

1 [Resolution Authorizing Application for BEGIN Funds]

2 **Resolution authorizing the submittal of applications to the California State Department**  
3 **of Housing and Community Development for funding under the BEGIN Program; the**  
4 **execution of one or more standard agreements if selected for such funding and any**  
5 **amendments thereto; the execution of one or more designation agreements if selected**  
6 **for such funding and any amendments thereto; the execution of any related documents**  
7 **necessary to participate in the BEGIN Program.**

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9 WHEREAS, The City and County of San Francisco, (the "City") a municipal  
10 corporation, (hereinafter "City") wishes to apply for and receive an allocation of funds through  
11 the BEGIN Program; and

12 WHEREAS, The California Department of Housing and Community Development  
13 ("HCD") has issued a Notice of Funding Availability on February 17, 2006 ("NOFA") for the  
14 BEGIN Program established by Chapter 14.5, Sections 50860 through 50866 of Part 2 of  
15 Division 31 of the Health and Safety Code (the "Statute"). Pursuant to the Statute, HCD is  
16 authorized to approve funding allocations utilizing monies made available by the State  
17 Legislature to the BEGIN Program, subject to the terms and conditions of the Statute and the  
18 BEGIN Program Guidelines adopted by HCD on March 4, 2005, and amended by HCD on  
19 February 14, 2006; and

20 WHEREAS, Chapter 14.5, Section 50860 subdivision (b) of the Statute requires that  
21 BEGIN funds be made available to qualifying cities and counties that provide incentives, or  
22 reduce regulatory barriers ("regulatory concessions"), that promote local housing  
23 development; and

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Supervisors Daly, Maxwell

1           WHEREAS, With respect to the project located at 5600 Third Street in San Francisco  
2 (the "Project 1"), the Planning Commission has granted a Conditional Use Authorization  
3 which, among other things, allows (i) residential development in a light-industrial district; and  
4 (ii) and a Planned Unit Development with modifications to the rear yard requirement; and

5           WHEREAS, the Conditional Use Authorization constitutes a regulatory concession that  
6 makes Project 1 eligible for BEGIN funds; and

7           WHEREAS, With respect to the project located at 330 and 335 Berry Street in San  
8 Francisco (the "Project 2"), The Board of Supervisors adopted; (ii) the master Environmental  
9 Impact Report for Mission Bay that applies to Project 2 and eliminates the requirement for a  
10 separate environmental review for that project; (ii) the Mission Bay Redevelopment Project  
11 Area Plan and Design for Development Guidelines for Mission Bay that streamline the design  
12 review and land use entitlement processes and permit flexible parking standards; and

13           WHEREAS, the adoption of the master Environmental Impact Report, the Mission Bay  
14 Redevelopment Plan Area and the Design for Development Guidelines for Mission Bay  
15 constitute regulatory concessions that make Project 2 eligible for BEGIN funds; and

16           WHEREAS, With respect to the project located at 600 Alabama Street in San  
17 Francisco (the "Project 3"), (i) the Planning Commission has granted a Conditional Use  
18 Authorization which, among other things, allows (a) residential development in a light-  
19 industrial district; and (b) a Planned Unit Development with modified off-street parking and  
20 loading and rear yard requirements; and (ii) The Board of Supervisors amended the Planning  
21 Code Zoning Map to create a Special Use District ("SUD") to allow for increased residential  
22 density; and

23           WHEREAS, the Conditional Use Authorization and the SUD constitute regulatory  
24 concessions that makes Project 3 eligible for BEGIN funds; and  
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Supervisors Daly, Maxwell

1           WHEREAS, The City wishes to submit applications to obtain from HCD allocations of  
2 BEGIN funds in the amount of \$7,650,000 to be used by the Redevelopment Agency of the  
3 City and County of San Francisco ("Agency") to provide down payment assistance to first-time  
4 home buyers of condominiums to be developed in San Francisco by BRIDGE Housing  
5 Corporation for 124 units in Project 1 and 131 units in Project 2, and \$1,020,000 to be used by  
6 the City and County of San Francisco to provide down payment assistance to first-time home  
7 buyers of condominiums to be developed in San Francisco by Citizens Housing Corporation  
8 for 34 units in Project 3; and

