Fil	e N	O. '	120	28	9

Committee Ite	m No <u>. </u>	3	
Board Item No.		 -	

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:	Budget and Finance SUB-0	<u>Committee</u>	Date: April 4, 2012
Board of Su	pervisors Meeting		Date
Cmte Boa	rd		
	Motion Resolution Ordinance Legislative Digest Budget & Legislative Anal Ethics Form 126 Introduction Form (for head Department/Agency Cove MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Award Letter Application	arings)	/or Report
OTHER	(Use back side if addition	al space is r	needed)
	y: Victor Young y: Victor Young	Date: Date:	March 30, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

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[Apply for, Accept and Expend Grant - California Catalyst Community Grant Program - \$1,350,000.00]

Resolution authorizing the Director of the Office of Economic and Workforce Development to apply for, accept and expend grant funds in the amount of \$1,350,000.00 from the California Department of Housing and Community Development's Catalyst Community Grant Program.

WHEREAS, The State of California, Department of Housing and Community

Development (the "Department") has issued Program Guidelines dated December 2010 (the "Guidelines") under its Catalyst Community Grant Program (the "Program"); and

WHEREAS, The Office of Economic and Workforce Development ("OEWD") prepared and submitted an application for grant funds from the Program, a draft copy of which is on file with the Clerk of the Board under File No. 120289 (the "Application"); and

WHEREAS, The Application includes OEWD's proposed uses of the grant funds, if awarded, including park planning, design, permitting, construction of the new park improvements, and collection of statistics, monitoring and evaluation of sustainable strategies, to be performed by the master developer of the Mission Bay redevelopment project; and

WHEREAS, The grant does not require an ASO amendment; and

WHEREAS, The grant funds, if awarded, are subject to the terms and conditions of the Guidelines, the Application Package, the MOU, and the Standard Agreement, as such terms are defined in the Guidelines (collectively, the "Program Requirements"); and

WHEREAS, The Department prohibits the inclusion of indirect costs in the grant budget and therefore such costs are not included in the grant budget; now, therefore, be it

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RESOLVED, That the Board of Supervisors authorizes the Director of OEWD to apply for, and if granted by the Department, accept and expend, the grant funds generally as set forth in the Application; and be it

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

FURTHER RESOLVED, That if the grant funds are awarded by the Department, the Director of OEWD is authorized to enter into such agreements, including the MOU, the Standard Agreement, and such additional documents or agreements deemed necessary or appropriate by the Department to obtain and use the grant funds consistent with the Application and the Program Requirements (collectively, the "Grant Documents"); and be it

FURTHER RESOLVED, That Grant Documents shall be subject to the terms and conditions specified in the Program Requirements, and are enforceable by the Department.

Grant funds shall be used by OEWD for allowable capital asset project expenditures identified in the Application; and be it

FURTHER RESOLVED, That the Director of OEWD has the authority to revise the Application and the Grant Documents, provided that any such revision is consistent with the Program Requirements and does not materially increase the obligations or the potential liabilities of the City or materially reduce the benefits to the City; and be it

FURTHER RESOLVED, That all actions previously taken by City staff consistent with this Resolution are hereby ratified.

Recommended:

Jewhiter Entine Matz Director, OEWD Approved:

Approved:

Controller

TO:	Angela Calvillo, Clerk of the Board of Supervisors
FROM:	Jennifer Matz, Office of Economic and Workforce Development
DATE:	February 24, 2012
SUBJECT:	Apply, Accept and Expend Resolution for Subject Grant
GRANT TITLE:	Catalyst Community Grant
Attached please fir	nd the original and 4 copies of each of the following:
X Proposed grar	nt resolution; original signed by Department, Mayor, Controller
_X Grant informa	ation form, including disability checklist
X Grant budget	
_ X_ Grant applica	tion
X Grant award lett	er from funding agency
X Other (Explain	n): Form SFEC 126
Special Timeline I	Requirements:
Please introduce b	y March 6, 2012
Departmental rep	resentative to receive a copy of the adopted resolution:
Name: Jenni	ifer Matz Phone: 415-554-6969
Interoffice Mail Add	dress: OEWD, City Hall, Room 448, 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102
Certified copy requ	ired Yes 🗌 No 🖂
	nave the seal of the City/County affixed and are occasionally required by nost cases ordinary copies without the seal are sufficient).

