

FILE NO.

RESOLUTION NO. 25-07-0416

[Resolution Authorizing Treasure Island Development Authority to Execute a Grant Application as Joint Applicant with IC4.3 Family Housing, LP and/or the Treasure Island Mobility Management Agency Under the Affordable Housing and Sustainable Communities Program for the Treasure Island Parcel IC4.3 Project]

RESOLUTION AUTHORIZING THE TREASURE ISLAND DEVELOPMENT AUTHORITY TO EXECUTE A GRANT APPLICATION, UNDER THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND CALIFORNIA STRATEGIC GROWTH COUNCIL AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM AS A JOINT APPLICANT WITH IC4.3 FAMILY HOUSING, LP, A CALIFORNIA LIMITED PARTNERSHIP BY AND AMONG CATHOLIC CHARITIES TREASURE ISLAND LLC, AN AFFILIATE OF CATHOLIC CHARITIES CYO OF THE ARCHDIOCESE OF SAN FRANCISCO, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AND JSCO IC4.3 LLC, AN AFFILIATE OF JOHN STEWART COMPANY, A CALIFORNIA CORPORATION, AND/OR THE TREASURE ISLAND MOBILITY MANAGEMENT AGENCY FOR THE PROJECT AT TREASURE ISLAND PARCEL IC4.3; AND IF SUCCESSFUL, AUTHORIZING THE AUTHORITY TO ASSUME ANY JOINT AND SEVERAL LIABILITY FOR COMPLETION OF THE PROJECTS REQUIRED BY THE TERMS OF ANY GRANT AWARDED UNDER THE AHSC PROGRAM; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CEQA GUIDELINES AND CHAPTER 31 OF THE SAN FRANCISCO ADMINISTRATIVE CODE.

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, AHSC Round 9 Program Guidelines adopted by SGC on February 26, 2025, an application package released by the

Department for the AHSC Program (“Application Package”), and an AHSC standard agreement with the State of California (“Standard Agreement”), the Department is authorized to administer the approved funding allocations of the AHSC Program; and

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

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

WHEREAS, IC4.3 Family Housing LP, a California limited partnership (“Affordable Housing Developer”), requested that the City and County of San Francisco, acting by and through the Authority (the “City”), be a joint applicant of a proposed AHSC application to fund affordable housing for its project located at Treasure Island Parcel IC4.3; and

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

WHEREAS, The Authority desires to apply for AHSC Program funds and submit an Application Package as a joint applicant with the Affordable Housing Developer; and,

WHEREAS, If it is determined necessary in order to secure the grant, The Authority desires to include the TIMMA as another joint applicant; and,

1 WHEREAS, the Board of Supervisors must approve resolutions delegating authority,
2 on behalf of the City, to the Authority to proceed as a joint applicant on the grant application;
3 now therefore be it

4 RESOLVED, That the Authority Board authorizes the Authority and the Treasure Island
5 Director to execute an application to the AHSC Program as detailed in the NOFA dated
6 March 25, 2025, for Round 9, in a total amount not to exceed \$50,000,000; and, be it

7 FURTHER RESOLVED, If the Application is successful, the Authority Board agrees
8 that the Authority will assume any joint and several liability for completion of the Project
9 required by the terms of any grant awarded to the Authority, the Affordable Housing
10 Developer and/or TIMMA under the AHSC Program, subject to approval by the City's Board of
11 Supervisors; and, be it

12 FURTHER RESOLVED, If the Application is successful, the Authority shall seek Board
13 of Supervisors approval of the Standard Agreement, with AHSC Program funds to be used for
14 allowable capital asset project expenditures to be identified in Exhibit A of the Standard
15 Agreement, and that any and all activities funded, information provided, and timelines
16 represented in the application are enforceable through the Standard Agreement; and, be it

17 FURTHER RESOLVED, That the Authority Board authorizes the Treasure Island
18 Director to execute and deliver any documents in the name of the Authority that are
19 necessary, appropriate or advisable to secure the AHSC Program funds from the Department,
20 and all amendments thereto, and complete the transactions contemplated herein and to use
21 the funds for eligible capital asset(s) in the manner presented in the application as approved
22 by the Department and in accordance with the NOFA and Program Guidelines and Application
23 Package.

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected and acting Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on April 16, 2025.

DocuSigned by:
Jeanette Howard
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Jeanette Howard, Secretary