

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

4 **Resolution authorizing the Mayor's Office of Housing and Community**  
5 **Development, on behalf of the City and County of San Francisco to execute a grant**  
6 **application, as defined herein, under the Department of Housing and Community**  
7 **Development Affordable Housing and Sustainable Communities ("AHSC") Program**  
8 **as a joint applicant with Sunnydale Block 3B Housing Partners, L.P., a California**  
9 **limited partnership, for the 100% affordable housing project as identified as**  
10 **Sunnydale Block 3B in the Sunnydale HOPE SF Development Agreement;**  
11 **authorizing the City to assume any joint and several liability for completion of the**  
12 **projects required by the terms of any grant awarded under the AHSC Program; and**  
13 **adopting findings under the California Environmental Quality Act ("CEQA"), the**  
14 **CEQA Guidelines, and Administrative Code, Chapter 31.**

15  
16 WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the  
17 Department of Housing and Community Development ("Department" has issued a Notice  
18 of Funding Availability ("NOFA") dated November 1, 2019, under the Affordable Housing  
19 and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of  
20 the Public Resources Code commencing with Section 75200; and

21 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC  
22 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines  
23 adopted by SGC on October 31, 2019 ("Program Guidelines"), an application package  
24 released by the Department for the AHSC Program ("Application Package"), and an  
25 AHSC standard agreement with the State of California ("Standard Agreement"), the

1 Department is authorized to administer the approved funding allocations of the AHSC  
2 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  
6 and benefit disadvantaged communities through increased accessibility to affordable  
7 housing, employment centers and key destinations via low-carbon transportation; and

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

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

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

22 WHEREAS, The Municipal Transportation Agency (“SFMTA”) plans to perform  
23 transit improvements in the vicinity of the Project (the “SFMTA Work”); and

24 WHEREAS, The Recreation and Parks Department (“SFRPD”) plans to perform  
25 bicycle and pedestrian improvements in the vicinity of the Project (the “SFRPD Work”);

1 and

2 WHEREAS, SFMTA, MOHCD and Developer will enter into a Memorandum of  
3 Understanding to make commitments related to completion of the SFMTA Work on the  
4 Project as included in the Application Package; and

5 WHEREAS, The Recreation and Parks Department (“SFRPD”) plans to perform  
6 bicycle and pedestrian improvements in the vicinity of the Project (the “SFRPD Work”);  
7 and

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

11 RESOLVED, That the Board of Supervisors hereby adopts the findings contained  
12 in Ordinance No. 20-17 regarding the California Environmental Quality Act for the Project,  
13 and hereby incorporates such findings by reference as though fully set forth in this  
14 Resolution; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors hereby finds that the  
16 Project is consistent with the General Plan, and with the eight priority policies of Planning  
17 Code, Section 101.1 for the same reasons as set forth in Ordinance No. 20-17, and  
18 hereby incorporates such findings by reference as though fully set forth in this Resolution;  
19 and, be it

20 FURTHER RESOLVED, That the Board of Supervisors delegates to MOHCD, on  
21 behalf of the City, the authority to execute an application to the AHSC Program as  
22 detailed in the NOFA dated November 1, 2019, for Round 5, in a total amount not to  
23 exceed \$30,000,000 of which \$20,000,000 will be provided as a loan for an Affordable  
24 Housing Development (“AHD”) (“AHSC Loan”) and \$10,000,000 will be provided as a  
25 grant for Housing-Related Infrastructure (“HRI”), Sustainable Transportation Infrastructure

1 (“STI”), Transit-Related Amenities (“TRA”) or Program (“PGM”) activities (“AHSC Grant”)  
2 as defined the AHSC Program Guidelines and sign AHSC 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 AHSC Program; and,  
6 be 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 Standard Agreement, with terms and conditions that AHSC Program  
10 funds are to be used for allowable capital asset project expenditures to be identified in  
11 Exhibit A of the Standard Agreement, that the Application Package in full is incorporated  
12 as part of the Standard Agreement, and that any and all activities funded, information  
13 provided, and timelines represented in the application are enforceable through the  
14 Standard Agreement; 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 AHSC Program  
18 funds 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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1 RECOMMENDED:

2  
3  Daniel Adams

4 Daniel Adams, Acting Director,

5 Mayor's Office of Housing and Community Development

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City and County of San Francisco

Tails  
Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 191289

Date Passed: January 14, 2020

Resolution authorizing the Mayor's Office of Housing and Community Development, on behalf of the City and County of San Francisco, to execute a grant application, as defined herein, under the Department of Housing and Community Development Affordable Housing and Sustainable Communities ("AHSC") Program as a joint applicant with Sunnydale Block 3B Housing Partners, L.P., a California limited partnership, for the 100% affordable housing project as identified as Sunnydale Block 3B in the Sunnydale HOPE SF Development Agreement; authorizing the City to assume any joint and several liability for completion of the projects required by the terms of any grant awarded under the AHSC Program; and adopting findings under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Administrative Code, Chapter 31.


January 08, 2020 Budget and Finance Committee - RECOMMENDED

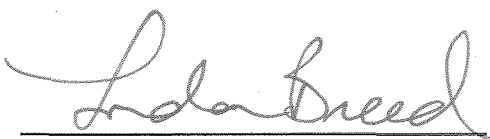
January 14, 2020 Board of Supervisors - ADOPTED


Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 191289

I hereby certify that the foregoing Resolution was ADOPTED on 1/14/2020 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
London N. Breed  
Mayor

  
Date Approved