

**Mayor's Office of Housing and Community Development**  
City and County of San Francisco



**EDWIN M. LEE**  
MAYOR

**OLSON LEE**  
DIRECTOR

May 18, 2017

**Memo**

To: Tom DeCaigny, Director of Cultural Affairs, Arts Commission

From: Olson Lee, Director of MOHCD

Copy: Rebekah Krell, Jill Manton, Susan Pontious

**Re: MOU between MOHCD and Arts Commission**

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As a supplement to the Memo dated 1/27/17, please allow the following to serve as a proposed Memo of Understanding between the Arts Commission and the Mayor's Office of Housing and Community Development regarding the application of City Administrative Code sections 2A.150 and 319.A to the work of MOHCD and specifically to our work to develop new construction affordable housing projects.

Civic Design Review

In recognition that the intention of the Civic Design Review process is to provide meaningful input to projects developed on City-owned land, we propose that for MOHCD-funded new construction projects that the critical moment for input is during the selection of the design team, typically including the owner/developer, architect, and property management organizations. Therefore, to satisfy Civic Design Review requirement, the SFAC Civic Design Review Commissioner, or their designee as directed, would serve as a voting panel member for Request for Qualifications, Request for Proposals, and Notices of Funding Availability issued by MOHCD after June 15, 2017.

Public Art

We have agreed that the applicable requirement for MOHCD funded projects is 1% of hard cost of construction x the % of project funded by MOHCD. For example:

	<i>Sample Project X</i>	<i>Sample Project Y</i>
Total Development Cost	\$71MM	\$71MM
Hard Cost of Construction	\$50MM	\$50MM
MOHCD Loan Amount	\$25MM	\$35MM

*Calculation for Public Art for Sample Project X*

\$50MM (hard cost) x 1% x 36% (\$25MM/\$71MM) = \$180,000

*Calculation for Public Art for Sample Project Y*

\$50MM (hard cost) x 1% x 50% (\$35MM/\$71MM) = \$250,000

Due to lack of time to incorporate the above into the development process, we request exemption from both Civic Design Review and Public Art the following sites where the developer has already been selected and preliminary budgets approved:

1. 490 South Van Ness
2. 2070 Folsom
3. 1296 Shotwell
4. 1950 Mission
5. 88 Broadway and 735 Davis
6. 681 Bryant (aka 2070 Bryant)
7. 260 Geneva (Balboa Park Upper Yard)

We will be selecting development teams in FY17-18 for several sites, including 4<sup>th</sup> and Folsom, 180 Jones, Market Octavia Parcels U/R/S, and 43<sup>rd</sup> and Irving. For these sites and future projects, we would expect the agreed upon protocols to apply.

Thank you for the opportunities your team has given to MOHCD to engage in a conversation about Civic Design Review, and for your flexibility as we begin to incorporate these new requirements.

Please sign below to acknowledge your agreement with the information above.

Acknowledged by:

\_\_\_\_\_  
Tom DeCaigny  
Director of Cultural Affairs, Arts Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Olson Lee  
Director, MOHCD

\_\_\_\_\_  
Date