



Legislation Details (With Text)

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Title: Report regarding a resolution affirming the City's support for Bridge Housing Corporation's application to the Affordable Housing Sustainable Communities (AHSC) Grant program...

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Attachments: 1. Attachment 1 - Vicinity Map.pdf, 2. Exprolink Madvac LS125 Electric Sub-Compact Quotation

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Report regarding a resolution affirming the City's support for Bridge Housing Corporation's application to the Affordable Housing Sustainable Communities (AHSC) Grant program, authorizing the City Manager to execute an AHSC Implementation and Cooperation Agreement with Bridge Housing Corporation, and approving Budget Amendment Number 23.057 appropriating \$250,000 to acquire an EV sub-compact sweeper. (Nell Selander, Economic & Community Development Director)

RECOMMENDATION

Staff recommends that the City Council adopt a resolution:

- 1) Affirming the City's support for BRIDGE Housing Corporation's (BRIDGE) application to the Affordable Housing Sustainable Communities (AHSC) Grant program for the 1051 Mission Affordable (PUC Project) project requesting up to \$50 million of AHSC funds for affordable housing development and transportation infrastructure improvements;
2) Authorizing the City Manager to execute an AHSC Implementation and Cooperation Agreement with BRIDGE as required for reimbursement for the City's Sustainable Transit Infrastructure (STI) and Transit-Related Amenities (TRA) projects; and
3) Approving Budget Amendment 23.057 appropriating \$250,000 for the acquisition of an EV sub-compact sweeper to service protected bikeways, parking lots, parking garages, plazas, Centennial Trail, and Bay Trail.

BACKGROUND/DISCUSSION

The 158 affordable units being developed by BRIDGE as part of the PUC Project are known for the Affordable Housing Sustainable Communities (AHSC) grant application as 1051 Mission Affordable. BRIDGE anticipates beginning construction in mid-2024 after completing their construction financing. Key to assembling the funds to build this much-needed affordable housing is securing two major State of California Housing and Community Development Department (HCD) grants: the Infill Infrastructure Grant (IIG) and AHSC. The project was awarded \$28.8 million in IIG funds in February 2023 and the AHSC application is the subject of this staff report. Following award of HCD funds, BRIDGE will apply for low-income housing tax credits to complete the project's financing.

The AHSC state grant program is a combined affordable housing and sustainable transportation infrastructure funding program that aims to support affordable housing units that connect with greenhouse gas-reducing transportation options for residents. The AHSC program uses State Cap & Trade funding from greenhouse gas-generating uses throughout the state to fund these pollution-reducing objectives. Applications for Round 7 of the AHSC program are due on April 4, 2023 with an award announcement anticipated late August 2023.

### **AHSC-Funded City Transportation Improvements**

The City's Planning and Engineering Divisions have been working with BRIDGE and their technical consultant to identify sustainable transportation infrastructure improvements for which to request AHSC funding. Such improvements must be within one half mile of the project site and to maximize competitiveness should improve the safety and convenience of bicyclists and transit riders in the City and support the community's existing plans for multi-modal improvements. After careful analysis of existing unfunded projects and in accordance with the AHSC criteria, City staff has identified the following Sustainable Transportation Infrastructure (STI) and Transportation-Related Amenities (TRA) in BRIDGE's application for AHSC funding (see Attachment 1 for a map of the identified improvements).

#### ***City Sustainable Transportation Infrastructure (STI)***

If awarded, the AHSC funds - received through an Implementation and Cooperation Agreement with BRIDGE - will fund \$1 million for the installation of approximately 9,000-feet of Class IV (separated and protected) bike lane along Westborough Boulevard between Camaritas Avenue and Junipero Sierra Boulevard. The bikeway will run on both sides of the street, with 4,500 linear feet on each side of the road.

Completion of this STI improvement requires obtaining an encroachment permit from the County of San Mateo to complete the work in their right of way. Upon the City's request of County staff for the necessary encroachment permit, the County responded that in order to obtain the encroachment permit, City will agree to sweep and maintain the bike lane once installed. City staff are currently negotiating an annual payment from the County for sweeping performed in their right of way. It should be noted that this improvement is also identified in the County's bike and pedestrian master plan, as well as the City's recently adopted Active South City Plan.

