



# 905 Linden Project ENRA

July 8, 2026

City of South San Francisco City Council Regular Meeting

# Staff Recommendation

Staff recommends City Council adopt a resolution authorizing the City Manager to execute an Exclusive Negotiation Rights Agreement (ENRA) with Habitat for Humanity Greater San Francisco (“Habitat”) for the 905 Linden Avenue Property

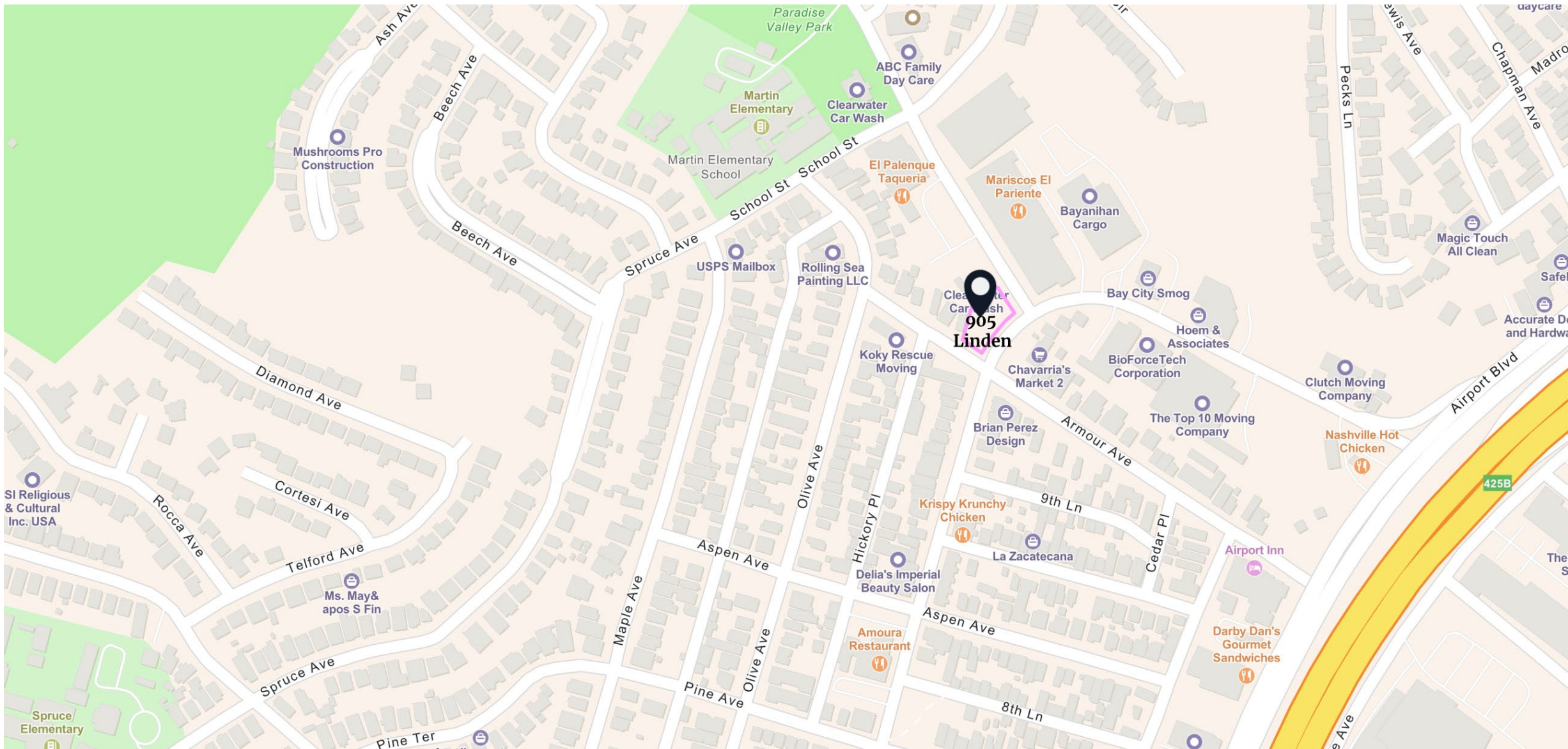
# Objectives

- Begin the project negotiation and entitlement process
- Set parameters to ensure accountability, timeliness, and quality
- Commit to a townhome-style development that will offer ~8-10 homeownership opportunities affordable to low-income households
- Lay the groundwork for a successful land lease to a reputable affordable housing developer

# 905 Linden Property (Vacant Green Space)



# Surrounding Neighborhood



# Background

- 0.27-acre parcel purchased by the City's former redevelopment agency in 1999
- Transferred to the City in 2012 upon the agency's dissolution; reserved for future housing development
- Former gas station that has undergone environmental remediation and converted to vacant green space
- In 2024 the California Department of Toxic Substances Control (DTSC) certified the site needs no further environmental remediation

# Background (Continued)

- October 2025 City issued a Request for Qualifications (RFQ) to solicit an affordable developer
- Habitat for Humanity Greater San Francisco (“Habitat”) was the only respondent
- Habitat envisions an 8–10-unit townhome-style housing project that:
  - Provides affordable homeownership opportunities to low-income households
  - Offers family-sized units

# Who Could Qualify (Preliminary)

<b>Income Category (HOME Limits 2026)</b>	<b>3 Person Household Annual Income Limit</b>	<b>4 Person Household Annual Income Limit</b>	<b>5 Person Household Annual Income Limit</b>
50% Area Median Income	\$94,550	\$105,050	\$113,500
60% Area Median Income	\$113,460	\$126,060	\$136,200
80% Area Median Income	\$151,300	\$168,100	\$181,550

# ENRA

## What is an ENRA?

An Exclusive Negotiating Rights Agreement (ENRA) is an agreement that:

- Commits the City to negotiating exclusively with Habitat for this project/site in exchange for Habitat's commitment to expending time & money to develop an entitled project
- Sets project terms and conditions (see next slide)

## What is **NOT** included in the ENRA

- Guarantee of permit approval
- Guarantee of a ground lease
- Financial commitment

# ENRA Terms and Timeline

## Terms

- 1 year term
- Requires environmental review
- Habitat pays all standard entitlement/planning fees
- 1 neighborhood meeting
- 1 Design Review Board meeting
- Planning Commission hearing

## Timeline

- 90 days: complete entitlement application submitted
- 180 days: all due diligence tasks completed
- 330 days: fully entitled project
- 1 year: Council considers approval of ground lease

# Council Action

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