1 [Accept and Expend Grant - California Department of Housing and Community Development Infill Infrastructure Grant Program - Catalytic Qualifying Infill Area - \$45,000,000]

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Resolution authorizing the Mayor's Office of Housing and Community Development ("MOHCD") to execute a Standard Agreement with California Department of Housing and Community Development ("HCD" or "Department") under the Infill Infrastructure Grant Program - Catalytic Qualifying Infill Area for a total award of \$45,000,000 disbursed by HCD as a grant to the City for infrastructure improvements for the housing development related to the revitalization and master development of up to 1770 units of replacement public housing, affordable housing and market rate housing. commonly known as the Sunnydale HOPE SF Development ("Sunnydale Project"); the housing development related to the revitalization and master development of up to 8,000 units of affordable housing and market rate housing, commonly known as the Treasure Island Project ("Treasure Island Project"); and the housing development related to the mixed-use urban village, including up to 1575 units of affordable and market rate housing commonly known as the India Basin Development ("India Basin Project"), for the period starting on the execution date of the Standard Agreement through June 30, 2031, and any and all other documents required or deemed necessary or appropriate, as defined herein.

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WHEREAS, The State of California Department of Housing and Community

Development ("Department") issued a Request for Concept Proposals for the Infill

Infrastructure Grant - Catalytic Qualifying Infill Area Program ("IIGC Program") dated

November 30, 2022, and issued Infill Infrastructure Grant - Catalytic Qualifying Infill Area

Program Guidelines and Notice of Funding Availability (collectively, the "NOFA") dated March

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1	15, 2023, as amended March 22, 2023, and as further amended on August 3, 2023, under the		
2	IIGC Program established under Part 12.5 of Division 31 of the Health and Safety Code		
3	commencing with Section 53559; and		
4	WHEREAS, The Department is authorized to approve funding allocations for the IIGC		
5	Program, subject to the terms and conditions of the NOFA IIGC Program Guidelines adopted		
6	by the Department on March 15, 2023, as amended March 22, 2023, and as further amended		
7	on August 3, 2023 ("Program Guidelines"), an application package released by the		
8	Department for the IIGC Program ("Application Package"), and an IIGC Program standard		
9	agreement with the State of California ("Standard Agreement"), the Department is authorized		
10	to administer the approved funding allocations of the IIGC Program; and		
11	WHEREAS, The IIGC Program provides infrastructure for Capital Improvements		
12	Projects in support of Qualifying Infill Projects or Qualifying Infill Areas to applicants identified		
13	through a competitive process for the development of projects that, per the Program		
14	Guidelines, support higher-density affordable and mixed-income housing and mixed-use infill		
15	developments; and		
16	WHEREAS, the City and County of San Francisco, through MOHCD, submitted an		
17	application to the Department in response to the NOFA (the "Application") and based on the		
18	Application the Department made an award of Program funds (the "Program Award"); and		
19	WHEREAS, on January 31, 2017, by Ordinance No. 18-17, the Board of Supervisors		
20	approved the Development Agreement between the City and County of San Francisco, the		
21	Housing Authority of the City and County of San Francisco, and Sunnydale Development Co.,		
22	LLC, for the Sunnydale Project , which Ordinance is on file with the Clerk of the Board of		
23	Supervisors in File No. 161164 and incorporated herein by reference; and		
24	WHEREAS, on January 31, 2017, by Ordinance No. 20-17, the Board of Supervisors		
25	made findings for the Sunnydale Project under the California Environmental Quality Act		

1	(Public Resources Code Sections 21000 et seq.) and findings of consistency with the General		
2	Plan, and the eight priority policies of Planning Code, Section 101.1, which Ordinance is on		
3	file with the Clerk of the Board of Supervisors in File No. 161309 and is incorporated herein by		
4	reference; and		
5	WHEREAS, on April 21, 2011, by Motion No. 18325 (and related actions), the San		
6	Francisco Planning Commission certified the Final Environmental Impact Report for the		
7	Treasure Island/Yerba Buena Island Redevelopment Project, pursuant to the California		
8	Environmental Quality Act (Public Resources Code §§ 21000 et seq.), which Motion is on file		
9	with the Clerk of the Planning Commission and is incorporated herein by reference; and		
10	WHEREAS, on June 14, 2011, the Board of Supervisors passed, and on June 15,		
11	2011, the Mayor enacted Ordinance No. 95-11 (File No. 110226), approving the Development		
12	Agreement between the City and County of San Francisco and Treasure Island Community		
13	Development, LLC, for the Treasure Island/Yerba Buena Island Redevelopment Project, and		
14	adopting Findings of Fact, a Statement of Overriding Considerations, and a Mitigation		
15	Monitoring and Reporting Program under CEQA for the project, which Ordinance is on file		
16	with the Clerk of the Board of Supervisors and is incorporated herein by reference; and		
17	WHEREAS, on June 28, 2011, the Treasure Island Development Authority and		
18	Treasure Island Community Development, LLC entered into the Disposition and Development		
19	Agreement ("DDA") for the Treasure Island/Yerba Buena Island Redevelopment Project, and		

