

1 [Agreement - Hunters Point Shipyard Phase One Parks and Open Spaces - Maintenance and
2 Operations]

3 **Resolution authorizing and approving an agreement with the Successor Agency to the**
4 **Redevelopment Agency of San Francisco, acting in its capacity as the legislative body**
5 **of Community Facilities District No. 8 (Hunters Point Shipyard Maintenance District), for**
6 **the City to receive funding for its operation and maintenance of the Hunters Point**
7 **Shipyard Phase One Parks and Open Spaces and to authorize the Recreation and Park**
8 **Department and the San Francisco Arts Commission to coordinate the operation and**
9 **maintenance.**

10
11 WHEREAS, The City's Board of Supervisors approved the Redevelopment Plan for the
12 Hunters Point Shipyard Project Area Phase One on July 14, 1997, by Ordinance No. 285-97
13 ("the Redevelopment Plan"); and

14 WHEREAS, The Redevelopment Plan and related plan documents provide for the
15 development and designate the location of parks in areas zoned for open space, among other
16 uses; and

17 WHEREAS, To implement the Redevelopment Plan, the Redevelopment Agency of the
18 City and County of San Francisco ("Former Agency") and Lennar/BVHP LLC entered into the
19 Disposition and Development Agreement - Hunters Point Shipyard Phase 1 ("DDA"), dated
20 December 2, 2003, and recorded in the Official Records of the City and County of San
21 Francisco (the "Official Records") on April 5, 2005 and amendments thereto, whereby
22 Lennar/BVHP LLC and its successors (the "Master Developer") became obligated to develop
23 these public open spaces, parks, plazas and public art on land owned by the Former Agency
24 that was designated as open space parcels in the Hunters Point Shipyard Maintenance
25 District (the "HPSY1 Parks and Open Spaces"); and

1 WHEREAS, On September 2, 2008, by Resolution No. 94-2208 (“Resolution of
2 Formation”), the Former Agency formed the Redevelopment Agency of the City and County of
3 San Francisco Community Facilities District No. 8 (“CFD No. 8”) under the Mello-Roos
4 Community Facilities Act of 1982, CA Gov’t Code §§ 53311 et seq., and the qualified electors
5 in CFD No. 8 approved a special assessment to fund the ongoing operation, maintenance and
6 repair of the HPSY1 Parks and Open Spaces, as defined in the DDA and in Exhibit A
7 (Description of Services to be Financed by the District) of the Resolution of Formation; and

8 WHEREAS, CFD No. 8 funds will remain available to cover park operation,
9 maintenance and repair costs in perpetuity; and

10 WHEREAS, Following a special election of qualified electors in CFD No.8, CFD No. 8
11 levied a special tax to maintain the HPSY1 Parks and Open Spaces as described in the
12 Resolution of Formation; and

13 WHEREAS, Special taxes within CFD No. 8 are levied pursuant to the methodology in
14 the Rate and Method of Apportionment of Special Tax (“RMA”), which was adopted as an
15 exhibit to the Resolution of Formation; and

16 WHEREAS, The RMA, and related documents are referred to as the “CFD
17 Requirements”; and

18 WHEREAS, In 2012, under the Redevelopment Dissolution Law, CA Health & Safety
19 Code Sections 34170 et seq., and Board of Supervisors Ordinance No. 215-12, the Successor
20 Agency to the Redevelopment Agency of the City and County of San Francisco (commonly
21 known as the Office of Community Investment and Infrastructure or “OCII”) succeeded to the
22 role of the Former Agency and assumed certain rights and obligations under the
23 Redevelopment Plan Documents (as defined in the Redevelopment Plan), the Trust
24 Agreement and SB 792 (including without limitation the trusteeship of the Public Trust), subject
25 to certain State requirements to complete and dispose of redevelopment assets; and

1 WHEREAS, Under Ordinance No. 215-12, the City’s Board of Supervisors established
2 the Successor Agency Commission and delegated to it the State authority to implement and
3 complete surviving redevelopment projects; and

