate transfer taxes on sales of high value properties; 4) create an affordable housing trust fund that annually sets aside tax revenues for affordable housing; 5) the feds implemented massive corporate tax reductions in 2017- so implement a local tax on corporate earnings that captures locally at least some of the revenue lost at the federal level.
4. Cities, nonprofit organizations, and community land trusts must aggressively purchase existing apartment buildings in order to stabilize rents.
5. Nonprofit organizations and community land trusts must aggressively purchase sites for development of new affordable housing in every neighborhood.
6. Ban online platforms that transform housing into commercial uses such as "short term rentals" and "intermediate length occupancies", corporate housing, executive housing, commercial and office uses, etc.

## PRODUCTION

*Building new units of housing to meet future needs of a growing economy.*

New housing is needed as our economy continues to grow. Planners and politicians, however, [conflate](#) production with affordability and even go so far as to pull [desegregation and sustainability](#) into this mash-up, assuming that simply deregulating housing development will solve all our housing problems. This DAPSS framework corrects this misguided thinking by placing the goal of production in its own separate category as a problem that needs to be solved strategically to meet the needs of a growing region. Production must be approached in a way that deliberately meets each of the other strategies of DAPSS— otherwise it is a destructive force.

No longer should we accept the speculative theories that maybe someday for-profit housing developers will build enough that prices will come down so low that most people can then afford them. The continuing displacement, segregation and instability caused by ongoing market rate development, [speculation](#) and [financialization](#) of housing is [destructive](#) and must stop immediately.



### UN accuses Blackstone Group of contributing to global housing crisis

Patrick Butler

World's largest corporate residential landlords called out for their practices of inflating rents and 'aggressiv...

Solving the problem of production addresses the need to have a sufficient amount of housing available where people want to live— close to work, close to essential services such as schools, transportation, health care, healthy food. Making sure that there is enough housing in a particular place to support the local economy, so people can live near work and other amenities that support a community, is crucial.

How many new units do we need to produce? Over what period of time? Employment patterns and economic conditions change quickly, especially in times of crisis (as we have seen with hurricanes, fires and most recently with the COVID-19 pandemic). But housing development from the time of site acquisition to completion of construction takes three years or longer.

In order to figure out how many units we need over a period of time, we need an analysis of the units we already have. How many are held vacant (for longer than a typical duration for a unit to turn over)? How many units have been converted to use as short term rentals? Corporate rentals? Commercial and office use rentals? How many units have been entitled, but haven't advanced through the building permit process?

Answers to these questions can give us an accurate assessment of our existing housing stock. Vacant properties and units are resources that we should be able to use to respond to short term changes in the



market, and also meet existing unmet demand. These answers will also enable us to look strategically at how and where to build to meet long term demand.

The most important question, however, is who are we producing new housing for?

Production should never be enabled simply to build more units. Each of the DAPSS elements are separate but interlinked, meaning that embarking on a production strategy should always advance all the goals of desegregation, affordability, stability and sustainability first and foremost. Our planners and policymakers have to look to mobilize the government and our nonprofit sector, including community land trusts, to develop as much affordable housing as possible to meet current and future needs of quantity, affordability, and equity.

### **Sample strategies for Production in a way that deliberately also meets other goals of desegregation, affordability, stability, and sustainability**

1. Create a detailed housing inventory that identifies and locates every housing unit including those that are:

- permitted and un-permitted;
- vacant and occupied;
- used as long term housing; and
- used for something other than long term housing, such as tourist rentals or corporate rentals.

2. Prohibit uses in residential buildings that are not long term housing (such as short term rentals, corporate rentals, executive rentals, office and entertainment uses).

3. Charge a fee to property owners who are holding units vacant to make their vacant units available. Each of these units must come available as "below market rate" or "affordable" price controlled units.

4. For developments that received Planning approval (development entitlements) more than five years prior, the city should purchase these developments then develop them as 100% affordable housing. These developers aren't developing these lots, so these lots and their entitlements should be used for public benefit.

5. Protect publicly owned land to ensure that it's developed for 100% affordable housing.

## **STABILITY**

### ***The ability for people to live securely without threat of eviction or foreclosure.***

The constant threat of evictions and foreclosures has a profound and devastating effect on people's health and well-being. [Adults](#), especially [women of color](#), who are responsible for making monthly mortgage or rent payments are not the only ones who suffer. [Children and families](#) are more likely to report poor health, high blood pressure, depression, anxiety, and psychological distress when they are not stably housed.

