

CITY OF DALY CITY

Regular Meeting - HOUSING DEVELOPMENT FINANCE AGENCY

AGENDA

Monday, September 12, 2022 - 7:00 PM

COVID-19 ANNOUNCEMENT - PUBLIC MEETINGS:

Pursuant to Government Code section 54953(e) et seq., members of the Daly City Council and staff will participate in this meeting via a teleconference. Members of the public are encouraged to watch the meeting via livestream on the City's YouTube Channel at <https://www.youtube.com/DalyCityVideoMeetings>, the City's agenda website at <https://www.dalycity.org/agendas> or on local Channel 27 (Comcast).

Public Participation:

There are two ways to submit public comment: (1) send written comments by 4:00 pm on meeting day and (2) join to speak at the meeting via Zoom.

To submit a comment in writing, please email cityclerk@dalycity.org and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 pm will be emailed to the City Council members prior to the meeting. Those comments received after 4:00 pm will be added to the record and shared with the City Council members following the public meeting. Comments are not read aloud into the record.

To speak at the meeting via Zoom, join at <https://bit.ly/dalycitysep12zoom>. Zoom will require an email address and name. The name entered will be visible online and will be used to notify you that it is your turn to speak. You may also join by visiting <https://zoom.us/join>. Enter meeting ID: 879 8221 1975, then enter email address and name. The September 12, 2022 Regular City Council meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 879 8221 1975, then press #.

When you would like to speak on an item during the public comment portion of the meeting, you will need to use the "raise hand" feature in Zoom. Public comment is limited to two (2) minutes maximum, and speakers may only comment once per item. You must familiarize yourself with Zoom prior to joining the meeting. The City will not be providing technical support.

If you do not wish to speak, the City requests that you watch the livestream of the meeting on the City's YouTube Channel at <https://www.youtube.com/DalyCityVideoMeetings>, the City's agenda website at <https://www.dalycity.org/agendas> or on local Channel 27 (Comcast).

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES

1. MEETING MINUTES
July 25, 2022

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

2. **Extension of Exclusive Right to Negotiate Agreement between Daly City Housing Development Finance Agency and Bridge Housing for Property Located at Carter and Martin Streets.**

PUBLIC APPEARANCE – ORAL COMMUNICATIONS

3. NOTE: Speakers are limited to two minutes, unless modified by the Chair. The Board cannot take action on any matter raised under this item.

ADJOURNMENT:

DALY CITY HOUSING DEVELOPMENT FINANCE AGENCY
MEETING MINUTES
July 25, 2022

The virtual meeting was called to order by Chairperson Daus-Magbual o at 9:40 P.M. by livestream/teleconference pursuant to Governor Newsom's Executive Order N-29-20.

ROLL CALL: Commissioners Present:

Rod Daus-Magbual, Chairperson
Ray Buenaventura, Vice-Chairperson
Pamela DiGiovanni
Juslyn Manalo
Glenn Sylvester

Staff Present:

Stephen Stolte, Assistant Executive Secretary/Director
Rose Zimmerman, General Counsel
K. Annette Hipona, Assistant Secretary

MINUTES

Special Meeting of May 10, 2021

It was moved by Commissioner Manalo, seconded by Commissioner DiGiovanni and carried to approve the Special Meeting minutes of May 10, 2021.

CHANGE OF OFFICERS

The Mayor of the City of Daly City, Rod Daus-Magbual, is hereby designated as Chairperson and the Vice-Mayor Ray Buenaventura, is hereby designated as Vice-Chairperson

RESOLUTIONS

Approval of Transfer of Franciscan Mobile Home Park to Franciscan Resident Advisory Committee (FRAC); Approval of Early Redemption and Defeasance of Daly City Housing Development Finance Agency Mobile Home Park Refunding Revenue Bonds (Franciscan Mobile Home Park Acquisition Project), Series 2007A, 2007B and 2007C and Mobile Home Park Fourth Tier Revenue Bond (Franciscan Mobile Home Park Acquisition Project) Series 2002D; and Approval of Regulatory Agreement

It was moved by Commissioner Manalo, seconded by Commissioner DiGiovanni and carried by unanimous roll call vote to adopt the following resolution:

HFA-55, Authorizing the Early Redemption and Defeasance of its Mobile Home Park Revenue Refunding Bonds (Franciscan Mobile Home Park Acquisition Project), Series 2007A, 2007B and 2007C and its Mobile Home Park Fourth Tier Revenue Bonds (Franciscan Mobile Home Park Acquisition Project) Series 2002D; Approving an Escrow Agreement and a Regulatory Agreement and Declaration of Restrictive Covenants, and other Documents Related thereto; Approving the Transfer of the Franciscan Mobile Home Park to Franciscan Resident Advisory Committee; and Authorizing Certain other Actions in connection therewith

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ADJOURNMENT

The meeting was adjourned at 9:42 P.M.

