

1 [Accept and Expend Grant - California Department of Housing and Community Development -
2 Infill Infrastructure Grant Program - 850 Turk Street and 750 Golden Gate Avenue -
3 \$8,091,600]

4 **Resolution authorizing the Mayor’s Office of Housing and Community Development to**
5 **execute a Standard Agreement with California Department of Housing and Community**
6 **Development (HCD) under the Infill Infrastructure Grant Program for a total award of**
7 **\$8,091,600 disbursed by HCD as a grant to the City for infrastructure improvements**
8 **related to property located at 850 Turk Street and 750 Golden Gate Avenue selected by**
9 **the State of California for 100% affordable housing projects for the period starting on**
10 **the execution date of the Standard Agreement to June 30, 2030, and as amended.**

11
12 WHEREAS, The State of California Department of Housing and Community
13 Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated June 16,
14 2022, under the Infill Infrastructure Program (“IIG Program”) established under Division 31,
15 Part 12.5 of the Public Resources Code commencing with Section 53559; and

16 WHEREAS, The Department is authorized to approve funding allocations for the IIG
17 Program, subject to the terms and conditions of the NOFA IIG Program Guidelines adopted by
18 the Department on June 16, 2022 (“Program Guidelines”), an application package released by
19 the Department for the IIG Program (“Application Package”), and an IIG standard agreement
20 with the State of California (“Standard Agreement”), the Department is authorized to
21 administer the approved funding allocations of the IIG Program; and

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

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

5 WHEREAS, On January 15, 2019, Governor Gavin Newsom signed Executive Order
6 No. N-06-19, which allows the production of Affordable housing on state-owned Excess Sites
7 (“Excess Sites”); the Executive Order authorizes the Department of General Services (“DGS”)
8 and the Department to identify and prioritize Excess Sites for sustainable, cost-effective, and
9 innovative affordable housing projects; and

10 WHEREAS, The State of California owns those certain properties located at 850 Turk
11 Street and 750 Golden Gate Avenue in San Francisco (the “Properties”), which have been
12 declared Excess Sites for affordable housing; and

13 WHEREAS, MidPen Housing Corporation, a nonprofit public benefit corporation
14 (“Developer”), has requested the City and County of San Francisco (the “City”), acting by and
15 through the Mayor’s Office of Housing and Community Development (“MOHCD”), to be a joint
16 applicant for its application for a grant to provide funding for infrastructure improvements
17 related to the Properties selected by the State of California for three affordable housing
18 developments, including approximately 262 units, a picnic area, children’s playground, and
19 replacement parking for California Employment Development Department employees,
20 identified as (the “Project”); and

21 WHEREAS, The Project is a Qualifying Infill Area under the IIG Program; and

22 WHEREAS, On April 8, 2022, by Notice of Exemption, the California Department of
23 General Services by SCH No. 2022040213 determined that the development of the Project
24 met all the standards of the Class 32 “Infill” Categorical Exemption (CEQA Guideline, Section
25 15332) and the California Public Resources Code, Sections 21000 et seq., and would

1 therefore not be subject to the California Environmental Quality Act ("CEQA"); a copy of the
2 Notice of Exemption is on file with the Clerk of the Board of Supervisors in File No. 240020,
3 and is incorporated herein by reference; and

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

5 WHEREAS, Through an award letter dated February 9, 2023, the Department made an
6 award in the total amount of \$8,091,600 to be disbursed by HCD as a grant to the City for
7 infrastructure work as approved by HCD, subject to the terms and conditions of the STD 213,
8 Standard Agreement ("Standard Agreement"), a copy of which is on file with the Clerk of the
9 Board of Supervisors in File No. 240020; now, therefore, be it

10 RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD to
11 enter into the Standard Agreement with the Department, with terms and conditions that IIG
12 Program funds are to be used for allowable capital asset project expenditures identified in
13 Exhibit A of the Standard Agreement; and, be it

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

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

23 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
24 heretofore taken are ratified, approved and confirmed by this Board of Supervisors; and, be it

1 FURTHER RESOLVED, That within thirty (30) days of the Standard Agreement being
2 fully executed by all parties, MOHCD shall provide the final agreement to the Clerk of the
3 Board for inclusion into the official file.
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Recommended:

/s/
Eric D. Shaw, Director
Mayor's Office of Housing and Community Development

Approved:

/s/
London N. Breed, Mayor

/s/
Ben Rosenfield, Controller



City and County of San Francisco

Tails
Resolution

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

File Number: 240020

Date Passed: January 30, 2024

Resolution authorizing the Mayor's Office of Housing and Community Development to execute a Standard Agreement with California Department of Housing and Community Development (HCD) under the Infill Infrastructure Grant Program for a total award of \$8,091,600 disbursed by HCD as a grant to the City for infrastructure improvements related to property located at 850 Turk Street and 750 Golden Gate Avenue selected by the State of California for 100% affordable housing projects for the period starting on the execution date of the Standard Agreement to June 30, 2030, and as amended.

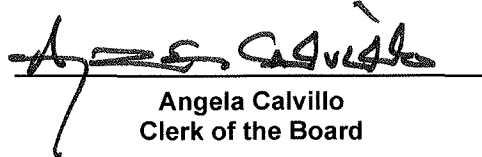
January 24, 2024 Budget and Finance Committee - RECOMMENDED


January 30, 2024 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 240020

I hereby certify that the foregoing Resolution was ADOPTED on 1/30/2024 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


London N. Breed
Mayor

2/9/24
Date Approved