File Number:			
(Provided by	Clerk of Board	of Supervisors)	

Grant Information Form

(Effective March 2005)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying ordinance:

- 1. Grant Title: Calif. Dept. of Housing and Community Development Catalyst Community Grant Program
- 2. Department: Office of Economic and Workforce Development
- 3. Contact Person: Jennifer Entine Matz

Telephone: 415-554-6969

4. Grant Approval Status (check one):

[X] Approved by funding agency

[] Not yet approved

5. Amount of Grant Funding Approved or Applied for: \$1,350,000.00

6a. Matching Funds Required: N/A

b. Source(s) of matching funds (if applicable): N/A

7a. Grant Source Agency: California Department of Housing and Community Development

b. Grant Pass-Through Agency (if applicable): N/A

8. Proposed Grant Project Summary:

The Mission Bay Children's Park is a 1.12-acre park located in the heart of Mission Bay's South Residential Area. Upon full build-out of the surrounding development, the park will be directly adjacent to 1,418 units of housing of which 518 (36%) will be affordable, and within a 5-10 minute walk of over 4,600 more, of which 1340 (29%) will be affordable. The children's park is essential to providing open space suitable for the many young families that have moved into Mission Bay's existing housing and are anticipated in future development.

The Proposed Grant Project includes: 1) Completion of park planning, design, engineering, design approvals, permitting, and construction management; 2) Construction of the new park improvements, including site preparation, utilities, landscape, hardscape, and site furnishings, and; 3) Collection of statistics, monitoring and evaluation of sustainable strategies.

9. Grant Project Schedule, as allowed in approval documents, or as proposed:

Start-Date: 4/1/2012

End-Date: 6/30/2016

10a. Amount budgeted for contractual services: \$ 1,350,000 (100%)

- b. Will contractual services be put out to bid? Yes. Mission Bay's Master Developer FOCIL-MB, LLC will competitively bid all contractual construction services in accordance with regulations defined in the Mission Bay South Owner Participation Agreement.
- c. If so, will contract services help to further the goals of the department's MBE/WBE requirements? Program in Diversity and Economic Development as defined in the Mission Bay South Owner Participation Agreement, Mission Bay's Master Developer FOCIL-MB, LLC has committed to the MBE/WBE hiring goals.

d. Is this likely to be a one-time or ongoing request for contracting out? One time
11a. Does the budget include indirect costs? [] Yes [X] No
b1. If yes, how much? N/A
b2. How was the amount calculated? N/A
c. If no, why are indirect costs not included? [X] Not allowed by granting agency [] To maximize use of grant funds on direct services [] Other (please explain):
c2. If no indirect costs are included, what would have been the indirect costs? The department's indirect cost rate as approved by it's cognizant agency, the Department of Labor, is up to 25% of Direct Labo 12. Any other significant grant requirements or comments: In addition to the reporting requirements on the outcomes of sustainability strategies, Contractor will be required to report on the use of Catalyst Community Grant funds received. A final report detailing the actual use of these funds and the amour of funds leveraged or secured through other sources to complete the project will be required to be completed and submitted to the Department of Housing and Community Development within 60 days of the final expenditure of funds.
Disability Access Checklist*
13. This Grant is intended for activities at (check all that apply):
[] Existing Site(s) [] Existing Structure(s) [] Existing Program(s) or Service(s) [] Rehabilitated Site(s) [] Rehabilitated Structure(s) [] New Program(s) or Service(s) [X] New Site(s)
14. The Departmental ADA Coordinator and/or the Mayor's Office on Disability have reviewed the proposal arconcluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local access laws and regulations and will allow the full inclusion of persons with disabilities, or will require unreasonable hardship exceptions, as described in the comments section:
Comments: The Grant Project provides funds for design and permitting of, Mission Bay Children's Park has not yet been developed beyond a basic program assignment. Grant Project funds will go in part toward advancing the design through Design Development and Construction Drawings and Permit phases, during which the project will be thoroughly reviewed by the Departmental ADA Coordinator to ensure compliance with the Americans with Disabilities Act and all other Federal, State and local access laws and regulations.
Departmental or Mayor's Office of Disability Reviewer: <u>EUGENE 7 FLのいたはい</u> (Name)
Date Reviewed: 2-2 4-/ 2
Department Approval: <u>EUGENE FLANNERY ADA COMPLIANCE OFFICE</u> (Name) (Title)
Erron I & Louisian
(Signature)