4 WHEREAS, A subset of the HPSY1 Parks and Open Space are subject to the common
5 law public trust for commerce, navigation and fisheries (the “Public Trust”) imposed through
6 transactions pursuant to the Hunters Point Shipyard/Candlestick Point Title Settlement, Public
7 Trust and Boundary Line Agreement (the “Trust Agreement”), authorized by Chapter 203 of
8 the California Statutes of 2009, as amended by Chapter 429 of the Statutes of 2011 (“SB
9 792”), by and between the Former Agency, the City, the Port Commission, the California State
10 Lands Commission, and the California Department of Parks and Recreation; and

11 WHEREAS, Pursuant to the Trust Agreement and SB 792, the Former Agency was
12 designated the trustee for the Public Trust; and

13 WHEREAS, The Redevelopment Dissolution Law requires OCII to dispose of the
14 Former Agency’s real property interests, and the Oversight Board of the City and County of
15 San Francisco approved, by Resolution No. 14-2015 (Nov. 23, 2015), a long range property
16 management plan for OCII that requires OCII to terminate its real property interests in the
17 HPSY1 Parks and Open Spaces and public art, but that acknowledges OCII’s continuing
18 administration of CFD No. 8 maintenance funds that are authorized under State authority
19 separate from the Redevelopment Dissolution Law (the “2015 Oversight Board Resolution”);
20 and

21 WHEREAS, A copy of the 2015 Oversight Board Resolution is on file with the Clerk of
22 the Board of Supervisors in File No. 260408 and incorporated by reference; and

23 WHEREAS, On December 7, 2025, the California Department of Finance approved the
24 Oversight Board’s action; and

1 WHEREAS, The San Francisco Recreation and Park Department (“RPD”) manages
2 over 4,000 acres of recreational land, which includes 181 playgrounds and play areas, 82
3 recreation centers and club houses, 230 neighborhood parks, and serves over 80,000 San
4 Francisco residents; and

5 WHEREAS, RPD’s long-term commitment, values, mission, ties with community
6 partners and broad reach make it the ideal party to operate the HPSY1 Parks and Open
7 Spaces; and

8 WHEREAS, The San Francisco Arts Commission (“SFAC”), established by City Charter
9 in 1932, is responsible for San Francisco’s Civic Art Collection, which includes over 4,000
10 artworks; and, as the agency with jurisdiction over all art belonging to the City and charged
11 with the preservation and care of artwork in the Civic Art Collection (the “Collection”), SFAC is
12 the appropriate party to assume responsibility for the eight public artworks in the HPSY1 Parks
13 and Open Spaces that are to be accessioned into the Collection (the “SFAC Public Artworks”);
14 and

15 WHEREAS, OCII, RPD, and SFAC wish to enter into a Joint Community Facilities
16 Agreement for the funding of the Maintenance and Operations of Hunters Point Shipyard
17 Phase One Parks and Open Spaces (“JCFA”); and

18 WHEREAS, The JCFA describes how funds will be distributed from CFD No. 8 to: 1)
19 fulfill the requirements under the Resolution of Formation for operation, maintenance and
20 repair of HPSY1 Parks and Open Spaces in a coordinated and integrated manner as
21 described in the JCFA, 2) RPD to operate and maintain the HPSY1 Parks and Open Spaces
22 and 3) SFAC to maintain and conserve the SFAC Public Artworks therein; and

23 WHEREAS, A copy of the JCFA is on file with the Clerk of the Board of Supervisors in
24 File No. 260408 and incorporated by reference; and

1 WHEREAS, The future transfer of HPSY1 Parks and Open Spaces at no cost to the
2 City fulfills the requirements of the Redevelopment Dissolution Law; and

3 WHEREAS, Companion legislation will be introduced in the near future to specifically
4 address transfer of a portion of the HPSY1 Parks and Open Spaces to RPD, complete the
5 accession of the SFAC Public Artworks to the Collection; and accept identified HPSY1 Parks
6 and Open Spaces for City maintenance and liability; and

7 WHEREAS, The Successor Agency Commission, in its capacity as legislative body for
8 the CFD No. 8, approved the JCFA by Resolution No. 06-2026 (March 17, 2026); and

