FILE NO. 170558   RESOLUTION NO. 231-17

1   [Grant Agreement - Alabama Street Housing Associates, L.P. - Local Operating Subsidy
    Program Contract - Mosaica Family Apartments, 680 Florida Street - Not to Exceed
2   $3,616,321]

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4   **Resolution authorizing the Director of the Mayor's Office of Housing and Community**

5   **Development to execute a Local Operating Subsidy Program Grant Agreement with**

6   **Alabama Street Housing Associates, L.P., a California limited partnership, to provide**

7   **operating subsidies for formerly homeless adults at Mosaica Family Apartments, 680**

8   **Florida Street, for total a term of 15 years, starting January 1, 2018, and ending**

9   **December 31, 2032, in an amount not to exceed $3,616,321.**

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11   WHEREAS, The Mayor's Office of Housing and Community Development ("MOHCD")

12   administers a variety of housing programs that provide financing for the development of new

13   housing and the rehabilitation of single- and multi-family housing for low- and moderate-

14   income households in San Francisco; and

15   WHEREAS, In 2016, the City and County of San Francisco ("City") founded the

16   Department of Homelessness and Supportive Housing ("HSH"), with one of its goals to reduce

17   the number of chronically homeless households that numbered 1,700 per the 2015 Point in

18   Time Homeless Count; and

19   WHEREAS, MOHCD developed the Local Operating Subsidy Program ("LOSP") in

20   order to establish long-term financial support to operate and maintain permanent affordable

21   housing for homeless households; and

22   WHEREAS, Through the LOSP, the City subsidizes the difference between the cost of

23   operating housing for homeless persons and all other sources of operating revenue for a

24   given project, such as tenant rental payments, commercial space lease payments, Continuum

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1 | of Care ("CoC") Shelter Plus Care Program subsidies, project-based Section 8 rent subsidies

2 | and California Mental Health Services Act operating subsidies; and

3 | WHEREAS, All supportive housing projects selected for capital funding by the

4 | Citywide Affordable Housing Loan Committee ("Loan Committee") are eligible to receive

5 | LOSP funds; and

6 | WHEREAS, The Board of Supervisors authorizes City funding for LOSP projects as

7 | part of the Annual Appropriation Ordinance; and

8 | WHEREAS, MOHCD enters into grant agreements with supportive housing owners and

9 | operators for LOSP projects in consultation with HSH, administers LOSP contracts, reviews

10 | annual audits and prepares recommendations for annual adjustments to project funding,

11 | monitors compliance with LOSP requirements in accordance with capital funding regulatory

12 | agreements, and if necessary, takes appropriate action to enforce compliance; and

13 | WHEREAS, Alabama Street Housing Associates, L.P., a California limited partnership

14 | (the "Owner"), is the owner of Mosaica Family Apartments, located at 680 Florida Street,

15 | which provides 93 units serving families, 24 of which serve extremely low-income, chronically

16 | homeless families ("Project"); and

17 | WHEREAS, On March 3, 2017, the Loan Committee recommended approval to the

18 | Mayor of a LOSP grant award for the Project in an amount not to exceed $3,616,321; and

19 | WHEREAS, MOHCD proposes to provide a LOSP grant in the amount not to exceed

20 | $3,616,321 to the Owner pursuant to a LOSP Grant Agreement (the "Agreement") in

21 | substantially the form on file with the Clerk of the Board of Supervisors in File No. 170558 and

22 | in such final form as approved by the Director of MOHCD and the City Attorney; and

23 | WHEREAS, The Agreement is for a 15-year term, starting January 1, 2018, and ending

24 | December 31, 2032, and therefore requires Board of Supervisors authorization; now,

25 | therefore, be it

1   RESOLVED, That this Board of Supervisors hereby authorizes the Director of MOHCD

2   or his designee to execute the Agreement for an amount not to exceed $3,616,321; and, be it

3   FURTHER RESOLVED, That this Board of Supervisors authorizes MOHCD to proceed

4   with actions necessary to implement the Agreement following execution, and ratifies,

5   approves and authorizes all actions heretofore taken by any City official in connection with

6   such Agreement; and, be it

7   FURTHER RESOLVED, That this Board of Supervisors hereby authorizes the Director

8   of MOHCD or his designee to enter into any amendments or modifications to the Agreement,

9   including without limitation, the exhibits that the Director determines, in consultation with the

10   City Attorney, are in the best interest of the City, do not materially increase the obligations or

11   liabilities for the City or materially diminish the benefits to be received by the City, are

12   necessary or advisable to effectuate the purposes and intent of this Resolution and are in

13   compliance with all applicable laws, including the City Charter; and be it

14   FURTHER RESOLVED, That within thirty (30) days of the contract being fully executed

15   by all parties, the MOHCD shall provide the final contract to the Clerk of the Board for

16   inclusion into the official file.

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18   RECOMMENDED:

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20   _____
     Olson Lee, Director

21   Mayor's Office of Housing and Community Development

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City and County of San Francisco

Tails

Resolution

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

File Number: 170558   **Date Passed:** June 06, 2017

Resolution authorizing the Director of the Mayor's Office of Housing and Community Development to execute a Local Operating Subsidy Program Grant Agreement with Alabama Street Housing Associates, L.P., a California limited partnership, to provide operating subsidies for formerly homeless adults at Mosaica Family Apartments, 680 Florida Street, for total a term of 15 years, starting January 1, 2018, and ending December 31, 2032, in an amount not to exceed $3,616,321.

May 25, 2017 Budget and Finance Sub-Committee - AMENDED

May 25, 2017 Budget and Finance Sub-Committee - RECOMMENDED AS AMENDED

June 06, 2017 Board of Supervisors - ADOPTED
    Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 170558

I hereby certify that the foregoing Resolution was ADOPTED on 6/6/2017 by the Board of Supervisors of the City and County of San Francisco.

_____
Angela Calvillo
Clerk of the Board

_____
Mayor

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_____
Date Approved