

RESOLUTION NO. 88-99

(Adopted June 29, 1999)

**AUTHORIZING EXCLUSIVE NEGOTIATIONS FOR
THE LEASE AND DEVELOPMENT OF THE AGENCY
AFFORDABLE HOUSING PARCEL KNOWN AS
PARCEL 2 OF BLOCK N2; MISSION BAY NORTH
PROJECT AREA**

BASIS FOR RESOLUTION

1. Under a Request for Qualifications ("RFQ") reviewed by the Agency Commission in a workshop on March 11, 1999, and issued on March 19, 1999, the Redevelopment Agency of the City and County of San Francisco ("Agency") offered the Agency Affordable Housing Parcel known as Parcel 2 of Block N2 in the Mission Bay North Project Area (the "Site") for development of 90-100 units of affordable rental housing with child care and ground floor retail and parking.
2. The RFQ was reviewed by the Commission in a workshop on March 11, 1999 and by the Mission Bay Citizens Advisory Committee at its regular meeting on May 13.
3. The Agency's goal is to select a nonprofit developer for this first Agency affordable housing site by the end of June and, by the end of this year, to commit funding to enable construction to begin in May 2000.
4. Three (3) developers submitted Statements of Qualifications by the submission deadline under the terms of the RFQ.
5. Agency staff has completed its analysis and evaluation of the proposals on the basis of the criteria set forth in the RFQ and presented its evaluation of the proposals to the Agency Commission.
6. During the Exclusive Negotiations Period, the Developer will work with Agency staff to develop a Disposition and Development Agreement ("DDA") and a Ground Lease Agreement ("GLA") or a Development Ground Lease Agreement ("DGLA") for consideration by the Commission after a public hearing, as required by law.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED, THAT:


1. The Agency authorizes the Executive Director to enter into Exclusive Negotiations for a period of 64 days from the date of this resolution (the "Exclusive Negotiations Period") with Mission Housing Development Corporation, a California nonprofit public benefit corporation, ("Developer") for the purpose of negotiating agreements leading to the lease and development of Parcel 2 of Block N2 in the Mission Bay North Project Area.

2. Exclusive Negotiations shall expire upon the expiration of the time specified in paragraph 1 above, unless extended by the Executive Director, pursuant to paragraph 3 below, or by action of the Agency Commission.

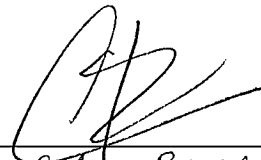
3. The Executive Director is further authorized to grant two thirty-day extensions in his discretion to permit the completion of the negotiations or to comply with statutory public notice requirements.

4. As a condition to the effectiveness of said Exclusive Negotiations, the Developer shall execute a written acceptance thereof on a copy of this Resolution and file it with the Agency within five (5) days of the adoption of this Resolution.

APPROVED AS TO FORM:


Robert A. Firehock
Acting Agency General Counsel

ACKNOWLEDGED AND AGREED TO
BY DEVELOPER:

By: 
Name: Carlos Romero
Its: EXECUTIVE DIRECTOR

Date: 1/2/99