During the COVID-19 pandemic, the displacement threat is even more dire because of concerns about infections and mandates to shelter-in-place. Maintaining employment, especially for [essential workers](#) who tend to earn close to subsistence wages, is fragile. Even before the pandemic, however, warnings of [evictions](#) leading to homelessness were on the rise. With so many millions of people currently out of work or working sporadically, getting evicted or having their homes foreclosed is even more likely to result in [homelessness](#) and increased possible exposure to the deadly coronavirus.

[Just cause](#) eviction protections, meaning that a tenant can typically only be evicted for a tenant's breach of the conditions of their lease, help to provide some stability for tenants. These protections help prevent landlords from evicting tenants for speculative reasons such as replacing tenants with "short term rentals" like Airbnb. Just cause protections also prevent evictions when landlords retaliate against tenants who request that repairs be made to address habitability issues.

A rent ceiling like an ambitious program initiated in 2019 in [Berlin](#) that covers all units would create a disincentive for landlords to speculate through rent increases. To address its rapidly rising housing costs, in 2017, Canada's largest province, Ontario, proposed an expansion of [rent control](#) for every unit in the entire province including Toronto, Canada's largest city. These are bold actions that address the constant threat of displacement from housing costs rising faster than wages.

Perhaps the most powerful strategy for achieving stability is to shift ownership away from profit-motivated landlords and private equity firms seeking short term profits. There are so many [models](#) for what this could look like- from large scale government owned "[social](#)" [housing](#) to networks of [community land trusts](#) to government financed systems of [resident ownership](#). A powerful concept for stability is for tenants to be able to purchase their buildings. [Programs](#) pioneered in Washington D.C. and San Francisco are designed to take existing apartment buildings off the speculative marketplace and transfer them into the ownership of tenants, nonprofit organizations or the city government. By taking these buildings out of the market, tenants will no longer have massive rent increases or be living under constant threat of other types of profit-motivated evictions.

### **Sample strategies for Stability**

1. Repeal laws that limit where and how rent control can be implemented. Once acts like this are repealed, price controls on rents can be implemented.
2. Enact laws to guarantee that all tenants have "just cause" eviction protections.
3. Create and fund a program for nonprofit organizations and community land trusts and tenants to have first priority to purchase apartment buildings as they come up for sale on the market. Each building successfully purchased in this way will increase the stability of those tenants.
4. Facilitate the creation of nonprofit limited equity cooperatives, so tenants have an affordable path to ownership and stability, and those units will remain affordable as they are bought and sold.
5. Require that landlords disclose the occupancy history of a building prior to receiving approvals for any building alterations. Landlords should not be allowed to evict tenants to move in either short term rental or corporate rental, commercial type uses.
6. Prohibit commercial and short term uses from occupying apartment and homes, especially where existing residents may be evicted or coerced to leave.
7. Strengthen enforcement of the Community Reinvestment Act to end discrimination in lending.
8. Regulate against predatory lending and other banking and financialization practices that put homeowners at risk of foreclosure.
9. Prioritize the formation of municipal banks that can provide loans for tenants to be able to purchase their buildings.

## **SUSTAINABILITY**

### ***Changing our approach to planning so future development contributes to the long term health and sustainability of our environment.***

For our future health and resiliency, we need to start thinking about sustainability in terms of changing how our communities and our built environment interact with the natural environment. According to [the UN](#), "Cities house more than half of the world's population and are responsible for over 70% of the world's energy-related carbon emissions, so they could make or break efforts to tackle climate change." Likewise, our [corporatized and extractive systems](#) of "agriculture and forestry have contributed nearly a quarter of global greenhouse gas emissions."

California and four other [states](#) have adopted "[ambitious goals for the development of zero net energy buildings](#)". Although laudable as a step in the right direction, sustainability is not just about reducing the environmental impacts of new buildings. It's about shifting our focus from chasing short term capital investments to [long term](#) planning around stewardship of our resources, land and environment. True sustainability demands that we change our focus from private profit to community building, from exploitation to restoration and resilience, and integration with natural systems so our cities evolve and grow in a way that is restorative and [regenerative](#) "to feed new life, health and wealth" into our environment.



Under our current system, when planners evaluate zoning and building proposals, they evaluate the potential environmental impacts that the future development might cause. Planners then consider how to mitigate or perhaps lessen the negative impacts of that particular development or re-zoning. This is the kind of planning that has led us on a path toward ecological degradation and global warming, because it's an approach that accepts negative environmental impacts as an inherent quality of growth.

