

1 [Apply for Grant - California Department of Housing and Community Development -
2 Homekey+ Grant Program - 835 Turk Street - Not to Exceed \$18,000,000]

3 **Resolution approving and authorizing the Department of Homelessness and**
4 **Supportive Housing to jointly apply with 835 Turk LLC to the California Department of**
5 **Housing and Community Development for the Homekey+ Grant for the property located**
6 **at 835 Turk Street in a total amount not to exceed \$18,000,000 or the maximum award**
7 **amount allowable under the Notice of Funding Availability, whichever is greater, on**
8 **behalf of the City and County of San Francisco.**

9
10 WHEREAS, The California Department of Housing and Community Development
11 (“HCD”) issued a Notice of Funding Availability (“NOFA”) dated November 26, 2024, and
12 Amended January 31, 2025, for grant funds under the Homekey+ Program authorized by
13 Health and Safety Code, Section 50675.1.3 (Assembly Bill No. 140 (2021-2022 Reg.
14 Sess.), § 20.) Health and Safety Code, Section 50675.1.5 (Assembly Bill No. 531 (2023-
15 2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code, Section 5891.5
16 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing,
17 Assistance and Prevention (HHAP) grant program. (Assembly Bill No. 129 (Chapter 40,
18 Statutes 2023) and Assembly Bill No. 166 (Chapter 48, Statutes 2024), (“Homekey+”); a
19 copy of the NOFA is on file with the Clerk of the Board of Supervisors in File No. 250396;
20 and

21 WHEREAS, HCD is authorized to administer Homekey+ funds pursuant to the
22 Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of
23 Division 31 of the Health and Safety Code); and

24 WHEREAS, Since the inception of the Homekey grant program in 2024, the City has
25 been awarded approximately \$239 million in Homekey grant funds that has supported the

1 acquisition and operation of approximately 897 new units of permanent supportive housing
2 serving adults, youth, and families; and

3 WHEREAS, Permanent supportive housing is the most effective, evidence-based
4 solution to ending chronic homelessness and also prevents new incidents of homelessness
5 among highly vulnerable people with long experiences of homelessness; and

6 WHEREAS, Additional permanent supportive housing furthers the City's
7 commitment to dismantling systemic racial inequities that disproportionately effect
8 communities of color and contribute to the loss of stable housing; and

9 WHEREAS, Pursuant to Resolution No. 36-22, the City acquired the real property
10 and improvements located at 835 Turk Street, Assessor's Parcel Number Block No. 0761,
11 Lot No. 016A (the "Property") on March 16, 2022, for the purpose of operating permanent
12 supportive housing under the jurisdiction of the Department of Homelessness and
13 Supportive Housing ("HSH"); and

14 WHEREAS, Pursuant to Ordinance No. 3-23, HSH entered into a lease and property
15 management agreement with Five Keys Schools and Programs ("Five Keys") for the
16 purpose of leasing, operating, and maintaining the Property as permanent supportive
17 housing; and

18 WHEREAS, Five Keys has formed 835 Turk LLC, a California limited liability
19 company ("835 Turk LLC"); and

20 WHEREAS, HSH, on behalf of the City and County of San Francisco ("City" or
21 "Applicant"), desires to jointly apply for the Homekey+ grant funds with 835 Turk LLC for
22 the purpose of rehabilitating the Property in an amount not to exceed a total anticipated
23 amount of \$18,000,000 or the maximum award amount allowable under the NOFA,
24 whichever is greater; and
25

1 WHEREAS, Upon completion of the rehabilitation, the Property would provide
2 approximately 106 units of permanent supportive housing to serve homeless adults,
3 approximately half of which would be reserved for homeless adults with either serious
4 mental illness or substance use disorder diagnosis; and

5 WHEREAS, HSH intends to submit an application jointly with 835 Turk LLC for
6 Homekey+ grant funds ("Application") to HCD for review and consideration; and

7 WHEREAS, In order to be considered for an award of Homekey+ grant funds, the
8 City must submit a Resolution approved by the Board of Supervisors authorizing the City to
9 apply for Homekey+ grant funds with the Application; and

10 WHEREAS, Homekey+ funding allocations are subject to the terms and conditions
11 of the NOFA, the Application, and upon award, the HCD approved STD 213, Standard
12 Agreement, and all other legal requirements of the Homekey+ Program; now, therefore, be
13 it

14 RESOLVED, That the Board of Supervisors hereby authorizes HSH and the HSH
15 Executive Director or their designee, on behalf of the City, to submit an Application to HCD
16 in response to the NOFA to apply for Homekey+ grant funds for capital and capitalized
17 operating funds in a total amount not to exceed \$18,000,000, or the maximum award
18 amount allowable under the NOFA, whichever is greater and, be it

19 FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the
20 Application is approved, HSH will seek Board of Supervisors approval to accept and
21 expend the Homekey+ grant funds and to authorize execution of a Standard Agreement,
22 and any other documents required or deemed necessary to secure the Project Homekey+
23 funds under the terms of the Project Homekey+ program guidelines.

1 RECOMMENDED:

2
3 _____/s/

4 Shireen McSpadden

5 Executive Director

6 Department of Homelessness and Supportive Housing