

1 [Execute Standard Agreement and Accept and Expend Grant - California Department of
2 Housing and Community Development - Infill Infrastructure Grant Program - Balboa Reservoir
3 Building E and Balboa Reservoir Building A - \$20,095,616]

4 **Resolution authorizing the Mayor's Office of Housing and Community Development**
5 **("MOHCD") to execute a Standard Agreement with California Department of Housing**
6 **and Community Development ("HCD") under the Infill Infrastructure Grant Program for**
7 **a total award of \$20,095,616 disbursed by HCD as a grant to the City for infrastructure**
8 **improvements related to property located at Balboa Reservoir Building E and Balboa**
9 **Reservoir Building A for 100% affordable housing projects ("Project") for the period**
10 **starting on the execution date of the Standard Agreement to June 30, 2030, and as**
11 **amended.**

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13 WHEREAS, The State of California Department of Housing and Community
14 Development ("Department") issued a Notice of Funding Availability ("NOFA") dated May 12,
15 2021, under the Infill Infrastructure Grant Program ("IIG Program") established under Division
16 31, Part 12.5 of the Public Resources Code commencing with Section 53559; and

17 WHEREAS, HCD is authorized to approve funding allocations for the IIG Program,
18 subject to the terms and conditions of the NOFA IIG Program Guidelines adopted by HCD on
19 May 12, 2021 ("Program Guidelines"), an application package released by HCD for the IIG
20 Program ("Application Package"), and an IIG standard agreement with the State of California
21 ("Standard Agreement"), and HCD is authorized to administer the approved funding
22 allocations of the IIG Program; and

23 WHEREAS, The IIG Program provides infrastructure for Capital Improvements Projects
24 in support of Qualifying Infill Projects or Qualifying Infill Areas to applicants identified through
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1 a competitive process for the development of projects that, per the Program Guidelines,
2 support higher-density affordable and mixed-income housing and mixed-use infill
3 developments; and

4 WHEREAS, BHC Balboa Builders LLC, a California limited liability corporation
5 (“Developer”), has requested the City and County of San Francisco (the “City”), acting by and
6 through the Mayor’s Office of Housing and Community Development (“MOHCD”), to assist the
7 Developer with funding for infrastructure improvements for Balboa Reservoir (the “Qualifying
8 Infill Area”) related to the Properties for two affordable housing developments, including
9 approximately 287 units, pedestrian and open space improvements, bike lanes, and other
10 infrastructure construction (the “Project”) as part of the Balboa Reservoir Development
11 Agreement (Ordinance No. 142-20); and

12 WHEREAS, The Project is a Qualifying Infill Area under the IIG Program; and

13 WHEREAS, On August 18, 2020, by Ordinance No. 142-20, the Board of Supervisors
14 made findings under the California Environmental Quality Act (Public Resources Code
15 Sections 21000 et seq.) and findings of consistency with the General Plan, and the eight
16 priority policies of Planning Code, Section 101.1, which Ordinance is on file with the Clerk of
17 the Board of Supervisors in File No. 200423 and is incorporated herein by reference; and

18 WHEREAS, On September 14, 2021, the Board of Supervisors authorized MOHCD to
19 apply for IIG Program funds and submit an Application Package through Resolution No. 421-
20 21; and

21 WHEREAS, The grant terms prohibit including indirect costs in the grant budget; and

22 WHEREAS, Through an award letter dated November 6, 2024, HCD made an award in
23 the total amount of \$20,095,616 to be disbursed by HCD as a grant to the City for
24 infrastructure work as approved by HCD, subject to the terms and conditions of the Standard
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1 Agreement, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
2 _____; now, therefore, be it

3 RESOLVED, That the Board of Supervisors approves and authorizes MOHCD to enter
4 into the Standard Agreement with HCD, with terms and conditions that IIG Program funds are
5 to be used for allowable capital asset project expenditures identified in Exhibit A; and, be it

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

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

15 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
16 heretofore taken are ratified, approved and confirmed by this Board of Supervisors; and, be it

17 FURTHER RESOLVED, That within thirty (30) days of the Standard Agreement being
18 fully executed by all parties, MOHCD shall provide the final agreement to the Clerk of the
19 Board for inclusion into the official file.
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1 Recommended:

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3 /s/
Daniel Adams, Director
4 Mayor's Office of Housing and Community Development

5 Approved:

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7 /s/ Sophia Kittler
Daniel Lurie, Mayor

/s/ Jocelyn Quintos
Greg Wagner, Controller