

[Apply for Grant - Joint Applicant with IC4.3 Family Housing, LP and/or the Treasure Island Mobility Management Agency - Affordable Housing and Sustainable Communities Program - Treasure Island Parcel IC4.3 Project - Not to Exceed \$50,000,000]

Resolution authorizing the Treasure Island Development Authority to execute a grant application, under the Department of Housing and Community Development and California Strategic Growth Council Affordable Housing and Sustainable Communities (AHSC) Program, as a joint applicant with IC4.3 Family Housing, LP, a California limited partnership by and among Catholic Charities Treasure Island LLC, an affiliate of Catholic Charities CYO of the Archdiocese of San Francisco, a California nonprofit public benefit corporation, and JSCo IC4.3 LLC, an affiliate of John Stewart Company, a California corporation, and/or the Treasure Island Mobility Management Agency for the project at Treasure Island Parcel IC4.3 for a not to exceed amount of \$50,000,000; if successful, authorizing the Authority to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC program; and adopting findings under the California Environmental Quality Act (CEQA), the CEQA Guidelines, and Administrative Code, Chapter 31.

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"); and,

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and,

WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit

1 corporation known as the Treasure Island Development Authority (the "Authority") to act as a
2 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
3 conversion of the Base for the public interest, convenience, welfare and common benefit of
4 the inhabitants of the City and County of San Francisco; and,

5 WHEREAS, The Authority, acting by and through its Board of Directors (the "Authority
6 Board"), has the power, subject to applicable laws, to sell, lease, exchange, transfer, convey
7 or otherwise grant interests in or rights to use or occupy all or any portion of the Base; and,

8 WHEREAS, In 2003, Treasure Island Community Development, LLC (the "Master
9 Developer") was selected as master developer for the Base following a competitive process;
10 and,

11 WHEREAS, The Authority, the Authority Board, the Treasure Island Citizens Advisory
12 Board, the City, the and the Master Developer worked for more than a decade to plan for the
13 reuse and development of Treasure Island, and as a result of this community-based planning
14 process, Authority and the Developer negotiated the Disposition and Development Agreement
15 ("DDA") to govern the disposition and subsequent development of the proposed development
16 project (the "Project"); and,

17 WHEREAS, The Financing Plan, an exhibit to the DDA, calls for the Authority and
18 Master Developer to work together to seek appropriate grants for the Project; and,

19 WHEREAS, On April 21, 2011, in a joint session with the San Francisco Planning
20 Commission, the Authority Board unanimously approved a series of entitlement and
21 transaction documents relating to the Project, including certain environmental findings under
22 the California Environmental Quality Act ("CEQA"), a mitigation and monitoring and reporting
23 program, and the DDA and other transaction documents; and,

24 WHEREAS, On June 7, 2011, the Board of Supervisors unanimously confirmed
25 certification of the final environmental impact report and made certain environmental findings

1 under CEQA (collectively, the "FEIR") by Resolution No. 246-11, and approved the DDA and
2 other transaction documents; and,

3 WHEREAS, The Authority Board of Directors has reviewed and considered the FEIR
4 and confirms that the proposed Treasure Island Parcel IC4.3 project resulting in the
5 construction of low-income housing is consistent with the planned Project, the FEIR, and the
6 environmental findings it made under the California Environmental Quality Act when it
7 approved the Project, on April 21, 2011; further, the Authority Board of Directors finds that
8 none of the circumstances that would require preparation of a supplemental or subsequent
9 environmental study under Public Resources Code, Section 21166, or CEQA Guidelines
10 Section 15162 are present, in the sense that no changes to the Project or the Project
11 circumstances have occurred that would result in additional environmental impacts, or in
12 substantially increased severity of already identified environmental impacts, and there are no
13 mitigation measures or alternatives that were previously identified to be infeasible but would in
14 fact be feasible; and no new mitigation measures or alternatives that would substantially
15 reduce the identified environmental impacts; and,

16 WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the
17 California Department of Housing and Community Development ("Department") issued a
18 Notice of Funding Availability ("NOFA") dated March 25, 2025, under the Affordable Housing
19 and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the
20 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 Round 9 Program
23 Guidelines adopted by SGC on February 26, 2025, an application package released by the
24 Department for the AHSC Program ("Application Package"), and an AHSC standard
25

1 agreement with the State of California ("Standard Agreement"), the Department is authorized
2 to administer the approved funding allocations of the AHSC 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 achieve greenhouse gas reductions and benefit disadvantaged communities
6 through increased accessibility to affordable housing, employment centers and key
7 destinations via low-carbon transportation; and

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

10 WHEREAS, IC4.3 Family Housing LP, a California limited partnership ("Affordable
11 Housing Developer"), requested that the City and County of San Francisco, acting by and
12 through the Authority (the "City"), be a joint applicant of a proposed AHSC application to fund
13 affordable housing for its project located at Treasure Island Parcel IC4.3; and