This new protected bike lane, as well as all other Class I and IV separated or protected bike lanes, cannot be swept with the city's current fleet of EV sweepers. Staff is requesting approval of a budget amendment to fund the acquisition of a new EV sub-compact sweeper (Attachment 2). This new equipment is in keeping with the

City's desire to transition to alternative fueled vehicles and will provide much needed improvements to current sweeping operations. In addition to currently installed protected bike lanes, the Bike and Pedestrian Master Plan proposes over thirty-eight miles of protected or separated bike lanes that cannot be swept with current equipment. Additionally, this smaller sweeper will be used in the City's parking garages, parking lots, and plazas. The sweeper includes the ability to vacuum up debris from tree wells and is outfitted with a pressure washer for use when needed.

### ***City Transportation-Related Amenities (TRA)***

If awarded, the AHSC funds would pay \$1 million to the following bus bulb-outs and shelters.

- 1) Installation of five bus shelters: one shelter at the northwest corner and one shelter at the southeast corner of Grand Avenue and Willow Avenue; one shelter at the northwest corner and one shelter at the southeast corner of Grand Avenue and Chestnut Avenue; and one shelter at the northwest corner of Grand Avenue and Maple Avenue.
- 2) Installation of four bus bulb-outs: one bus-bulb at the northwest corner and one bus-bulb at the southeast corner of Grand Avenue and Willow Avenue, and one bus-bulb at the northwest corner and one bus-bulb at the southeast corner of Grand Avenue and Chestnut Avenue.

### **AHSC-Funded Developer Transportation Improvements**

In addition to the City transportation improvements discussed above, BRIDGE will take on transportation improvements included in the scope of the PUC Project and fronting their affordable building. These require some cooperation from the City in maintaining site control or property owned by the San Francisco Public Utilities Commission (SFPUC) on which the improvements will be built. Specifically, those improvements include the following STI elements:

- 1) Construct new sidewalk and related improvements along a portion of the West side of Mission Road, from approximately Grand Avenue to Oak Avenue and
- 2) Construct raised crosswalks located within Mission Road at approximately Grand Avenue and Oak Avenue, and within Oak Avenue at approximately Mission Road.

The City currently has a permit to do work in this same SFPUC-owned parcel as part of the Library Parks and Recreation (LPR) project.

### **AHSC Implementation and Cooperation Agreement**

The AHSC Implementation and Cooperation Agreement (Agreement) provides for the event in which BRIDGE is awarded the grant and the City can receive funds for the identified STI and TRA projects. The Agreement stipulated that the City will receive \$1 million for STI projects and \$1 million for TRA projects. Additionally, cost overruns for the identified projects are to be born by the City. Staff has identified and cost-estimated these projects conservatively so as to limit the risk that there are cost overruns.

### FISCAL IMPACT

Should BRIDGE be awarded the AHSC grant, \$2 million would pass through BRIDGE to the City for the projects identified in this report. While staff do not anticipate cost overruns, any that could not be mitigated could be borne by other grants (if awarded), or the City's legacy Bike and Pedestrian Impact Fee or new Citywide Transportation Impact Fee.

Additionally, there is the fiscal impact to Street Cleaning Fund 100-13440-6008 associated with approving Budget Amendment Number 23.057 appropriating \$250,000 for the mini sweeper. This budget amendment will transfer the funds from Infrastructure Reserves. While this appropriation is not required today to advance this grant application, the equipment is already needed to better maintain existing City facilities and there is a roughly one-year lead time to procure the sweeper.

### RELATIONSHIP TO STRATEGIC PLAN

Supporting affordable housing and alternative modes of transportation is in line with the City's Strategic Plan Priority #2: Quality of Life, providing a full range of housing options and providing excellent bike paths, pedestrian ways, and multi-modal transportation options.

### CONCLUSION

Staff recommends that the City Council adopt a resolution:

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### Attachments:

1. Map of City Improvements
2. Exprolink Madvac LS125 Sub-Compact Sweeper Quotation