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 Turk 500 Associates, L.P., a California limited partnership, for the project at 500 Turk Street; 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.

WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated November 1, 2018, under the Affordable Housing and Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines dated October 29, 2018 ("Program Guidelines"), an application package released by the Department for the AHSC Program ("Application Package"), and an AHSC standard agreement with the State of California ("Standard Agreement"), the Department is authorized to administer the approved funding allocations of the AHSC Program; and
WHEREAS, The AHSC Program provides grants and loans to applicants identified through a competitive process for the development of projects that, per the Program Guidelines, will achieve greenhouse gas reductions and benefit disadvantaged communities through increased accessibility to affordable housing, employment centers and key destinations via low-carbon transportation; and

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

WHEREAS, Turk 500 Associates, L.P., (“Developer”), a California limited partnership, comprised of the Tenderloin Neighborhood Development Corporation, has requested the City and County of San Francisco (the “City”), acting by and through the Mayor’s Office of Housing and Community Development (“MOHCD”), to be a joint applicant for its project located at 500 Turk Street (the “500 Turk Street Project”); and

WHEREAS, On January 9, 2017, the Developer filed an Environmental Evaluation Application with the Planning Department for new construction of an eight-story, mixed-use development for use as a 100-percent affordable housing project with 107 affordable dwelling units, one manager’s unit, ground floor retail, residential common spaces that include residential services and common usable space for 500 Turk Street; and

WHEREAS, On March 29, 2018, per Motion No. 20148, the Planning Commission certified a Final Environmental Impact Report, pursuant to CEQA Guidelines 15183.3 and California Public Resources Code Section 21094.5; and

WHEREAS, The San Francisco Municipal Transportation Agency (“SFMTA”) plans to perform transportation, bicycle and pedestrian improvements in the vicinity of the Project (the “SFMTA Work”); and
WHEREAS, The City acting by and through MOHCD desires to apply for AHSC Program funds and submit an Application Package as a joint applicant with the Developer; and

WHEREAS, SFMTA and MOHCD and Developer will enter into a Memorandum of Understanding to make such commitments on behalf of the City for the Application Package; now, therefore, be it

RESOLVED, That the Board of Supervisors delegates to MOHCD, on behalf of the City, the authority to execute an application to the AHSC Program as detailed in the NOFA dated November 1, 2018, for Round 4, in a total amount not to exceed Twenty Million Dollars ($20,000,000) of which up to Thirteen Million Seven Hundred Thousand Dollars ($13,700,000) is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and up to Six Million Three Hundred Thousand Dollars ($6,300,000) is requested for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined in the AHSC Program Guidelines and sign AHSC Program documents; and, be it

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

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

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

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

Kate Hartley, Director, Mayor's Office of Housing and Community Development
File Number: 181221  Date Passed: January 29, 2019

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 Turk 500 Associates, L.P., a California limited partnership, for the project at 500 Turk Street; 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 10, 2019 Budget and Finance Committee - AMENDED

January 10, 2019 Budget and Finance Committee - RECOMMENDED AS AMENDED

January 29, 2019 Board of Supervisors - ADOPTED

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

File No. 181221

I hereby certify that the foregoing Resolution was ADOPTED on 1/29/2019 by the Board of Supervisors of the City and County of San Francisco.

[Signature]
Angela Calvillo
Clerk of the Board

[Signature]
London N. Breed
Mayor

2/6/19
Date Approved