Catalyst Community Grant Budget	
Grant Code: MECCGP-1309	
Index Code: 210061	
Estimated Revenue	1,350,000
48999 - Other State Grants and Subventions	1,350,000
Appropriation	1,350,000
081CA - Administrative Services Work Order	1,350,000

Attachment A: Catalyst Community Grant Program Application

APPLICANT INFORMATION

Catalyst Project Name:	Mission Bay			
Applicant (City):	City and County of San Francisco, Office of Econ. and Workforce Development			
If RDA is applying on behalf of City, please identify Agency Name*				
Mailing Address:	City Hall, Room 448 /	1 Dr. Carlton B. Goodlett Place		
City:	San Francisco			
State:	California	Zip code	94102	
County:	San Francisco			
Website:	www.sfgov.org/moewd			
Authorized Representation	ve of Applicant Jurisc	diction		
Name	Jennifer Matz			
Title:	Director, Office of Econ	omic and Workforce Developmen		
Phone:				
Email:	Jennifer.Matz@sfgov.org			
Contact Person for Appli	cant Jurisdiction			
Name:	Kelley Kahn			
Title:	Project Manager, Office	e of the City Administrator		
Phone:	(415) 749-2419			
Email:	Kelley.Kahn@sfgov.org			
Contact Information for F	Project Sponsor or De	eveloper		
Name:	Seth Hamalian			
Title:				
Organization/Company:	Mission Bay Developme	ent Group, LLC		
Mailing Address:	255 Channel Street			
Phone:	(415) 355-6612			
Email:	shamalian@mbaydevel	opment.com		

APPLICANT CERTIFICATION

As the official designated by the governing body, I hereby certify, the (applicant name City and County of San Francisco assumes the responsibilities specified in the Progra			
Guidelines and certifies that the information, statements, a this application are, to the best of my knowledge and belief			
Authorized Representative Signature:			
Name: Jennifer Matz			
Title: Director, Office Of Economic and Workforce Development			
Date: January 27, 2012			

Catalyst Project Name: Mission Bay

Applicant: City of San Francisco, Office of Economic and Workforce Development (OEWD)

The application must include a description of the current challenges to homeownership in the community including those challenges experienced by workforce and lower-income households.

In addition, the application must describe the homeownership component of the Catalyst Project including:

- a description of the number of homeownership units planned within the designated Catalyst Project including type of unit (condo, townhouse and or single-family detached) and affordability level
- a description of the innovative approaches to create homeownership opportunities within the Catalyst Project. Examples could include co-operative housing, live-work spaces, multigenerational housing, community land trusts, adaptive re-use programs, lease to purchase programs, enhanced homebuyer education, first-time homebuyer assistance programs, programs targeted to school district or safety employees, reverse mortgage education and partnerships, foreclosure prevention programs.

If the Catalyst Project does not have a homeownership component, the application should describe innovative approaches used by the jurisdiction in general to create or maintain homeownership opportunities

Current challenges to homeownership in San Francisco include a constrained supply of new housing, incredibly high median home prices, correspondingly large down payments, and significantly tightened lending standards. These challenges are only magnified for workforce and lower-income households, who face additional hurdles of limited affordable housing suitable for large families and few choices of any size in neighborhoods that are well served by transit, open space, retail amenities and located near employment centers.