WHEREAS, on October 23, 2018, by Ordinance No. 252-18, the Board of Supervisors

by Resolution No. 241-11 (File No. 110291), the Board of Supervisors approved the DDA,

be developed as affordable housing consistent with the City's housing policies, which

which requires that not less than twenty-five percent (25%) of the authorized residential units

resolution is on file with the Clerk of the Board of Supervisors and is incorporated herein by

reference; and

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1	approved the Development Agreement between the City and County of San Francisco and	
2	India Basin Investment LLC, for the India Basin Project, which Ordinance is on file with the	
3	Clerk of the Board of Supervisors in File No. 180681 and incorporated herein by reference;	
4	and	
5	WHEREAS, on January 31, 2017, by Ordinance No. 261-18, the Board of Supervisors	
6	made findings for the India Basin Project under the California Environmental Quality Act	
7	(Public Resources Code, Sections 21000 et seq.) and findings of consistency with the	
8	General Plan, and the eight priority policies of Planning Code Section 101.1, which Ordinance	
9	is on file with the Clerk of the Board of Supervisors in File No. 180816 and is incorporated	
10	herein by reference; and	
11	WHEREAS, MOHCD desires to award funds from the Program Award to these three	
12	development agreement projects across San Francisco known as the Sunnydale Project, the	
13	Treasure Island Project and the India Basin Project (the "IIGC Projects"); and	
14	WHEREAS, The grant terms prohibit including indirect costs in the grant budget; and	
15	WHEREAS, The grant does not require an ASO amendment; and	
16	WHEREAS, Through a conditional award letter dated August 22, 2023, the Department	
17	made an award in the total amount of \$45,000,000 to be disbursed by HCD as a grant to the	
18	City for infrastructure work as approved by HCD, subject to the terms and conditions of the	
19	STD 213, Standard Agreement ("Standard Agreement"), a copy of which is on file with the	
20	Clerk of the Board of Supervisors in File No; now, therefore, be it	
21	RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD to	
22	enter into the Standard Agreement with the Department, with terms and conditions that IIGC	
23	Program funds are to be used for allowable capital asset project expenditures identified in	
24	Exhibit A of the Standard Agreement; and, be it	

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1	FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of		
2	indirect costs in the grant budget.		
3	FURTHER RESOLVED, That the Board of Supervisors hereby authorizes and directs		
4	the Director of the Mayor's Office of Housing and Community Development to execute the		
5	Standard Agreement and related documents necessary to participate in the Program.		
6	FURTHER RESOLVED, That the Board of Supervisors hereby authorizes and directs		
7	the Director of the Mayor's Office of Housing and Community Development to accept and		
8	incur an obligation for the Program Award in an amount not to exceed \$45,000,000, and to		
9	enter into, execute, and deliver an STD 213, Standard Agreement (the "Standard		
10	Agreement"), and any and all other documents required or deemed necessary or appropriate		
11	to secure the Program Award from the California Department of Housing and Community		
12	Development and to participate in the Program, including, but not limited to, an affordable		
13	housing covenant, a performance deed of trust, a disbursement agreement, and all		
14	amendments thereto (collectively, the "Program Award Documents").		
15	FURTHER RESOLVED, That the Director of the Mayor's Office of Housing and		
16	Community Development is hereby authorized to execute such documents.		
17	FURTHER RESOLVED, That the Director of the Mayor's Office of Housing and		
18	Community Development, or their designee, is hereby authorized to execute the Program		
19	Award Documents and all amendments thereto on behalf of the City and County of San		
20	Francisco.		
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1	Recommended:	
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3	/s/ Daniel Adams, Director Mayor's Office of Housing and Community Development	
4	Mayor's Oπice of Housing and Co	ommunity Development
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6	Approved:	
7	/s/ Daniel Lurie, Mayor	
8	Daniei Lurie, Mayor	Greg wagner, Controller
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