Assistant Secretary

Approved this 12th day
of September 2022.

Chairperson



Daly City Housing Development – Finance Agency

Item # _____

September 12, 2022

SUBJECT: Extension of Exclusive Right to Negotiate Agreement between Daly City Housing Development Finance Agency and Bridge Housing for Property Located at Carter and Martin Streets.

RECOMMENDED ACTION

Approve an Extension to the Exclusive Negotiating Agreement (ENA) agreement between the Daly City Housing Development Finance Agency (DCHDFA) and Bridge Housing and authorize the City Manager or his designee to execute said Agreement.

BACKGROUND

With the dissolution of Redevelopment in California in 2012, a 12.5 Acre site owned by the Daly City Redevelopment Agency was transferred to the Daly City Housing Development Finance Agency (Housing Successor to the Redevelopment Agency) for the purpose of affordable housing. The site is located at Carter and Martin Streets in the Bayshore neighborhood. In October of 2020, Bridge Housing entered in to an ENA with the DCHDFA for development of the site.

The ENA identified particular tasks Bridge would complete including a due diligence review of site constraints (e.g. soils & geotechnical studies, hazardous materials studies, etc.), neighborhood outreach plans, development of a site plan, preliminary building design(s), preparation of cost estimates, evaluation of subsidy requirements and negotiation of a Development Agreement with the Agency identifying terms for site acquisition/use, development and related responsibilities of Bridge and DCHDFA.

The ENA had a term of six months with three extensions if necessary to determine optimal development plan for the site. As of January 2022, all extensions to the ENA have expired. Bridge has requested an extension to the ENA as they continue to work on design and financing of the proposed project.

DISCUSSION

Since October of 2020, Bridge Housing has submitted multiple conceptual plans in the form of a pre-application to the Planning Division and have gone through a series of technical reviews with various City departments. The latest submittal was provided in July (see attachment). The latest plan indicates that the site would accommodate 20 market rate single-family homes and two affordable apartment structures to be built in two phases. The first building, which is closest to Carter Street would provide 120 affordable units and the second apartment building would provide 112 affordable units and would be accessed through a long driveway that would pass through the single-family development and be in the interior of the

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Extension of Carter/Martin Exclusive Negotiating Agreement

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site. Significant grade issues do not provide for a large enough building pad for a larger single apartment building.

While the proposal for the affordable units is to construct it in two phases, staff is recommending that the entitlement application be for a Planned Development that would zone the property for all phases of development.

In July, Bridge Housing submitted an application to the San Mateo County Department of Housing for \$2 million in predevelopment funding under the Affordable Housing Fund -10 NOFA. County staff are in the process of reviewing applications. Site control, in the form of an ENA should enhance the competitiveness of Bridge's application to the County.

On August 25, staff met with the Affordable Housing Committee comprised of Councilmembers Juslyn C. Manalo and Glenn Sylvester. The Committee had questions about the affordable unit count and density proposed by Bridge but were generally in favor of extending the ENA.

RECOMMENDATION

Staff recommends that the Agency extend the ENA between Bridge Housing and DCHDFA for the property located at Carter and Martin Streets for six months, with the option of two additional six month extensions to be approved by the City Manager if it has been demonstrated that Bridge continues to make progress towards submitting a development application to the City, developing a financing plan to fund the proposal, and develop an outreach strategy to engage the community. The ENA Extension will describe specific milestones that Bridge must meet to be eligible for the additional six-month extensions.

Staff is available to provide any additional information desired by the Chair and Board members.

Respectfully submitted,



Betsy ZoBell
Housing and Community
Supervisor



Tatum Mothershead
Economic and Community
Development Director