Mission Bay addresses these challenges by delivering over 6,000 residential units directly adjacent to: transit (5 light rail stops, multiple bus routes and the San Francisco terminus of the Caltrain commuter rail connecting SF, Silicon Valley and San Jose); a massive employment center comprised of 8.7 million square feet of office, lab, hospital and education space, including a 2.7 million square foot medical and biotech research campus for the University of California, San Francisco (UCSF), a 550-bed UCSF hospital, and 4.4 million square feet of private sector office and lab space; several hundred thousand square feet of new retail, and; 49 acres of new parks and open space.

Of the 6,000+ units at Mission Bay, over 1,850 (30+%) are designated for affordable housing. The affordable housing is generally available to incomes from 50% to 110% of Area Median Income (AMI) and targets a wide variety of populations, including the elderly, workforce housing, formerly homeless, and larger family units. 3,126 total units, ownership and rental, have already been built at Mission Bay, with another 791 currently under construction.

Mission Bay includes 2,326 ownership condo and townhome units, with the remainder planned for rental (although zoning is flexible to allow units to convert to ownership, something that occurred with 595 units at Mission Bay during the prior upswing in the housing market). Of the ownership units, 1,884 are market rate units and 442 are affordable.

158 affordable ownership units have been built to date. 27 are located in a building that was condo-converted in 2005, with 14 at 70% AMI and 13 at 110% of AMI. In November 2009, Berry Street LLC (an affiliate of Bridge Housing Corporation), in partnership with the San Francisco Redevelopment Agency, completed Mission Walk: 131 for-sale condominium and townhome units at Mission Bay. Mission Walk's mix of homes includes 25 one-bedrooms, 82 two-bedrooms, and 24 three-bedrooms, all targeted to households that earn 80-100% AMI (44 at 80%, 44 at 90%, 43 and 100%). We anticipate a similar mix of affordability levels for the remaining 284 affordable ownership units.

The Redevelopment Agency developed the new Mission Walk units as part of its innovative Limited Equity Homeownership program, a restricted resale price program. The program's main goals are to create permanently affordable home ownership units and to offer participants an alternative to renting that allows them to build some equity while also enjoying tax deductions and other benefits of home ownership. Prospective buyers who meet the Agency's eligibility criteria can purchase the homes at affordable prices. In return, when they are ready to sell, participants must sell the homes at affordable prices to eligible households. The initial purchase and subsequent resale prices are linked to affordability at specific percentages of AMI.

In addition to the Limited Equity Homeownership program, the City of San Francisco, through the Mayor's Office of Housing (MOH), is committed to a variety of innovative programs that further encourage homeownership:

- <u>Downpayment Assistance Loan Program (DALP)</u> A loan program for low to moderate income first time homebuyers purchasing a market rate single family home in San Francisco. DALP is a silent second loan that requires no payments for 40 years.
- <u>City Second Loan Program</u> A loan program for eligible first time homebuyers purchasing a home within specific developments that has no interest and deferred payment. This loan sits in second position on title after the first mortgage and can be repaid at any time without penalty.
- <u>Teacher Next Door Program (TND)</u> A loan program to assist teachers employed with the San Francisco Unified School District in purchasing a first home in San Francisco. This loan is forgiven after 10 years provided all program requirements are met. Can be used in the purchase of a Below Market Rate (BMR) unit.
- Police In The Community Program (PIC) A downpayment assistance loan program for San Francisco police officers purchasing a first home in San Francisco. Borrowers must provide verification of employment with the SFPD as an officer in good standing. Can be used in the purchase of a BMR unit.
- Mortgage Credit Certificate Program (MCC) A program to assist first time homebuyers in San Francisco. An MCC assists eligible homebuyers in their ability to qualify for a mortgage loan and reduce their effective mortgage interest rate. Can be used in the purchase of a BMR unit.
- Reissue Mortgage Credit Certificate Program (RMCC) IRS regulations allow existing recipients of MCCs to refinance their original mortgage loans on their principal residence and obtain a new MCC with a tax credit at the same rate as their original MCC.

