

1 [Grant Agreement - Parkview Terrace Partners. L.P. - Local Operating Subsidy Program  
2 Contract - Parkview Terraces, 871 Turk Street - Not to Exceed \$4,580,619]

3 **Resolution retroactively authorizing the Director of the Mayor’s Office of Housing**  
4 **and Community Development to execute a Local Operating Subsidy Program**  
5 **Grant Agreement with Parkview Terrace Partners. L.P., a California limited**  
6 **partnership, to provide operating subsidies for formerly homeless adult**  
7 **households at Parkview Terraces, 871 Turk Street, for the 15-year and nine**  
8 **months term of April 1, 2018, through December 31, 2033, in an amount not to**  
9 **exceed \$4,580,619.**

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11 WHEREAS, The Mayor’s Office of Housing and Community Development  
12 (“MOHCD”) administers a variety of housing programs that provide financing for the  
13 development of new housing and the rehabilitation of single- and multi-family housing  
14 for low- and moderate-income households in San Francisco; and

15 WHEREAS, In 2016, the City and County of San Francisco (“City”) formed the  
16 Department of Homelessness and Supportive Housing (“HSH”), with one of its goals to  
17 reduce the number of chronically homeless households that numbered 2,138 per  
18 the 2017 Point in Time Homeless Count; and

19 WHEREAS, MOHCD developed the Local Operating Subsidy Program (“LOSP”)  
20 in order to establish long-term financial support to operate and maintain permanent  
21 affordable housing for homeless households; and

22 WHEREAS, Through the LOSP, the City subsidizes the difference between the  
23 cost of operating housing for homeless persons and all other sources of operating  
24 revenue for a given project, such as tenant rental payments, commercial space lease  
25 payments, Continuum of Care (“CoC”) Shelter Plus Care Program subsidies, project-

1 based Section 8 rent subsidies, and California Mental Health Services Act operating  
2 subsidies; and

3 WHEREAS, The Board of Supervisors authorizes City funding for LOSP projects  
4 as part of the Annual Appropriation Ordinance; and

5 WHEREAS, MOHCD enters into grant agreements with supportive housing  
6 owners and operators for LOSP projects in consultation with HSH; administers LOSP  
7 contracts; reviews annual audits and prepares recommendations for annual  
8 adjustments to project funding; monitors compliance with LOSP requirements in  
9 accordance with capital funding regulatory agreements; and if necessary, takes  
10 appropriate action to enforce compliance; and

11 WHEREAS, Parkview Terrace Partners. L.P., a California limited partnership  
12 (“Developer”), is the owner and developer of Parkview Terraces, located at 871 Turk  
13 Street (“Project”), which provides 59 studios and 42 1-bedroom units of permanent  
14 supportive housing including 20 units that were previously supported through  
15 Continuum of Care subsidies and HSH funds; and

16 WHEREAS, In 2017 the Project’s Continuum of Care rental subsidies were not  
17 renewed by HUD and these units are an important source of permanent supportive  
18 housing for chronically homeless persons with disabilities; and

19 WHEREAS, On May 4, 2018, the Loan Committee, consisting of MOHCD, HSH  
20 and the Office of Community Investment and Infrastructure, recommended approval to  
21 the Mayor of a LOSP grant award for the Project in an amount not to  
22 exceed \$4,580,619; and

23 WHEREAS, MOHCD proposes to provide a LOSP grant in the amount not to  
24 exceed \$4,580,619 to the Developer pursuant to a LOSP Grant Agreement  
25 (“Agreement”) in substantially the form on file with the Clerk of the Board in File

1 No. 180530, and in such final form as approved by the Director of MOHCD and the City  
2 Attorney; and

3 WHEREAS, In the event that an alternate rental subsidy becomes available  
4 through a Project Based Voucher Notice of Funding Availability issued by the San  
5 Francisco Housing Authority and the Project is eligible to apply, the MOHCD Director  
6 will help facilitate that application, and if awarded, the amount of the Agreement will be  
7 reduced accordingly; and

8 WHEREAS, The Agreement is for a 15.75 year term, and will be retroactive to  
9 fund expenses dating back to April 1, 2018 and ending December 31, 2033, and  
10 therefore requires Board of Supervisors authorization; now, therefore, be it

11 RESOLVED, That the Board of Supervisors hereby authorizes the Director of  
12 MOHCD or her designee to execute the Agreement for an amount not to  
13 exceed \$4,580,619; and, be it

14 FURTHER RESOLVED, That this Board of Supervisors authorizes MOHCD to  
15 proceed with actions necessary to implement the Agreement following execution, and  
16 ratifies, approves and authorizes all actions heretofore taken by any City official in  
17 connection with the Agreement; and, be it

18 FURTHER RESOLVED, That this Board of Supervisors hereby authorizes the  
19 Director of MOHCD or her designee to enter into any amendments or modifications to  
20 the Agreement, including without limitation, the exhibits that the Director determines, in  
21 consultation with the City Attorney, are in the best interest of the City, do not materially  
22 increase the obligations or liabilities for the City or materially diminish the benefits of the  
23 City, are necessary or advisable to effectuate the purposes and intent of this Resolution  
24 and are in compliance with all applicable laws, including the City Charter; and, be it

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1           FURTHER RESOLVED, That within thirty (30) days of the Agreement being fully  
2           executed by all parties, MOHCD shall provide the final Agreement to the Clerk of the  
3           Board for inclusion into the official file.

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6           RECOMMENDED:

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9           Kate Hartley, Director  
            Mayor's Office of Housing and Community Development

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