9 WHEREAS, The Recreation and Park Department Commission recommended, by
10 Resolution No. 2504-008, that the Board of Supervisors approve the JCFA; and

11 WHEREAS, The San Francisco Arts Commission recommended, by Resolution
12 No. 0303-25-042, that the Board of Supervisors approve the JCFA; and

13 WHEREAS, The JCFA constitutes a joint community facilities agreement under the
14 Mello-Roos Community Facilities Act of 1982, California Government Code, Section 53316.2,
15 which authorizes services to be provided by a public agency other than the agency that
16 created the community facilities district and further provides that such an agreement may be
17 entered into at any time to allow for an orderly transition of governmental facilities and finances
18 resulting from the Redevelopment Dissolution Law's reorganization and limitation of
19 redevelopment authority exercised by OCII; and

20 WHEREAS, San Francisco Charter, Section 9.118 requires Board of Supervisors'
21 approval of a contract having anticipated revenue of \$1,000,000 or more; and

22 WHEREAS, Pursuant to the California Environmental Quality Act ("CEQA") (CA Public
23 Resources Code Sections 21000 et seq.), OCII, as lead agency under Public Resources Code
24 Section 21067, determined that the actions contemplated in this Resolution are not a project
25 under Section 15378(b)(5) of the CEQA Guidelines (CA Code of Regulations Title 14); and

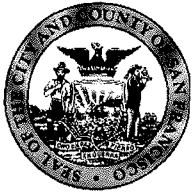
1 WHEREAS, Such determination is found in the 2015 Oversight Board Resolution; now,
2 therefore, be it

3 RESOLVED, That the Board of Supervisors approves the JCFA and authorizes the
4 RPD General Manager or his or her designee ("RPD GM") and the SFAC Director of Cultural
5 Affairs or his or her designee ("SFAC Director") to execute the JCFA in substantially the form
6 on file with the Clerk of the Board of Supervisors; and be it

7 FURTHER RESOLVED, That the Board of Supervisors authorizes the RPD GM and
8 SFAC Director to enter into any additions, amendments or other modifications to the JCFA,
9 that the RPD GM and the SFAC Director in consultation with the City Attorney, determine,
10 when taken as a whole, to be in the best interest of the City, do not materially increase the
11 obligations or liabilities of the City, and are necessary or advisable to complete the
12 transactions which this Resolution contemplates and effectuate the purpose and intent of this
13 Resolution, and such determination shall be conclusively evidenced by the execution and
14 delivery by, the RPD GM and the SFAC Director of such documents; and, be it

15 FURTHER RESOLVED, That the Board, acting as a responsible CEQA agency under
16 Public Resources Code, Section 21069, hereby finds that the actions contemplated in this
17 Resolution are not a project under CEQA for the same reasons set forth in the 2015 Oversight
18 Board Resolution and hereby incorporates such finding by reference as though fully set forth
19 in this Resolution; and, be it

20 FURTHER RESOLVED; That within thirty (30) days of the JCFA being fully executed by
21 all parties, SFAC and/or RPD shall provide copies of the JCFA to the Clerk of the Board for
22 inclusion into the official file.



City and County of San Francisco

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

Tails
Resolution

File Number: 260408

Date Passed: May 19, 2026

Resolution authorizing and approving an agreement with the Successor Agency to the Redevelopment Agency of San Francisco, acting in its capacity as the legislative body of Community Facilities District No. 8 (Hunters Point Shipyard Maintenance District), for the City to receive funding for its operation and maintenance of the Hunters Point Shipyard Phase One Parks and Open Spaces and to authorize the Recreation and Park Department and the San Francisco Arts Commission to coordinate the operation and maintenance.

May 13, 2026 Budget and Finance Committee - RECOMMENDED

May 19, 2026 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong
Excused: 1 - Fielder

File No. 260408

I hereby certify that the foregoing Resolution was ADOPTED on 5/19/2026 by the Board of Supervisors of the City and County of San Francisco.

for Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

MAY 21, 2026

Date Approved