- American Dream Downpayment Initiative (ADDI) A downpayment loan program for first time home buyers purchasing a BMR unit that requires no monthly payment and accrues no interest.
- BMR-DALP Downpayment Assistance Program (CalHome Downpayment Assistance Program) A downpayment loan program for first time home buyers purchasing a BMRunit that requires no monthly payment and accrues no interest.

San Francisco promotes innovation in advancing homeownership through financial assistance programs like the ones listed above, and also through home buyer education efforts. As of January 2012, as a prerequisite to participate in any of the MOH homeownership programs offered by the City of San Francisco, all program participants are first required to attend and successfully complete first-time home buyer counseling sessions provided by HomeownerSF, a nonprofit organization dedicated to offering affordable homeownership opportunities in San Francisco.

Activity Summary

Catalyst Project Name:	Mission Bay
Applicant:	City and County of San Francisco, Office of Economic and Workforce Development
Activity Name:	Mission Bay Neighborhood Children's Park

Activity Summary:

>The Mission Bay Neighborhood Children's Park is a 1.12-acre park located in the heart of Mission Bay's South Residential Area. Upon full build-out of the surrounding development, the park will be directly adjacent to 1,418 units of housing of which 518 (36%) will be affordable, and within a 5-10 minute walk of over 4,600 more, of which 1340 (29%) will be affordable. The children's park is essential to providing open space suitable for the many young families that have moved into Mission Bay's existing housing and are anticipated in future development.

>The eligible project activities include: 1) Completion of park planning, design, engineering, design approvals, permitting, and construction management; 2) Construction of the new park improvements, including site preparation, utilities, landscape, hardscape, and site furnishings, and; 3) Collection of statistics, monitoring and evaluation of sustainable strategies in accordance with the MOU.

> Mission Bay's master developer has contractually committed to provide the remaining funds required in excess of the grant, and provided a surety bond for the benefit of the city to ensure the project will be completed on a timely basis.

ACTIVITY COSTS

Please break out the subprojects involved in the eligible capital improvement activity and estimated cost for each.

If this form is not sufficient for all items, please attach a summary budget.

Subproject	Estimated Cost
Planning, Landscape Design, Engineering, Permits, Construction Management	\$851,400
Site Preparation, Utilities and Construction of Park Improvements	\$2,398,300
Monitoring and Evaluation of Sustainable Strategies	\$67,500
Total Activity Cost	\$3,317,200

Other Funding Sources

* if additional funds are necessary to complete the proposed capital improvement activity, please detail the source and amount of funds.

amount of fands.					
Name of Source	Dollar Amount	Name of Source	Dollar Amount		
		Master Developer	\$1,967,200		
personal transfer and the second seco		Total Other Funds	\$1,967,200		

Print Form

ARN(1 D SCHWARZENEGGER GOVERNO

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION, AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OFFICE OF THE DIRECTOR

1800 Third Street, Room, 450 Sacramento, CA 95811 (9)6) 445-4775 Fax (916) 324-5107 www.hod.ca.gov



August 18, 2010

Mr. Michael Cohen, Director
Office of Economic and Workforce Development
City of San Francisco
City Hall, Room 448
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Mr. Cohen:

The Department of Housing and Community Development (Department) is pleased to announce the City of San Francisco OEWD has been selected as a California Catalyst Community for the Mission Bay project under the Department's Catalyst Projects for California Sustainable Strategies Pilot Program.

Catalyst Projects have been selected based on their commitment to incentivize sustainable communities and test innovative strategies to increase housing supply at d affordability, improve jobs and housing relationships, stimulate job creation and enhar ce transportation modal choices to promote environmental objectives. Selected Catalyst Frojects display a commitment to both State and federal planning priorities including federal Department of Transportation, Housing and Urban Development and Environmental Protection Agency's Partnership for Sustainable Communities.

