

1 [Apply for Grant - Sunnydale Block 3B Housing Partners, L.P. - Assumption of Liability -
2 Department of Housing and Community Development Affordable Housing and
3 Sustainable Communities Program - Sunnydale Block 3B]

3

4 **Resolution authorizing the Mayor’s Office of Housing and Community**
5 **Development, on behalf of the City and County of San Francisco to execute a grant**
6 **application, as defined herein, under the Department of Housing and Community**
7 **Development Affordable Housing and Sustainable Communities (“AHSC”) Program**
8 **as a joint applicant with Sunnydale Block 3B Housing Partners, L.P., a California**
9 **limited partnership, for the 100% affordable housing project as identified as**
10 **Sunnydale Block 3B in the Sunnydale HOPE SF Development Agreement;**
11 **authorizing the City to assume any joint and several liability for completion of the**
12 **projects required by the terms of any grant awarded under the AHSC Program; and**
13 **adopting findings under the California Environmental Quality Act (“CEQA”), the**
14 **CEQA Guidelines, and Administrative Code, Chapter 31.**

15

16 WHEREAS, The State of California, the Strategic Growth Council (“SGC”) and the
17 Department of Housing and Community Development (“Department”) has issued a Notice
18 of Funding Availability (“NOFA”) dated November 1, 2019, under the Affordable Housing
19 and Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of
20 the Public Resources Code commencing with Section 75200; and

21 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC
22 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines
23 adopted by SGC on October 31, 2019 (“Program Guidelines”), an application package
24 released by the Department for the AHSC Program (“Application Package”), and an
25 AHSC standard agreement with the State of California (“Standard Agreement”), the

1 Department is authorized to administer the approved funding allocations of the AHSC
2 Program; and

3 WHEREAS, The AHSC Program provides grants and loans to applicants identified
4 through a competitive process for the development of projects that, per the Program
5 Guidelines, will create new affordable housing and achieve greenhouse gas reductions
6 and benefit disadvantaged communities through increased accessibility to affordable
7 housing, employment centers and key destinations via low-carbon transportation; and

8 WHEREAS, The AHSC Program requires that joint applicants for a project will be
9 held jointly and severally liable for completion of such project; and

10 WHEREAS, Sunnydale Block 3B Housing Partners, L.P., a California limited
11 partnership (“Developer”), has requested the City and County of San Francisco (the
12 “City”), acting by and through the Mayor’s Office of Housing and Community Development
13 (“MOHCD”), to be a joint applicant for an 84 unit, 100% affordable housing project, with
14 15,000 square feet of ground floor commercial space (the “Project”) identified as
15 Sunnydale Block 3B (“Sunnydale Block 3B”); in Sunnydale HOPE SF Development
16 Agreement (File Number 161164); and

17 WHEREAS, By Ordinance No. 20-17, the Board of Supervisors made findings
18 under the California Environmental Quality Act (Public Resources Code, Sections 21000
19 et seq.) and findings of consistency with the General Plan, and the eight priority policies
20 of Planning Code, Section 101.1, which Ordinance is on file with the Clerk of the Board of
21 Supervisors in File No. 161309 and is incorporated herein by reference; and

22 WHEREAS, The Municipal Transportation Agency (“SFMTA”) plans to perform
23 transit improvements in the vicinity of the Project (the “SFMTA Work”); and

24 WHEREAS, The Recreation and Parks Department (“SFRPD”) plans to perform
25 bicycle and pedestrian improvements in the vicinity of the Project (the “SFRPD Work”);

1 and

2 WHEREAS, SFMTA, MOHCD and Developer will enter into a Memorandum of
3 Understanding to make commitments related to completion of the SFMTA Work on the
4 Project as included in the Application Package; and

5 WHEREAS, The Recreation and Parks Department (“SFRPD”) plans to perform
6 bicycle and pedestrian improvements in the vicinity of the Project (the “SFRPD Work”);
7 and

8 WHEREAS, The City, acting by and through MOHCD, desires to apply for AHSC
9 Program funds and submit an Application Package as a joint applicant with the
10 Developer; and, therefore, be it

11 RESOLVED, That the Board of Supervisors hereby adopts the findings contained
12 in Ordinance No. 20-17 regarding the California Environmental Quality Act for the Project,
13 and hereby incorporates such findings by reference as though fully set forth in this
14 Resolution; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors hereby finds that the
16 Project is consistent with the General Plan, and with the eight priority policies of Planning
17 Code, Section 101.1 for the same reasons as set forth in Ordinance No. 20-17, and
18 hereby incorporates such findings by reference as though fully set forth in this Resolution;
19 and, be it

20 FURTHER RESOLVED, That the Board of Supervisors delegates to MOHCD, on
21 behalf of the City, the authority to execute an application to the AHSC Program as
22 detailed in the NOFA dated November 1, 2019, for Round 5, in a total amount not to
23 exceed \$30,000,000 of which \$20,000,000 will be provided as a loan for an Affordable
24 Housing Development (“AHD”) (“AHSC Loan”) and \$10,000,000 will be provided as a
25 grant for Housing-Related Infrastructure (“HRI”), Sustainable Transportation Infrastructure

1 (“STI”), Transit-Related Amenities (“TRA”) or Program (“PGM”) activities (“AHSC Grant”)
2 as defined the AHSC Program Guidelines and sign AHSC Program documents; and, be it

3 FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City
4 shall assume any joint and several liability for completion of the Project required by the
5 terms of any grant awarded to the City and the Developer under the AHSC Program; and,
6 be it

7 FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the
8 Application is successful, the City, through MOHCD, shall seek Board of Supervisors
9 approval of the Standard Agreement, with terms and conditions that AHSC Program
10 funds are to be used for allowable capital asset project expenditures to be identified in
11 Exhibit A of the Standard Agreement, that the Application Package in full is incorporated
12 as part of the Standard Agreement, and that any and all activities funded, information
13 provided, and timelines represented in the application are enforceable through the
14 Standard Agreement; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors authorizes the Acting
16 Director of MOHCD (or his designee) to execute and deliver any documents in the name
17 of the City that are necessary, appropriate or advisable to secure the AHSC Program
18 funds from the Department, and all amendments thereto, and complete the transactions
19 contemplated herein and to use the funds for eligible capital asset(s) in the manner
20 presented in the application as approved by the Department and in accordance with the
21 NOFA and Program Guidelines and Application Package; and, be it

22 FURTHER RESOLVED, That all actions authorized and directed by this Resolution
23 and heretofore taken are ratified, approved and confirmed by this Board of Supervisors.
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

RECOMMENDED:

Daniel Adams, Acting Director,
Mayor's Office of Housing and Community Development