

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. 12-153

WHEREAS, The San Francisco Municipal Transportation Agency (SFMTA) intends to construct the Central Subway Project (Project) to provide rail service to the Financial District and Chinatown; and,

WHEREAS, On January 10, 2012, the SFMTA acquired real property located at 933-949 Stockton Street in San Francisco, also known as Assessor's Parcel Number, Block 0211, Lot 001 (Chinatown Property), which was improved with a mixed-use building with residential and commercial tenants; and,

WHEREAS, The SFMTA had to relocate all Chinatown Property tenants in compliance with federal, state and local laws before it can demolish the Chinatown Property building to construct and operate the Project's Chinatown Station; and,

WHEREAS, On August 3, 2010, the SFMTA Board of Directors authorized the Executive Director/ CEO of the SFMTA to implement these relocations according to the standards, guidelines, and recommendations set forth in the Relocation Impact Study and Last Resort Housing Plan for the Central Subway Project (Relocation Plan), which was recommended by the Federal Transit Administration (FTA) and approved by the SFMTA Board of Directors; and,

WHEREAS, On December 8, 2010, the City's Board of Supervisors and Mayor gave final approval of the Relocation Plan, which recommends a long term replacement housing solution for Chinatown Property residential households (Displaced Households) at the 75-unit affordable rental housing project (Housing Project) to be developed at the property at the corner of Broadway and Sansome Streets in San Francisco, California (MOH Property); and,

WHEREAS, The MOH Property is under the jurisdiction of MOH and subject to a ground lease with Chinatown Community Development Center (CCDC), which is required to construct and operate the Housing Project under the terms of the ground lease; and,

WHEREAS, MOH and SFMTA staff have negotiated a Memorandum of Understanding (MOU) to implement the long term replacement housing solution in the Relocation Plan by having SFMTA provide MOH with \$8,000,000 in non-federal funds, having MOH loan those funds to CCDC for the timely construction of the Housing Project, and having MOH require CCDC to rent Housing Project residential units to Displaced Households that are income-qualified and initially relocated to residential rental units, thereby replacing the 18 Chinatown Property affordable housing units that will be demolished for the Project and creating a permanent replacement housing option for up to 14 income-qualified Displaced Households; and,

WHEREAS, SFMTA would provide 30 years of annual rental subsidies to MOH for any Displaced Household that leases a Housing Project residential unit and has an annual certified income of less than 50% adjusted median income (AMI) during such period, with such annual subsidy obligation capped at the annual subsidy amount paid by SFMTA for the first lease year, projected at \$28,188; and,

WHEREAS, Five of the nineteen Displaced Households will not qualify for the permanent replacement housing option at the Housing Project because they used their relocation benefits to purchase homes; and,

WHEREAS, The MOU will assist the SFMTA in meeting the objectives of Goal No. 3 of the Strategic Plan (Improve the environment and the quality of life in San Francisco); now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors authorizes the Director of Transportation to execute the Memorandum of Understanding with the San Francisco Mayor's Office of Housing, to implement the Relocation Impact Study and Last Resort Housing Plan for the Central Subway Project.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of December 4, 2012.

*R. Brown*

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Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency