

1 [Apply for Grant - Sunnydale Block 3B Housing Partners, L.P. - Assumption of Liability -
2 Department of Housing and Community Development Infill Infrastructure Program -
3 Sunnydale Block 3B]

4 **Resolution authorizing the Mayor’s Office of Housing and Community Development,**
5 **on 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 Infill**
7 **Infrastructure (“IIG”) Program as a joint applicant with Sunnydale Block 3B Housing**
8 **Partners, L.P., a California limited partnership, for the 100% affordable housing**
9 **project identified as identified as Sunnydale Block 3B in the Sunnydale HOPE SF**
10 **Development Agreement; authorizing the City to assume any joint and several**
11 **liability for completion of the projects required by the terms of any grant awarded**
12 **under the IIG Program; and adopting findings under the California Environmental**
13 **Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.**

14
15 WHEREAS, The State of California Department of Housing and Community
16 Development (“Department”) has issued a Notice of Funding Availability (“NOFA”) dated
17 October 30, 2019, under the Infill Infrastructure (“IIG”) Program established under Division
18 31, Part 12.5 of the Health and Safety Code commencing with Section 53559; and

19 WHEREAS, The Department is authorized to approve funding allocations for the IIG
20 Program, subject to the terms and conditions of the NOFA IIG Program Grant Guidelines
21 adopted by the Department on October 30, 2019 (“Program Guidelines”), an application
22 package released by the Department for the IIG Program (“Application Package”), and an
23 IIG standard agreement with the State of California (“Standard Agreement”), the
24 Department is authorized to administer the approved funding allocations of the IIG
25 Program; and

1 WHEREAS, The IIG Program provides infrastructure grants for Capital
2 Improvement Projects in support of Qualifying Infill Projects or Qualifying Infill Areas to
3 applicants identified through a competitive process for the development of projects that,
4 per the Program Guidelines, support higher-density affordable and mixed-income housing
5 and mixed-use infill developments; and

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

8 WHEREAS, Sunnydale Block 3B Housing Partners, L.P., a California limited
9 partnership (“Developer”), has requested the City and County of San Francisco (the
10 “City”), acting by and through the Mayor’s Office of Housing and Community Development
11 (“MOHCD”), to be a joint applicant for an 84 unit, 100% affordable housing project, with
12 15,000 square feet of ground floor commercial space (the “Project”) identified as
13 Sunnydale Block 3B (“Sunnydale Block 3B”); in Sunnydale HOPE SF Development
14 Agreement (File Number 161164); and

15 WHEREAS, By Ordinance No. 20-17, the Board of Supervisors made findings
16 under the California Environmental Quality Act (Public Resources Code, Sections 21000
17 et seq.) and findings of consistency with the General Plan, and the eight priority policies of
18 Planning Code, Section 101.1, which Ordinance is on file with the Clerk of the Board of
19 Supervisors in File No. 161309 and is incorporated herein by reference; and

20 WHEREAS, The City, acting by and through MOHCD, desires to apply for IIG
21 Program funds and submit an Application Package as a joint applicant with the Developer;
22 and

23 RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the
24 City, the authority to execute an application to the IIG Program as detailed in the NOFA
25 dated October 30, 2019, in a total amount not to exceed \$6,500,000 of which the entire

1 amount will be provided as a as a grant for Capital Infrastructure Improvements as defined
2 the IIG Program Guidelines and sign the IIG Program documents; and, be it

3 FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City
4 shall assume any joint and several liability for completion of the Project required by the
5 terms of any grant awarded to the City and the Developer under the IIG Program; and, be
6 it

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

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

22 FURTHER RESOLVED, That all actions authorized and directed by this Resolution
23 and heretofore taken are ratified, approved and confirmed by this Board of Supervisors.
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RECOMMENDED:

Daniel Adams, Acting Director,
Mayor’s Office of Housing and Community Development