

1 [Accept and Expend Grant - California Department of Housing and Community Development
2 Infill Infrastructure Grant Program - Treasure Island - \$30,000,000]

3 **Resolution authorizing the Treasure Island Development Authority (“Authority”) to**
4 **execute a Standard Agreement with the California Department of Housing and**
5 **Community Development (“HCD”) under the Infill Infrastructure Grant (“IIG”) Program**
6 **for a total award of \$30,000,000 for Qualifying Infill Projects on Treasure Island and**
7 **Yerba Buena Island, for the period starting on the execution of the Standard Agreement**
8 **to June 30, 2028; authorizing the Authority to accept and expend the grant of**
9 **\$30,000,000 for Capital Infrastructure Improvements approved by HCD consistent with**
10 **the Authority’s Application; and authorizing the Authority to execute additional**
11 **documents that are necessary or appropriate to accept and expend the IIG Program**
12 **funds consistent with this Resolution, as defined herein.**

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14 WHEREAS, Former Naval Station Treasure Island is a military base located on
15 Treasure Island and Yerba Buena Island (together, the "Base"); and

16 WHEREAS, The Base was selected for closure and disposition by the Base
17 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
18 subsequent amendments; and

19 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,
20 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit
21 corporation known as the Treasure Island Development Authority (the "Authority") to act as a
22 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and
23 conversion of the Base for the public interest, convenience, welfare and common benefit of
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1 the inhabitants of the City and County of San Francisco, which is on file with the Clerk of the
2 Board of Supervisors and is incorporated herein by reference; and

3 WHEREAS, The Authority, acting by and through its Board of Directors (the "Authority
4 Board"), has the power, subject to applicable laws, to sell, lease, exchange, transfer, convey
5 or otherwise grant interests in or rights to use or occupy all or any portion of the Base; and

6 WHEREAS, In 2003, Treasure Island Community Development, LLC (the "Master
7 Developer") was selected as master developer for the Base following a competitive process;
8 and

9 WHEREAS, The Authority, the Authority Board, the Treasure Island Citizens Advisory
10 Board, the City, and the Master Developer worked for more than a decade to plan for the
11 reuse and development of Treasure Island, and as a result of this community-based planning
12 process, the Authority and Master Developer negotiated the Disposition and Development
13 Agreement ("DDA") to govern the disposition and subsequent development of the proposed
14 development project (the "Project"); and

15 WHEREAS, The Financing Plan, an exhibit to the DDA, calls for the Authority and
16 Master Developer to work together to seek appropriate grants for the Project; and

17 WHEREAS, On April 21, 2011, in a joint session with the Planning Commission, the
18 Authority Board unanimously approved a series of entitlement and transaction documents
19 relating to the Project, including certain environmental findings under the California
20 Environmental Quality Act ("CEQA"), Mitigation Monitoring and Reporting Program, and DOA
21 and other transaction documents; and

22 WHEREAS, On June 7, 2011, the Board of Supervisors unanimously confirmed
23 certification of the final environmental impact report and made certain environmental findings
24 under CEQA (collectively, the "FEIR") by Resolution No. 246-11, which is on file with the Clerk
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1 of the Board of Supervisors and is incorporated herein by reference, and approved the ODA
2 and other transaction documents; and

3 WHEREAS, The State of California Department of Housing and Community
4 Development (“HCD”) issued a Notice of Funding Availability (“NOFA”) dated October 20,
5 2019, under the Infill Infrastructure Grant (“IIG”) Program established under Division 31, Part
6 12.5 of the Health and Safety Code commencing with Section 53559; and

7 WHEREAS, The HCD is authorized to approve funding allocations for the IIG Program,
8 subject to the terms and conditions of the NOFA IIG Program Grant Guidelines adopted by
9 the HCD on October 30, 2019 (“Program Guidelines”), an application package released by the
10 HCD for the IIG Program (“Application Package”), and an IIG standard agreement with the
11 State of California (“Standard Agreement”), the HCD is authorized to administer the approved
12 funding allocations of the IIG Program; and

13 WHEREAS, The IIG Program provides infrastructure grants for Capital Improvement
14 Projects in support of Qualifying Infill Project or Qualifying Infill Areas to applicants identified
15 through a competitive process for the development of projects that, per the Program
16 Guidelines, will support higher-density affordable and mixed-income housing and mixed use
17 infill developments; and

18 WHEREAS, The Authority have consulted with the San Francisco Transportation
19 Authority (“SFCTA”) and the Master Developer to develop the scope of work for the widening
20 the existing Hillcrest Road, a Class II bike lane to complete the bicycle circulation network on
21 Yerba Buena Island, a one-way 2-lane roadway with a dedicated bike path for the segments
22 between the Westside Bridges project and the I-80 Tunnel Portal, removal of existing retaining
23 walls, and construction of new retaining walls in the hillside above Hillcrest Road that will
24 benefit residents, workers, and visitors to Treasure Island (“Capital Improvements”); and
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1 WHEREAS, The Board of Supervisors authorized the Authority to apply for IIG
2 Program funds and submit an Application Package through Resolution No. 27-20; and

3 WHEREAS, Through an award letter dated June 23, 2020, the HCD made an award in
4 the total amount of \$30,000,000 to be disbursed as a grant to the Authority for the Capital
5 Improvements, pursuant to the Application Package submitted by the Authority, and a copy of
6 the award letter and the Application Package are on file with the Clerk of the Board of
7 Supervisors in File No. 210817; and

8 WHEREAS, The grant terms prohibit including indirect costs in the grant budget; and

9 WHEREAS, The Authority and the SFCTA will enter into Memorandum of Agreement
10 for the completion of SFCTA work on the Capital Improvements as included in the Standard
11 Agreement (the “MOA”); now, therefore, be it

12 RESOLVED, That the Board Supervisors authorizes the Authority to accept and
13 expend the grant funds disbursed under a Standard Agreement; and, be it

14 FURTHER RESOLVED, That the Board of Supervisors approves and authorizes the
15 Authority, in consultation with the City Attorney, to enter into a Standard Agreement with the
16 HCD under terms and conditions approved by the City Attorney that IIG Program funds are to
17 be used for allowable capital asset project expenditures identified in in the Application
18 Package and Program Guidelines; and, be it

19 FURTHER RESOLVED, That the final version of the Standard Agreement with the
20 HCD shall be provided to the Clerk of the Board of Supervisors for inclusion in the official file
21 within 30 days (or as soon thereafter as final documents are available) of execution by all
22 parties; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of
24 indirect costs in the grant budget; and, be it

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1 FURTHER RESOLVED, That the Board of Supervisors authorizes the Authority to
2 execute and deliver any documents, including the MOA, and any amendments, that are
3 necessary or appropriate to accept and expend the IIG Program funds and to use the funds
4 for eligible capital assets as set forth in the Application Package, the NOFA and the Program
5 Guidelines; and, be it

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

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