

1 [Standard Agreement - Accept and Expend Grant - California Department of Housing and
2 Community Development - Affordable Housing and Sustainable Communities Program -
3 Treasure Island Parcel IC4.3 - \$45,109,140]

4 **Resolution authorizing the Treasure Island Development Authority (the “Authority”) to**
5 **execute the Standard Agreement with the California Department of Housing and**
6 **Community Development (“HCD”) under the Affordable Housing and Sustainable**
7 **Communities Program for a total award of \$45,109,140 including \$30,000,000 disbursed**
8 **by HCD as a loan to IC4.3 Family Housing, LP for a 100% affordable housing project at**
9 **Treasure Island Parcel IC4.3, and \$15,109,140 to be disbursed as a grant to the**
10 **Authority for public transportation improvements on Treasure Island, for the period**
11 **starting on the execution date of the Standard Agreements through March 30, 2046;**
12 **and authorizing the Authority to accept and expend the grant of \$15,109,140 for**
13 **transportation, streetscape and pedestrian improvements and other transit-oriented**
14 **programming and improvements as approved by HCD.**

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

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

21 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
22 authorizing the Mayor’s Treasure Island Project Office to establish a nonprofit public benefit
23 corporation known as the Treasure Island Development Authority (the “Authority”) to act as a
24 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
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1 conversion of the Base for the public interest, convenience, welfare and common benefit of
2 the inhabitants of the City and County of San Francisco; and

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

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

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

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

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

22 WHEREAS, On June 7, 2011, the Board of Supervisors unanimously confirmed
23 certification of the final environmental impact report and made certain environmental findings
24 under CEQA (collectively, the "FEIR") by Resolution No. 246-11, and approved the DDA and
25 other transaction documents; and

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

14 WHEREAS, The State of California, the Strategic Growth Council (“SGC”) and the
15 California Department of Housing and Community Development (“HCD”) issued a Notice of
16 Funding Availability (“NOFA”) dated March 25, 2025, under the Affordable Housing and
17 Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the
18 Public Resources Code, commencing with Section 75200; and

19 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC
20 Program, subject to the terms and conditions of the NOFA, AHSC Round 9 Program
21 Guidelines adopted by SGC on February 26, 2025, an application package released by HCD
22 for the AHSC Program (“Application Package”), and an AHSC standard agreement with the
23 State of California (“Standard Agreement”), and HCD is authorized to administer the approved
24 funding allocations of the AHSC Program; and

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

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

8 WHEREAS, IC4.3 Family Housing LP, a California limited partnership (“Affordable
9 Housing Developer”), requested that the City and County of San Francisco, acting by and
10 through the Authority (the “City”), be a joint applicant of a proposed AHSC application to fund
11 affordable housing for its project located at Treasure Island Parcel IC4.3 consisting of new
12 construction of 150 total affordable units, of these, 61 units will be replacement units of
13 existing supportive housing, approximately 30 units will be set aside for over-income pre-DDA
14 households (the “Affordable Housing Project”); and

15 WHEREAS, The Affordable Housing Developer and the Authority have consulted with
16 the Treasure Island Mobility Management Agency (“TIMMA”) in developing the scope of a
17 proposed application to include funding for ferry service operations between Treasure Island
18 and downtown San Francisco, 10 new bus shelters on Treasure Island and Yerba Buena
19 Island, 3,000 lineal feet of new pedestrian walkways and 1.0 lane miles of bikeways that will
20 benefit residents, workers, and visitors to Treasure Island; and

21 WHEREAS, The Board of Supervisors authorized the Authority to apply for AHSC
22 Program funds and submit an Application Package as a joint applicant with the Affordable
23 Housing Developer through Resolution No. 264-25; and

24 WHEREAS, Through an award letter dated December 10, 2025, HCD made an award
25 in the total amount of \$45,109,140 which includes \$30,000,000 to be disbursed as a loan to

1 the Affordable Housing Developer for the Affordable Housing Project, and \$15,109,140 to be
2 disbursed as a grant to the Authority for the ferry operations, bus shelters, and other transit-
3 oriented programming and improvements approved by HCD, pursuant to the Application
4 Package submitted by the Authority and Affordable Housing Developer, and a copy of the
5 award letter and the Application Package are on file with the Clerk of the Board of Supervisors
6 in File No. 260119, which is hereby declared to be a part of this Resolution as if set forth fully
7 herein; and

8 WHEREAS, After completion of the Affordable Housing Project, the Affordable Housing
9 Developer will execute loan documents (including a promissory note, deed of trust, and
10 affordable housing regulatory agreement) for the benefit of HCD to obtain the \$30,000,000
11 permanent loan, and the Authority will have no obligations under such HCD loan documents;
12 and

13 WHEREAS, The grant does not require an ASO amendment; and

14 WHEREAS, The grant terms prohibit including indirect costs in the grant budget; now,
15 therefore, be it

16 RESOLVED, That the Board of Supervisors approves and authorizes the City to accept
17 and expend the AHSC Program funds disbursed under a Standard Agreement; and, be it

18 FURTHER RESOLVED, That the Board of Supervisors approves and authorizes the
19 Authority, in consultation with the City Attorney, to enter into a Standard Agreement with HCD
20 under terms and conditions approved by the City Attorney that AHSC Program funds are to be
21 used for allowable capital asset project expenditures identified in the Application Package and
22 Program Guidelines; and, be it

23 FURTHER RESOLVED, That the final version of the Standard Agreement with HCD
24 shall be provided to the Clerk of the Board of Supervisors for inclusion in the official file within
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1 30 days (or as soon thereafter as final documents are available) of execution by all parties;
2 and, be it

3 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of
4 indirect costs in the grant budget; and, be it

5 FURTHER RESOLVED, That the Board of Supervisors authorizes the Treasure Island
6 Director of the Authority (or his or her designee) to execute and deliver any documents in the
7 name of the Authority that are necessary, appropriate or advisable to accept and expend the
8 AHSC Program funds from the HCD, and all amendments thereto, and complete the
9 transactions contemplated herein and to use the funds for eligible capital asset(s) in the
10 manner presented in the Application Package as approved by the HCD and in accordance
11 with the NOFA and Program Guidelines and Application Package; and, be it

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

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