This serves as a commitment on behalf of the Department to provide and facilitate technical resources in support of the Mission Bay project. In addition, the City of San Francisco OEWD will receive \$1,350,000 under the Innovative Homeownership Program component of the Department's Affordable Housing Innovation (AHI) Program, which will provide funding exclusively to communities with designated Catalyst Projects. This commitment is conditioned on compliance with the requirements of all applicable statutes, regulations and guidelines of the AHI Program. Additional detail on the award, available technical assistance resources and eligible use of funds will be provided in the coming weeks.

The Department looks forward to working with the City and project developer. Staff will be contacting you shortly to provide greater detail on the benefits of the Catalyst designation. If you have any questions, please contact Jennifer Seeger, Program Manager, at jseeger@hcd.ca.gov or (916) 322-4263.

Sincerely,

Lynn L. Jacobs

Director

OFFICE OF THE MAYOR SAN FRANCISCO



EDWIN M. LEE Mayor

TO:

Angela Calvillo, Clerk of the Board of Supervisors

FROM:

For Mayor Edwin M. Legy

RE:

Apply for, Accept and Expend Grant for \$1,350,000.00 for California

Catalyst Community Grant Program

DATE:

March 20, 2012

Attached for introduction to the Board of Supervisors is the resolution authorizing the Director of the Office of Economic and Workforce Development to apply for, accept and expend grant funds in the amount of One Million Three Hundred Fifty Thousand Dollars (\$1,350,000.00) from the California Department of Housing and Community Development's Catalyst Community Grant Program.

I request that this item be calendared in Budget and Finance Committee.

Should you have any questions, please contact Jason Elliott (415) 554-5105.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 MAR 20 PM 3: 23

FORM SFEC-126: NOTIFICATION OF CONTRACT APPROVAL (S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information (Please print clearly.)	.]
Name of City elective officer(s):	City elective office(s) held:
Members, Board of Supervisors	Members, Board of Supervisors
Contractor Information (Please print clearly.)	
Name of contractor: FOCIL-MB, LLC	
Please list the names of (1) members of the contractor's board of directors; (and chief operating officer; (3) any person who has an ownership of 20 percebid or contract; and (5) any political committee sponsored or controlled by the	ent or more in the contractor; (4) any subcontractor listed in the
FOCIL-MB, LLC is a limited liability company. It does not hat officer or chief operating officer. FOCIL HOLDINGS LLC hat HOLDINGS LLC is comprised of a pool of investors. Richard Capital Management LLC, the manager of FOCIL-MB, LLC. for FOCIL-MB and signs all documents on behalf of FOCIL-M contract and no political committee sponsored or controlled by	s an ownership of 20 percent or more. FOCIL B. Fried, who is the managing member of Farallon Richard Fried is the individual who approves matters B. There are no subcontractors listed in the bid or
Contractor address: One Maritime Plaza, Suite 2100, San Francisco, CA 94111	
Date that contract was approved:	Amount of contract:
(By the SF Board of Supervisors)	\$1,350,000.00
and construction costs associated with the 1.12-acre Mission Basin Street, at Long Bridge Street, in Mission Bay South. Comments:	ay Children's Park (Park P6), located near 650 China
Comments.	
This contract was approved by (check applicable):	
the City elective officer(s) identified on this form	
a board on which the City elective officer(s) serves San France	sisco Board of Supervisors
the board of a state agency (Health Authority, Housing Author	
Board, Parking Authority, Redevelopment Agency Commission Development Authority) on which an appointee of the City elect	, Relocation Appeals Board, Treasure Island
Print Name of Board	
Filer Information (Please print clearly.)	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address:	E-mail:
City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, Ca	
Signature of City Elective Officer (if submitted by City elective officer	r) Date Signed
Signature of Board Socretory on Clark (if and with the Board Socretory)	rea Clerk)
Signature of Board Secretary or Clerk (if submitted by Board Secretary	or Clerk) Date Signed

*