14 WHEREAS, The Affordable Housing Developer and the Authority have consulted with
15 the Treasure Island Mobility Management Agency ("TIMMA") in developing the scope of a
16 proposed application to include funding for all-electric ferry service operations between
17 Treasure Island and downtown San Francisco, ten new bus shelters on Treasure Island and
18 Yerba Buena Island, 3,000 lineal feet of new pedestrian walkways and 1.0 lane miles of
19 bikeways that will benefit residents, workers, and visitors to Treasure Island; and

20 WHEREAS, The Authority desires to apply for AHSC Program funds and submit an
21 Application Package as a joint applicant with the Affordable Housing Developer; and,

22 WHEREAS, If it is determined necessary in order to secure the grant, The Authority
23 desires to include the TIMMA as another joint applicant; and,
24
25

1 WHEREAS, The Board of Supervisors must approve resolutions delegating authority,
2 on behalf of the City, to the Authority to proceed as a joint applicant on the grant application;
3 and,

4 WHEREAS, The Authority passed Resolution No. 25-07-0416 on April 16, 2025,
5 authorizing the Authority to proceed as a joint applicant on the grant application and the Board
6 of Supervisors must approve resolutions delegating authority, on behalf of the City; now
7 therefore be it

8 RESOLVED, That the Board of Supervisors delegates to the Authority and the
9 Treasure Island Director, on behalf of the City and County of San Francisco, the authority to
10 execute an application to the AHSC Program as detailed in the NOFA dated March 25, 2025,
11 for Round 9, in a total amount not to exceed \$50,000,000; of which up to \$35,000,000 is
12 requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and up to
13 \$15,000,000 for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation
14 Infrastructure (STI), Transit-Related Amenities (TRA) or Program (PGM) activities ("AHSC
15 Grant") as defined in the AHSC Program Guidelines and sign AHSC Program documents; and
16 if the Application is approved, to enter into, execute, and deliver AHSC Program documents,
17 including a Standard Agreement in a total amount not to exceed \$35,000,000 for the AHSC
18 Loan and \$15,000,000 for the AHSC Grant, and any and all other documents required or
19 deemed necessary or appropriate to secure the AHSC Program funds from the Department,
20 and all amendments thereto (collectively, the "AHSC Documents") as a co-applicant for the
21 Project at Treasure Island Parcel IC4.3, San Francisco; and, be it

22 FURTHER RESOLVED, If the Application is successful, the Board of Supervisors
23 agrees that the Authority will assume any joint and several liability for completion of the
24 Project required by the terms of any grant awarded to the Authority, the Affordable Housing
25

Developer and/or TIMMA under the AHSC Program, subject to approval by the City's Board of Supervisors; and, be it

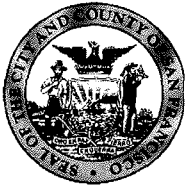
FURTHER RESOLVED, If the Application is successful, the Board of Supervisors acknowledges that the City and County of San Francisco, through the Authority, shall seek Board of Supervisors approval of the Standard Agreement with terms and conditions that the AHSC Program funds to be used for allowable capital asset project expenditures to be identified in an Exhibit of the Standard Agreement, that the Application Package in full is incorporated as part of the Standard Agreement, and that any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Treasure Island Director to executed and deliver any documents in the name of the Authority, on behalf of the City, that are necessary, appropriate or advisable to secure the AHSC Program funds from the Department, and all amendments thereto, and complete the transactions contemplated herein and to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package; and, be it

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

1 Recommended:

2
3 /s/
4 Robert Beck, Treasure Island Director, Treasure Island Development Authority
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



City and County of San Francisco

Tails Resolution

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

File Number: 250464

Date Passed: May 20, 2025

Resolution authorizing the Treasure Island Development Authority to execute a grant application, under the Department of Housing and Community Development and California Strategic Growth Council Affordable Housing and Sustainable Communities (AHSC) Program, as a joint applicant with IC4.3 Family Housing, LP, a California limited partnership by and among Catholic Charities Treasure Island LLC, an affiliate of Catholic Charities CYO of the Archdiocese of San Francisco, a California nonprofit public benefit corporation, and JSCo IC4.3 LLC, an affiliate of John Stewart Company, a California corporation, and/or the Treasure Island Mobility Management Agency for the project at Treasure Island Parcel IC4.3 for a not to exceed amount of \$50,000,000; if successful, authorizing the Authority to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC program; and adopting findings under the California Environmental Quality Act (CEQA), the CEQA Guidelines, and Administrative Code, Chapter 31.

May 14, 2025 Budget and Finance Committee - RECOMMENDED

May 20, 2025 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250464

I hereby certify that the foregoing
Resolution was ADOPTED on 5/20/2025 by
the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board


Daniel Lurie
Mayor

MAY 23, 2025
Date Approved