

File Number: _____
(Provided by Clerk of Board of Supervisors)

Grant Resolution Information Form
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: Homekey+ for 1035 Van Ness Avenue - \$39,044,030

2. Department: Department of Homelessness and Supportive Housing

3. Contact Person: Dylan Schneider **Telephone:** 628.652.7742

4. Grant Approval Status (check one):

☒ Approved by funding agency

☐ Not yet approved

5. Amount of Grant Funding Approved or Applied for: Not to exceed \$39,044,030, \$3,000,000 of which will go to the City directly for project capital costs through a loan from the Mayor's Office of Housing and Community Development. The remaining award funds will be disbursed from the state directly to the co-applicant 1035Vets LLC for the site's acquisition costs and fund initial operating costs.

6. a. Matching Funds Required: \$8,000,000 for capital and 5 years of operating subsidies (\$2,945,544). The City is also committing to 15 years of operating subsidies through the City's Local Operating Subsidy Program (LOSP) (\$8,649,977) subject to budget appropriations.

b. Source(s) of matching funds (if applicable): Capital Sources: Our City, Our Homes Fund (Prop C Homeless Gross Receipts Tax Revenue) Adult Housing funds (\$2,087,206) and 2020 Health and Recovery General Obligation Bond Funds (\$5,912,794). Operating Subsidy Source: General Fund (LOSP Program)

7. a. Grant Source Agency: California Department of Housing and Community Development

b. Grant Pass-Through Agency (if applicable): N/A. State Homekey+ grant funds are comprised of State Proposition 1 bond funds and Homeless Housing Assistance, and Prevention (HHAP) funding.

8. Proposed Grant Project Summary: Homekey+ grant funds would be used by the co-applicant 1035 Vets LLC to pay off the site's acquisition loan (provided by the San Francisco Housing Accelerator Fund), supplement local funding to rehabilitate the property located at 1035 Van Ness and support with initial operations of the site. The Project has 124 units that would be used as permanent supportive housing for formerly homeless veterans. The Capital Award will be used to reimburse the ~\$29.8 million acquisition financing loan that supported Swords to Plowshares to acquire the Property in early 2025, and support rehabilitation and lease-up of the building, supplemented with an \$8 million loan from MOHCD. Based on the affordability restrictions, the Project will receive a 15-year Local Operating Subsidy Program (LOSP) Commitment for 58 units and 20-year operating subsidies for 66 Veterans Affairs Supportive Housing (VASH) vouchers.

9. Grant Project Schedule, as allowed in approval documents, or as proposed:

Capital Start-Date: Upon execution of the Standard Agreement

Capital End-Date: 60 days and 15 months from award letter issuance

Operating Start-Date: Upon project completion/time of occupancy unless HCD approvals earlier disbursement

Operating End-Date: 10 years from date of full occupancy (Note: grant operating funds are not coming to the City)

10. a. Amount budgeted for contractual services: \$3,000,000

b. Will contractual services be put out to bid? No

c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? No

d. Is this likely to be a one-time or ongoing request for contracting out? N/A

11. a. Does the budget include indirect costs?

☐ Yes ☒ No

1. If yes, how much?

2. How was the amount calculated?

3. If no, why are indirect costs not included?

☐ Not allowed by granting agency ☐ To maximize use of grant funds on direct services

☒ Other (please explain): Indirect costs would only be applied to the operating award which is not part of the City's allocation.

c. 1. If no indirect costs are included, what would have been the indirect costs? N/A.
Indirect costs would only be applied to the operating award which is not part of the City's allocation.

12. Any other significant grant requirements or comments: Please find PeopleSoft Chart of Accounts for the State the grant below.

State

Department ID: 203646

Fund ID: 12920 - SR Human Welfare-Grants Sta

Project ID: TBD – Homekey+ 1035 Van Ness

Activity ID: 1 – Capital Award

Authority ID: 10001 – Grants

****Disability Access Checklist***(Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- ☒ Existing Site(s) ☒ Existing Structure(s) ☐ Existing Program(s) or Service(s)
☐ Rehabilitated Site(s) ☐ Rehabilitated Structure(s) ☒ New Program(s) or
 Service(s)
☐ New Site(s) ☐ New Structure(s)

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

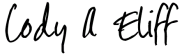
Comments:

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

Cody Eliff
(Name)

ADA Coordinator, Department of Homelessness and Supportive Housing
(Title)

Date Reviewed: 11/3/2025

Signed by:

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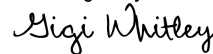
(Signature Required)

Department Head or Designee Approval of Grant Information Form:

Gigi Whitley
(Name)

Chief of Finance and Administration
(Title)

Date Reviewed: 11/3/2025

DocuSigned by:

967F7BF0D97A4C5...

(Signature Required)