

1 [Accept and Expend Grant - California Department of Housing and Community Development
2 Affordable Housing and Sustainable Communities Program - 160 Freelon Street -
3 \$41,162,574]

4 **Resolution authorizing the Mayor's Office of Housing and Community Development**
5 **("MOHCD") to execute the Standard Agreements with the California Department of**
6 **Housing and Community Development ("HCD" or "Department") under the Affordable**
7 **Housing and Sustainable Communities Program for a total award of \$41,162,574**
8 **including \$29,000,000 disbursed by HCD as a loan to The Related Companies of**
9 **California, LLC and the San Francisco Housing Development Corporation (collectively,**
10 **the "Developer") for a 100% affordable housing project at 160 Freelon Street and**
11 **\$12,162,574 to be disbursed as a grant to the City for public transportation**
12 **improvements near 160 Freelon Street, for the period starting on the execution date of**
13 **the Standard Agreements through November 30, 2044; authorizing MOHCD to accept**
14 **and expend the grant of up to \$12,162,574 for transportation, streetscape and**
15 **pedestrian improvements and other transit oriented programming and improvement as**
16 **approved by HCD.**

17
18 WHEREAS, The State of California, the Strategic Growth Council ("SGC") and the
19 Department of Housing and Community Development ("Department") issued a Notice of
20 Funding Availability ("NOFA") dated January 19, 2024, under the Affordable Housing and
21 Sustainable Communities ("AHSC") Program established under Division 44, Part 1 of the
22 Public Resources Code commencing with Section 75200; and

23 WHEREAS, The SGC is authorized to approve funding allocations for the AHSC
24 Program, subject to the terms and conditions of the NOFA, AHSC Program Guidelines
25

1 adopted by SGC on December 14, 2023 (“Program Guidelines”), an application package
2 released by the Department for the AHSC Program (“Application Package”), and an AHSC
3 standard agreement with the State of California (“Standard Agreement”), the Department is
4 authorized to administer the approved funding allocations of the AHSC Program; and

5 WHEREAS, The AHSC Program provides grants and loans to applicants identified
6 through a competitive process for the development of projects that, per the Program
7 Guidelines, will create new affordable housing and achieve greenhouse gas reductions and
8 benefit disadvantaged communities through increased accessibility to affordable housing,
9 employment centers and key destinations via low-carbon transportation; and

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

12 WHEREAS, Developer requested that the City and County of San Francisco (the
13 “City”), acting by and through the Mayor’s Office of Housing and Community Development
14 (“MOHCD”), be a joint applicant for AHSC Program funds for its project located at 160 Freelon
15 Street consisting of new construction of a 84-unit 100% affordable multifamily rental housing
16 development affordable to low-income households plus 1 manager’s unit, with 22 units set
17 aside for formerly homeless residents (the “Project”) identified as 160 Freelon Street; and

18 WHEREAS, The San Francisco Municipal Transportation Agency (“SFMTA”) plans to
19 implement certain street improvements in connection with the Project, including Howard
20 Streetscape; Transit Lane Only Lane Colorization; and 3rd Street Transit and Safety Project
21 (the “SFMTA Work”); and

22 WHEREAS, SFMTA and MOHCD will enter into a Memorandum of Understanding to
23 make commitments related to the SFMTA Work as included in the Application package; and

24 WHEREAS, On February 9, 2023, by Notice of Final Approval of an AB-2162 Project,
25 the Planning Department determined that the development of the Property with an 85-unit

1 affordable housing development and a ground floor community facility, met all the standards
2 of the Planning Code and would be eligible for ministerial approval under California
3 Government Code, Section 66583 (Assembly Bill 2162) and the CEQA Guidelines, Sections
4 15002(i)(1), 15268, and 15369, and would therefore not be subject to the California
5 Environmental Quality Act; said CEQA determination is on file with the Clerk of the Board of
6 Supervisors in File No. 230263 and is incorporated herein by reference; and

7 WHEREAS, The grant budget includes a provision for indirect costs of up to
8 \$1,824,386; and

9 WHEREAS, The grant does not require an ASO amendment; and

10 WHEREAS, Through a Conditional Award Commitment and Acceptance of Terms and
11 Conditions dated August 23, 2024, the Department made an award in the total amount of
12 \$41,162,574 which includes \$29,000,000 to be disbursed by HCD as a loan to the Developer
13 for the Project, and up to \$12,162,574 to be disbursed as a grant to the City for the SFMTA
14 Work, and other transit-oriented programming and improvements approved by HCD, subject
15 to the terms and conditions of the STD 213, Standard Agreement (“Standard Agreement”), for
16 the period starting on the execution date of the Standard Agreements through November 30,
17 2044; a copy of which is on file with the Clerk of the Board of Supervisors in File No. 240990;
18 now, therefore, be it

19 RESOLVED, That the Board of Supervisors approves and authorizes the MOHCD to
20 enter into the Standard Agreements with the Department, with terms and conditions that
21 AHSC Program funds are to be used for allowable capital asset project expenditures identified
22 in Exhibit A; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors authorizes the City to accept
24 and expend the grant funds disbursed under the Standard Agreement; and, be it

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

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

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



City and County of San Francisco

Tails Resolution

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

File Number: 240990

Date Passed: November 05, 2024

Resolution authorizing the Mayor's Office of Housing and Community Development ("MOHCD") to execute the Standard Agreements with the California Department of Housing and Community Development ("HCD" or "Department") under the Affordable Housing and Sustainable Communities Program for a total award of \$41,162,574 including \$29,000,000 disbursed by HCD as a loan to The Related Companies of California, LLC and the San Francisco Housing Development Corporation (collectively, the "Developer") for a 100% affordable housing project at 160 Freelon Street and \$12,162,574 to be disbursed as a grant to the City for public transportation improvements near 160 Freelon Street, for the period starting on the execution date of the Standard Agreements through November 30, 2044; authorizing MOHCD to accept and expend the grant of up to \$12,162,574 for transportation, streetscape, and pedestrian improvements and other transit oriented programming and improvement as approved by HCD.


October 30, 2024 Budget and Finance Committee - RECOMMENDED

November 05, 2024 Board of Supervisors - ADOPTED

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

File No. 240990

I hereby certify that the foregoing Resolution was ADOPTED on 11/5/2024 by the Board of Supervisors of the City and County of San Francisco.



**Angela Calvillo
Clerk of the Board**



**London N. Breed
Mayor**

11/7/24

Date Approved