

1 [Apply for Grant - BRIDGE Housing Corporation - Assumption of Liability - Department of
2 Housing and Community Development Affordable Housing and Sustainable Communities
3 Program - Balboa Reservoir Building A]

4 **Resolution authorizing the Mayor's Office of Housing and Community Development on**
5 **behalf of the City and County of San Francisco to execute a grant application, as**
6 **defined herein, under the Department of Housing and Community Development**
7 **Affordable Housing and Sustainable Communities ("AHSC") Program as a joint**
8 **applicant with BRIDGE Housing Corporation, a California public benefit corporation, for**
9 **the 159-unit 100% affordable housing project identified as Balboa Reservoir Building A;**
10 **authorizing the City to assume any joint and several liability for completion of the**
11 **projects required by the terms of any grant awarded under the AHSC Program; and**
12 **adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA**
13 **Guidelines, and Administrative Code, Chapter 31.**

14
15 WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the
16 Department of Housing and Community Development ("Department") has issued a Notice of
17 Funding Availability ("NOFA") dated January 30, 2023, under the Affordable Housing and
18 Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the
19 Public Resources Code commencing with Section 75200; and

20 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC
21 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines
22 adopted by SGC on December 15, 2022 ("Program Guidelines"), an application package
23 released by the Department for the AHSC Program ("Application Package"), and an AHSC
24 standard agreement with the State of California ("Standard Agreement"), the Department is
25

1 authorized to administer the approved funding allocations of the AHSC Program; and

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

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

9 WHEREAS, BRIDGE Housing Corporation, a California public benefit corporation
10 ("Developer"), has requested the City and County of San Francisco (the "City"), acting by and
11 through the Mayor's Office of Housing and Community Development ("MOHCD"), to be a joint
12 applicant for its 159-unit unit, 100% affordable housing project located generally north of
13 Ocean Avenue commercial district, west of City College of San Francisco Ocean Campus,
14 east of the Westbrook Park neighborhood and south off Archbishop Riordan High School (the
15 "Reservoir Building A"); and

16 WHEREAS, On May 28, 2020, by Motion No. 20730, the Planning Commission
17 certified as adequate, accurate, and complete the Final Environmental Impact Report ("FEIR")
18 for the Project pursuant to the California Environmental Quality Act (California Public
19 Resources Code, Sections 21000 et seq.) ("CEQA"), the CEQA Guidelines (14 CCR Sections
20 15000 et seq.), and Administrative Code, Chapter 31; a copy of Planning Commission Motion
21 No. 20730 is on file with the Clerk of the Board of Supervisors in File No. 200635; also, on
22 May 28, 2020, by Motion No. 20731, the Planning Commission adopted environmental
23 findings, including a rejection of alternatives and a statement of overriding considerations
24 ("CEQA Findings") and a Mitigation Monitoring and Reporting Program ("MMRP"); these
25 Motions are on file with the Clerk of the Board in File No. 200635; in accordance with the

1 actions contemplated in this Ordinance, the Board of Supervisors has reviewed the FEIR and
2 related documents, and adopts as its own and incorporates by reference herein the CEQA
3 Findings, including the statement of overriding considerations, and the MMRP; and

4 WHEREAS, In order to be highly competitive for the AHSC funds, the Developer and
5 MOHCD will also apply for AHSC grant funds to purchase two BART cars ("BART cars"), in
6 order to further reduce greenhouse gas emissions; and

7 WHEREAS, BART and the Developer will enter into a Memorandum of Understanding
8 regarding the purchase of the BART cars; and

9 WHEREAS, The Municipal Transportation Agency ("SFMTA") plans to perform transit
10 improvements in the vicinity of the Project (the "SFMTA Work"); and

11 WHEREAS, The Developer plans to perform streetscape improvements to support
12 bicycles and pedestrians as part of Reservoir Building A; and

13 WHEREAS, The City, acting by and through MOHCD, desires to apply for AHSC
14 Program funds and submit an Application Package as a joint applicant with the Developer;
15 and

16 WHEREAS, SFMTA and MOHCD will enter into a Memorandum of Understanding to
17 make commitments related to completion of the SFMTA Work as included in the Application
18 Package; and

19 WHEREAS, The City, acting by and through MOHCD, desires to apply for AHSC
20 Program funds and submit an Application Package as a joint applicant with the Developer;
21 now, therefore, be it

22 RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the
23 City, the authority to execute an application to the AHSC Program as detailed in the NOFA
24 dated January 30, 2023, for Round 7, in a total amount not to exceed \$50,000,000 of which
25 up to \$35,000,000 will be provided as a loan to the Developer for the Project as an Affordable

1 Housing Development (“AHD”) (“AHSC Loan”) and a grant to the City for Housing-Related
2 Infrastructure (“HRI”), and up to \$15,000,000 will be provided as a grant to the City, BART and
3 the Developer for Sustainable Transportation Infrastructure (“STI”), Transit-Related Amenities
4 (“TRA”) or Program (“PGM”) activities (“AHSC Grant”) as defined the AHSC Program
5 Guidelines and sign AHSC Program documents; and, be it

6 FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City
7 shall assume any joint and several liability for completion of the Project required by the terms
8 of any grant awarded to the City and any loan awarded to the Developer under the AHSC
9 Program; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors acknowledges that if the
11 Application is successful, the City, through MOHCD, shall seek Board of Supervisors approval
12 of the Standard Agreement, with terms and conditions that AHSC Program funds are to be
13 used for allowable capital asset project expenditures to be identified in Exhibit A of the
14 Standard Agreement, that the Application Package in full is incorporated as part of the
15 Standard Agreement, and that any and all activities funded, information provided, and
16 timelines represented in the application are enforceable through the Standard Agreement;
17 and, be it

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

25 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and

heretofore taken are ratified, approved, and confirmed by this Board of Supervisors.

RECOMMENDED:

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Eric D. Shaw, Director,

Mayor's Office of Housing and Community Development