

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

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 Corporation, for the 124-**
9 **unit, 100% affordable housing project located generally north of the Ocean Avenue**
10 **commercial district, west of City College of San Francisco’s Ocean Campus, east of the**
11 **Westbrook Park neighborhood, and south of Archbishop Riordan High School;**
12 **authorizing the City to assume any joint and several liability for completion of the**
13 **projects required by the terms of any grant awarded under the AHSC Program; and**
14 **adopting findings under the California Environmental Quality Act (“CEQA”), the CEQA**
15 **Guidelines, and Administrative Code, Chapter 31.**

16
17 WHEREAS, The State of California, the Strategic Growth Council (“SGC”) and the
18 Department of Housing and Community Development (“Department”) has issued a Notice of
19 Funding Availability (“NOFA”) dated February 26, 2021, under the Affordable Housing and
20 Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the
21 Public Resources Code commencing with Section 75200; and

22 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC
23 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines
24 adopted by SGC on February 24, 2021 (“Program Guidelines”), an application package
25 released by the Department for the AHSC Program (“Application Package”), and an AHSC

1 standard agreement with the State of California (“Standard Agreement”), the Department is
2 authorized to administer the approved funding allocations of the AHSC Program; and

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

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

10 WHEREAS, BRIDGE Housing Corporation, a California Corporation (“Developer”), has
11 requested the City and County of San Francisco (the “City”), acting by and through the
12 Mayor’s Office of Housing and Community Development (“MOHCD”), to be a joint applicant
13 for its 124-unit affordable housing project located generally north of Ocean Avenue
14 commercial district, west of City College of San Francisco Ocean Campus, east of the
15 Westbrook Park neighborhood and south off Archbishop Riordan High School (the “Reservoir
16 Building E”); and

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

1 ("MMRP"); these Motions are on file with the Clerk of the Board in File No. 200635; in
2 accordance with the actions contemplated in this ordinance, the Board of Supervisors has
3 reviewed the FEIR and related documents, and adopts as its own and incorporates by
4 reference herein the CEQA Findings, including the statement of overriding considerations,
5 and the MMRP; and

6 WHEREAS, In order to be highly competitive for the AHSC funds, the Developer and
7 MOHCD will also apply for AHSC grant funds to purchase two BART cars ("BART cars"),
8 improvements to the Balboa Bart station including fare gate upgrades, and streetscape
9 improvements to support bicycles and pedestrians ("BART Work") in order to further reduce
10 greenhouse gas emissions; and

11 WHEREAS, BART and the Developer will enter into a Memorandum of Understanding
12 regarding the purchase of the BART cars and fare gates and BART Work; 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 now, therefore, be it

16 RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the
17 City, the authority to execute an application to the AHSC Program as detailed in the NOFA
18 dated February 26, 2021, for Round 6, in a total amount not to exceed \$30,000,000 of
19 which \$20,000,000 will be provided as a loan for an Affordable Housing Development ("AHD")
20 ("AHSC Loan") and up to \$10,000,000 will be provided as a grant for Housing-Related
21 Infrastructure ("HRI"), Sustainable Transportation Infrastructure ("STI"), Transit-Related
22 Amenities ("TRA") or Program ("PGM") activities ("AHSC Grant") as defined the AHSC
23 Program Guidelines and sign AHSC Program documents; and, be it

24 FURTHER RESOLVED, The Board of Supervisors specifically agrees that the City
25 shall assume any joint and several liability for completion of the Project required by the terms

1 of any grant awarded to the City and the Developer under the AHSC Program; and, be it

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

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

17 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
18 heretofore taken are ratified, approved and confirmed by this Board of Supervisors.

19
20 RECOMMENDED:

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22 _____ /s/

23 Eric D. Shaw. Director,
24 Mayor’s Office of Housing and Community Development
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