

1 [Standard Agreement - California Department of Housing and Community Development
2 California Housing Accelerator Program - Sunnydale Block 3B - \$47,814,455]

3 **Resolution authorizing the Mayor's Office of Housing and Community Development, on**
4 **behalf of the City and County of San Francisco, to execute a Standard Agreement and**
5 **other related documents with the State of California Department of Housing and**
6 **Community Development ("HCD") under the California Housing Accelerator Program**
7 **which Standard Agreement includes an award of \$47,814,455 as a loan to Sunnydale**
8 **Block 3B Housing Partners, L.P. ("Developer"), as sole borrower, for construction of a**
9 **development affordable to low- and moderate-income families at Sunnydale Block 3B,**
10 **located at 1555 Sunnydale Avenue, for a term of five years to commence upon**
11 **execution of the Standard Agreement by HCD.**

12
13 WHEREAS, Sunnydale Block 3B Housing Partners, L.P., a California limited
14 partnership ("Developer"), requested the City and County of San Francisco (the "City"), acting
15 by and through the Mayor's Office of Housing and Community Development ("MOHCD"), to
16 be a joint applicant for HCD's California Housing Accelerator Program funding for its 90 unit,
17 100% affordable housing project, and 3,700 square feet of community serving commercial
18 space (the "Project") identified as Sunnydale Block 3B (the "Sunnydale Block 3B"); in the
19 Sunnydale HOPE SF Development Agreement (File No. 161164); and

20 WHEREAS, The Project consists of a 90-unit new construction development, which
21 includes one unit for an onsite manager, 67 units as replacement units for public housing
22 residents restricted at 50% City Median Income, and 22 units set aside for households with
23 incomes at 80% City Median Income; and

24 WHEREAS, By Ordinance No. 20-17, approved on January 31, 2017, the Board of
25 Supervisors made findings under the California Environmental Quality Act (Public Resources

1 Code, Sections 21000 et seq.) and findings of consistency with the General Plan, and the
2 eight priority policies of Planning Code, Section 101.1, which Ordinance is on file with the
3 Clerk of the Board of Supervisors in File No. 161309 and is incorporated herein by reference;
4 and

5 WHEREAS, HCD issued the Tier II Project Solicitation and Guidelines (“NOFA”) dated
6 February 28, 2022, amended on May 5, 2022, and amended again on August 31, 2022,
7 establishing the California Housing Accelerator Program (the “Program”); and

8 WHEREAS, The Developer is an Eligible Applicant/Sponsor under the Program; and

9 WHEREAS, The Developer’s and the City’s application was successful and the parties
10 were notified on September 6, 2022 (the “HCD Award”); and

11 WHEREAS, The HCD Award requires the Developer and the City, acting by and
12 through MOHCD, to enter into a Standard Agreement and for the Developer, as the sole
13 borrower (with no funds going to the City and all funds going to the Developer as the sole
14 borrower), to enter into a loan in the amount of \$47,814,455 for the development and
15 construction of the Sunnydale Block 3B Project; now, therefore, be it,

16 RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD on
17 behalf of the City, in consultation with the City Attorney, to enter into, execute, and deliver a
18 Standard Agreement in an amount of \$47,814,455 which amount is in the form of a loan to the
19 Developer, and any and all other documents required or deemed necessary or appropriate to
20 participate in the Program, and all amendments thereto, under terms and conditions approved
21 by the City Attorney providing that Program funds are to be used for allowable expenditures 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 (or its designee) shall provide the final Standard
 3 Agreement to the Clerk of the Board for inclusion into the official file; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors acknowledges and agrees that
 5 the City, acting by and through MOHCD, shall be subject to the terms and conditions specified
 6 in the Standard Agreement, and that the Solicitation and the Standard Agreement will be
 7 incorporated in the Standard Agreement by reference and made a part thereof; any and all
 8 activities, expenditures, information, and timelines represented in the Application are
 9 enforceable through the Standard Agreement; funds are to be used for the allowable
 10 expenditures, uses, and activities identified in the Standard Agreement; and, be it

11 FURTHER RESOLVED, That the Director of MOHCD, or his designee, is hereby
 12 authorized to execute the Standard Agreement on behalf of the Public Entity.

13
 14
 15 Recommended:

16
 17
 18 _____
 /s/

19 Eric D. Shaw. Director,
 20 Mayor’s Office of Housing and Community Development
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 22
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 24
 25



City and County of San Francisco

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

Tails
Resolution

File Number: 230059

Date Passed: February 14, 2023

Resolution authorizing the Mayor's Office of Housing and Community Development, on behalf of the City and County of San Francisco, to execute a Standard Agreement and other related documents with the State of California Department of Housing and Community Development ("HCD") under the California Housing Accelerator Program which Standard Agreement includes an award of \$47,814,455 as a loan to Sunnydale Block 3B Housing Partners, L.P. ("Developer"), as sole borrower, for construction of a development affordable to low- and moderate-income families at Sunnydale Block 3B, located at 1555 Sunnydale Avenue, for a term of five years to commence upon execution of the Standard Agreement by HCD.

February 08, 2023 Budget and Finance Committee - RECOMMENDED

February 14, 2023 Board of Supervisors - ADOPTED

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

File No. 230059

I hereby certify that the foregoing Resolution was ADOPTED on 2/14/2023 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

2/23/23

Date Approved