

1 [Support for the Application for HCD’s Local Government Matching Grants Program - MidPen
2 Housing Corporation - 100% Affordable Housing - 850 Turk Street]

3 **Resolution 1) supporting MidPen Housing Corporation’s (“Applicant”) submission of**
4 **application under the Excess Sites Local Government Matching Grants Program**
5 **(“Program”) to the Department of Housing and Community Development (HCD)**
6 **(“Department”) to receive Program funds in order to construct a 100% affordable, 91-**
7 **unit multifamily rental housing development affordable to low-income households,**
8 **including one resident manager unit (the “Project”) at a state-owned Excess Site**
9 **located at 850 Turk Street (“Property”); and 2) supporting the Applicant to submit the**
10 **Project Budget (“Attachment 1”) and Anticipated and Committed Project Sources**
11 **(“Attachment 2”) to be included in their application.**

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13 WHEREAS, On January 15, 2019, Governor Gavin Newsom signed Executive Order
14 No. N-06-19, which allows the production of affordable housing on state-owned Excess Sites
15 (“Excess Sites”), and the Executive Order authorizes the Department of General Services
16 (“DGS”) and the Department to identify and prioritize Excess Sites for sustainable, cost-
17 effective, and innovative affordable housing projects; and

18 WHEREAS, The State of California owns that certain property located at 850 Turk
19 Street in San Francisco, which has been declared an Excess Site for affordable housing; and

20 WHEREAS, In June 2021 DGS and the Department selected MidPen Housing to
21 develop affordable housing at 850 Turk Street (“Selected Project”) pursuant Executive Order
22 No. N-06-19; and

23 WHEREAS, Chapter 111, Statutes of 2021 (Assembly Bill (AB) 140) makes several
24 statutory changes for the purpose of implementing the housing and homelessness provisions

1 of the Budget Act of 2021, which establishes the Excess Sites Local Government Matching
2 Grants Program (the “Program”) to be administered by the Department; and

3 WHEREAS, The Program was allocated up to \$30 million to provide funds for
4 Predevelopment and Development Costs to selected projects that receive a financial
5 contribution from a Local Government, as defined pursuant to Health and Safety Code,
6 Section 50704.80(b), and funding for the Program is made available pursuant to California
7 Health and Safety Code, Section 50704.81(a)(2); and

8 WHEREAS, The Department has issued a Notice of Funding Availability (“NOFA”),
9 dated May 5, 2022, for the Program pursuant to California Health and Safety Code, Section
10 50704.83(f); and

11 WHEREAS, The Program requires contribution from the City and County of San
12 Francisco (the “City”), as the local government, to the Selected Project in order for the
13 Applicant to apply for Program funds pursuant to Health and Safety Code, Section 50704.82,
14 which may include waiver of fees as the Local Government Contribution, and towards that
15 end, Applicant is submitting an Excess Sites Local Government Matching Grants Program
16 Application (“Application”) for Program funds to the Department for review and consideration,
17 a copy of which is on file with the Clerk of the Board of Supervisors in File No. 220761, and is
18 incorporated herein by reference; and

19 WHEREAS, The Program requires a resolution from the City pursuant to Health and
20 Safety Code, Section 50704.82(b)(1)(A), supporting the Project’s anticipated budget, including
21 all sources, committed and anticipated, and demonstrating the amount of Local Government
22 Contribution to the Application for predevelopment and development costs for the Project, and
23 the required amount from the Program; and

24 WHEREAS, Under the San Francisco Planning Code, the proposed Selected Project
25 would be eligible for waivers from the City’s fees as a 100% affordable housing project with an

1 estimated value of approximately \$1,240,000, subject to any changes to the proposed plans
2 of the Selected Project, as further described in a letter dated May 23, 2022, by the Planning
3 Department, a copy of which is on file with the Clerk of the Board of Supervisors in File
4 No. 220761, and is incorporated herein by reference; and

5 WHEREAS, The Applicant includes the Project Budget ("Attachment 1") and
6 Anticipated and Committed Project Sources ("Attachment 2"), which demonstrate the
7 requested amount from the Program, the estimated \$1,240,000 in fee waivers that will be
8 allocated to the Selected Project, and all other sources, committed and anticipated, for
9 predevelopment and development costs associates with the development of the Selected
10 Project on the state-owned Excess Site; now, therefore, be it

11 RESOLVED, That the City supports the Applicant submitting an Application to the
12 Department to receive Program funds for the Selected Project to develop 100% affordable
13 housing on the state-owned Excess Site located at 850 Turk Street; and, be it

14 FURTHER RESOLVED, That the City supports the Applicant in submitting Attachment
15 1 and Attachment 2 in their Application.

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20 RECOMMENDED:

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23 /s/
24 Eric D. Shaw, Director