It is imperative, however, to promote a positive impact on the environment and long term sustainability. By establishing a framework of [regenerative impacts](#) we want projects and rezoning to meet, and hold them accountable to those standards, we could create a useful economy full of innovative solutions for the real and meaningful problems facing our society.

When addressed strategically, issues of sustainability will directly benefit other DAPSS strategies. Building with new technologies such as [passive solar](#) construction will reduce utility and other operating costs, savings that should result in greater [affordability](#) due to the reduced monthly expenses. Health impacts from [climate change](#) and [industry](#) disproportionately burden low-income and people of color communities. By addressing sustainability as a holistic approach to planning and growth, we can improve the health of everyone rather than relying on "[trickle down equity](#)" that our planners typically use as a default.

Sustainability can also enhance stability by focusing on preserving our existing built environment. When existing residents are able to continue to stay in their buildings, near work and familiar social infrastructures, displacement and commute times would decrease, achieving both stability and sustainability.

Our boom and bust housing cycles often result in periods of excessive building, then vacant homes are torn down. This is an extremely wasteful cycle. Unless you work in construction, you probably don't think about all the materials (wood, steel, concrete, gypsum, glass, etc.) used during construction. We need to be aware of the waste the development system encourages, and think strategically about how we can instead preserve, adapt, and renovate our existing housing as part of this holistic approach.

### **Sample strategies for Sustainability**

1. Support the federal [Green New Deal](#) - but don't wait until politicians in DC figure out how to pass it. We need to start implementing as much of it through local ordinances as possible to refocus planning and invest in innovations that move us as quickly as possible to a future free of fossil fuel dependency.
2. Pass local ordinances that create new criteria for developments and re-zoning that require proving that these proposals will improve resilience and will restore the environment.
3. Work with your neighbors, and come up with a plan of your own— a vision, with drawings and models if you can— that show how you want your community to develop in a resilient, sustainable way, and hold decision makers accountable to your long term vision.
4. Change Planning Codes to create integrated systems for sustainability, and hold individual developments accountable to them. Minimizing the depletion of natural resources, minimizing shadow, traffic and other impacts on surrounding areas.
5. Further change Planning Codes and other laws to: require that Planning boards or commissions and their staff need to have expertise on sustainability; mandate zero carbon, zero fossil fuels buildings; and mandate criteria based on a life cycle and health assessment for all building materials and systems.
6. Require community gardens in developments and open spaces to provide better stormwater drainage, replenish the groundwater, [reduce carbon dioxide](#), reconnect residents to the land, provide affordable organic food, and new jobs.
7. Require that every development submit a sustainability report as a requirement for approval. This report would disclose the developer's strategies for
  - Reducing materials use and waste in the building's construction;

- Eliminating the need for natural gas and other fossil fuels in the building's operations;
- Minimizing the building's monthly operating expenses;
- Eliminating toxic construction and finish materials to ensure healthy air quality for residents and/ or users of the building;
- Protecting sunlight access for surrounding public uses such as parks and schools; and
- Providing community garden space.

8. Support and learn from the [Movement Generation's](#) Justice & Ecology Project that integrates grassroots organizing with a practical and clear strategy for changing our values around development.

## LONG TERM VISION

What you have just read is an ambitious but pragmatic framework for turning our thinking about housing and land use planning upside down, so people and communities come first.

As we work on these fundamental changes, it's important that we hold onto a larger program for a truly sustainable and equitable future. Below is a teaser list of some of the elements of that long term program. We will explore these principles and strategies in future articles in this series.

1. Protecting tenants and our housing stock against predatory Landlord Technology platforms that evict tenants so they can extract even more profit from lucrative corporate and commercial businesses.
2. Get housing construction and rents out of how countries calculate Gross Domestic Product- otherwise there will constantly be pressure to increase both the price of housing and volume of development as indicators of economic growth. Even better would be to dissociate from Gross Domestic Product altogether and embrace the framework of the [Wellbeing Economy Alliance](#).
3. End the practice of "derivatives" and "securitization" of mortgages and rents. Disallow private equity firms and hedge funds from owning housing. These are speculative entities and practices that are predatory and put people's housing at risk.
4. End "means testing" for housing. We will never truly solve the problems of Affordability and Desegregation if we hold onto the social engineering concept that certain housing is affordable for certain households earning certain levels of income.

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Check out the Save CCSF Webpage here:

<http://www.saveccsf.org/>

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