9           WHEREAS, The City wishes to enter into an agreement with the Agency ("Designation  
10 Agreement") pursuant to which (i) the City will designate the Agency as the responsible party  
11 for administering the BEGIN funds with respect to Project 1 and Project 2 in full compliance  
12 with the terms and conditions of the Statute, the BEGIN Program Guidelines, any other  
13 requirements that may be included in the application or related documents and the  
14 Designation Agreement; (ii) the Agency will pay City for all of City's costs incurred with respect  
15 to the City's involvement in the BEGIN Program's funding of Project 1 and Project 2; and (iii)  
16 the Agency will indemnify and defend the City from and against all claims, losses, liability, etc.  
17 arising directly and indirectly from the City's application to the BEGIN Program and the City's  
18 involvement in the BEGIN Program with respect to the funding of Project 1 and Project 2;  
19 now, therefore, be it

20           RESOLVED, That the Board of Supervisors hereby permits the City to submit to HCD  
21 applications to participate in the BEGIN Program in response to the NOFA, which applications  
22 will request funding allocations of \$3,720,000, \$3,930,000 and \$1,020,000 respectively to  
23 provide \$30,000 in down payment assistance to 124 eligible first-time home buyers of  
24 condominiums to be constructed in San Francisco at 5600 Third Street, 131 eligible first-time  
25 home buyers of condominiums at 330 and 335 Berry Street by BRIDGE Housing Corporation,

Supervisors Daly, Maxwell

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and 34 eligible first-time home buyers of condominiums at 600 Alabama Street by Citizens Housing Corporation; and, be it

FURTHER RESOLVED, That if the application for BEGIN funds is approved, the City is permitted to accept the BEGIN funds, and if so, agrees to use the BEGIN funds for eligible activities in the manner presented in the application as approved by HCD, and in accordance with the BEGIN Program regulations cited above. The City also may execute any and all other instruments necessary or required by HCD for participation in the BEGIN Program; and, be it

FURTHER RESOLVED, That if the applications for BEGIN funds are approved, the City is permitted to enter into one or more Designation Agreements and all other instruments necessary or required to carry out the terms of the Designation Agreement; and, be it

FURTHER RESOLVED, That the Director of the Mayor's Office of Housing is hereby authorized and urged in the name and on behalf of the City, to execute and deliver the BEGIN Program applications, the Standard Agreements, the Designation Agreement(s) and all other documents required by the terms of the Designation Agreement(s) or HCD for participation in the BEGIN Program, together with any amendments thereto, and to take any and all steps as the Director of the Mayor's Office of Housing deems necessary or appropriate in order to comply with the terms of the BEGIN Program and to designate the Agency as the administrator of the BEGIN funds, or to otherwise effectuate the purpose and intent of this resolution, such determination to be conclusively evidenced by the execution and delivery by the Director of the Mayor's Office of Housing of any such documents.

Supervisors Daly, Maxwell



# City and County of San Francisco

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

## Tails Resolution

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**File Number:** 060658

**Date Passed:**

Resolution authorizing the submittal of applications to the California State Department of Housing and Community Development for funding under the BEGIN Program; the execution of one or more standard agreements if selected for such funding and any amendments thereto; the execution of one or more designation agreements if selected for such funding and any amendments thereto; the execution of any related documents necessary to participate in the BEGIN Program.

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May 16, 2006 Board of Supervisors — ADOPTED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell,  
McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 060658

I hereby certify that the foregoing Resolution was ADOPTED on May 16, 2006 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young  
Clerk of the Board

5/19/06

Date Approved



Mayor Gavin Newsom