| 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.                                       |
| 12 |   |
| 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               |

statutory changes for the purpose of implementing the housing and homelessness provisions

Mayor Breed; Supervisors Stefani, Preston BOARD OF SUPERVISORS

24

25

| 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  |

WHEREAS, Under the San Francisco Planning Code, the proposed Selected Project

would be eligible for waivers from the City's fees as a 100% affordable housing project with an

24

25

| 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.  |
| 16 |   |
| 17 |   |
| 18 |   |
| 19 |   |
| 20 | RECOMMENDED:  |
| 21 |   |
| 22 |   |
| 23 | /s/<br>Frie D. Show, Director   |
| 24 | Eric D. Shaw, Director  |
| 25 |   |