[Amended Loan Agreement - 1234 Great Highway LLC - 1234, 1270, and 1280 Great Highway - 100% Affordable Housing - Not to Exceed $27,248,500]

Resolution approving and authorizing the First Amendment to the Loan Agreement between the City, acting by and through the Mayor's Office of Housing and Community Development ("MOHCD"), and 1234 Great Highway LLC to finance predevelopment costs associated with the development of an approximately 216-unit multifamily residential project affordable to low-income and formerly homeless seniors, including a commercial shell for community serving space (the "Project") on the property located at 1234, 1270, and 1280 Great Highway in a total amount not to exceed $27,248,500; adopting findings that the Project and proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of MOHCD to make certain modifications to the Loan Agreement, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein.

WHEREAS, The City, acting through the Mayor's Office of Housing and Community Development ("MOHCD"), administers a variety of housing programs that provide financing for the development of new affordable housing and the rehabilitation of single- and multi-family housing for low- and moderate-income households and resources for homeowners in San Francisco; and

WHEREAS, MOHCD enters into loan agreements with affordable housing developers and operators; administers loan agreements; reviews annual audits and monitoring reports; monitors compliance with affordable housing requirements in accordance with capital funding regulatory agreements; and if necessary, takes appropriate action to enforce compliance; and

WHEREAS, MOHCD published a Notice of Funding Availability for Site Acquisition and Predevelopment Financing for New Affordable Rental Housing on January 27, 2023 ("NOFA"); and

WHEREAS, In response to the NOFA, MOHCD selected Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation ("TNDC"), and Self-Help for the Elderly, a California nonprofit public benefit corporation, as joint developers under the NOFA, and TNDC established 1234 Great Highway LLC, a California limited liability company (the "Borrower"), to acquire the real property located at 1234, 1270, and 1280 Great Highway, San Francisco (the "Property") and conduct predevelopment activities in furtherance of the development and construction of an approximately 216-unit multifamily residential project affordable to low-income and formerly homeless seniors, including a commercial shell for community serving space (collectively, the "Project"); and

WHEREAS, On December 11, 2023, MOHCD provided a $23,348,500 loan to the Borrower ("Acquisition Loan") for the acquisition of the Property, and a $651,500 loan to the Borrower for predevelopment activities related to the Project ("Predevelopment Loan") (collectively, the "Loan Agreement"); and

WHEREAS, The Planning Department, through the General Plan Referral letter dated November 7, 2023, found that the Project would be eligible for ministerial approval under California Government Code, Sections 65650-65656 (Assembly Bill 2162), California Public Resources Code, Section 21080, and the CEQA Guidelines, Sections 15002(i)(1), 15268 and 15369, would therefore not be subject to the California Environmental Quality Act ("CEQA", Pub. Resources Code, Section 21000 et seq.), and is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; which letter is on file with the Clerk of the Board of Supervisors in File No. 231198 and File No. 260773, and incorporated herein by this reference; and

WHEREAS, The Borrower acquired the Property and initiated predevelopment activities for the development of the Project; and

WHEREAS, On May 15, 2026, the Citywide Affordable Housing Loan Committee, consisting of MOHCD, Department of Homelessness and Supportive Housing, the Office of Community Investment and Infrastructure, and the Controller's Office of Public Finance recommended approval to the Mayor of an increase in the Predevelopment Loan to the Borrower for the Project for a total combined Acquisition Loan and Predevelopment Loan amount not to exceed $27,248,500 in local funds (“Loan”) under a First Amendment to the Loan Agreement, a copy of which is in a form substantially approved is on file with the Clerk of the Board of Supervisors in File No. 260728, and is incorporated herein by reference; and

WHEREAS, The material terms of the Loan include the following: (i) under the predevelopment note ("Promissory Note"), a term of 57 years, an interest rate of three percent (3%), and annual repayment through residual receipts after completion of the Project; (ii) under the acquisition note, a term of 5 years, no interest, and repayment in full or through a transfer of the Property to the City; (iii) the Property will be restricted for life of the project as 100% affordable housing to low-income senior households with annual maximum rent and income established by MOHCD; and (iv) the Acquisition Loan and Predevelopment Loan are secured by a Deed of Trust recorded against the Property; copies of the Promissory Note and Deed of Trust are on file with the Board of Supervisors in File No. 260728 and are incorporated herein by this reference; now, therefore, be it

RESOLVED, This Board affirms the Planning Department’s determination that the proposed Project and Loan is not subject to CEQA and is consistent, on balance, with the

General Plan and with Planning Code, Section 101.1 for the reasons set forth in the Director of Planning's letter; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby approves the First Amendment to the Loan Agreement, and the transaction contemplated thereby in substantially the form presented to the Board, and authorizes the Mayor and the Director of MOHCD, to execute and deliver the First Amendment and any such other documents that are necessary or advisable to complete the transaction contemplated by the First Amendment and to effectuate the purpose and intent of this Resolution; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of MOHCD, in consultation with the City Attorney, to enter into any additions, amendments, or other modifications to the Loan Agreement, and any other documents or instruments necessary in connection therewith (including, without limitation, preparation and attachment for, or changes to, any of all of the exhibits and ancillary agreements), that the Director of MOHCD determines is in the best interests of the City, do not materially decrease the benefits to the City with respect to the Property, do not materially increase the obligations or liabilities of the City, and are necessary or advisable to complete the transaction contemplated in the First Amendment to the Loan Agreement, and that effectuate the purpose and intent of this Resolution, such determination to be conclusively evidenced by the execution and delivery by the Director of MOHCD of any such additions, amendments, or other modifications; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby authorizes and delegates to the Director of MOHCD and/or the Director of Property the authority to undertake any actions necessary to protect the City's financial security in the Property and enforce the affordable housing restrictions, which may include, without limitation, acquisition of the Property upon foreclosure and sale at a trustee sale, acceptance of a deed in lieu of foreclosure, or curing the default under a senior loan; and, be it

FURTHER RESOLVED, That all actions authorized and directed by this Resolution and heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors; and, be it

FURTHER RESOLVED, That within thirty (30) days of the Loan Agreement being fully executed by all parties, MOHCD shall provide the final agreements to the Clerk of the Board for inclusion into the official file.

RECOMMENDED:

/s/ Daniel Adams
Daniel Adams, Director
Mayor's Office of Housing and Community Development