

RESOLUTION NO. 103-99
(Adopted July 13, 1999)

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND FUNDS IN AN AMOUNT NOT TO EXCEED \$641,371, OF WHICH \$600,000 IS FROM CDBG PROGRAM INCOME AND, \$41,371 IS FROM CITYWIDE TAX INCREMENT HOUSING FUNDS, FOR DOWN PAYMENT AND CLOSING COST ASSISTANCE TO CERTIFICATE HOLDERS RELATED TO THE DEVELOPMENT OF 41 CONDOMINIUM UNITS AT McALLISTER MEWS, PARCEL 779 B/C; WESTERN ADDITION A-2 PROJECT AREA; AND CITYWIDE TAX INCREMENT HOUSING PROGRAM.

BASIS FOR RESOLUTION

1. On March 25, 1997, the Redevelopment Commission authorized a Disposition and Development Agreement ("DDA") with LaLanne ❖Volckmann Real Estate Development Company, a San Francisco based developer for 41 affordable condominium units and 62 market rate units in McAllister Mews on Parcel 779 B/C in Western Addition A-2 Project Area.
2. The DDA was amended on September 23, 1997 and included authorization to use the \$600,000 in land sale proceeds to assist qualified low- and moderate-income buyers in the purchase of affordable units in McAllister Mews with down payment and/or closing cost assistance.
3. Since the land was originally purchased with Community Development Block Grant ("CDBG") funds, the income from the sale of the property is restricted as CDBG Program Income.
4. Resolution No. 164-97 which was adopted on September 23, 1997 authorizing the DDA amendment, expresses the Agency's intent to conduct outreach to Certificate Holders and assist all interested Certificate Holders in meeting eligibility requirements, and the Agency's intent to apply the land proceeds of \$600,000 to provide assistance directly to purchasers in order to lower affordability levels, with the first preference for assistance to be given to Certificate of Preference Holders.
5. Several applicants are Residential Certificate of Preference Holders who would like to purchase a condominium in McAllister Mews and require down payment and closing cost assistance.
6. Eligible Residential Certificate of Preference Holders have priority over other qualified low- and moderate-income applicants to receive an amount not to exceed \$600,000 in CDBG funds. Some of these funds will be provided as closing cost grants and some will be provided as down payment assistance which will be secured in second mortgages.

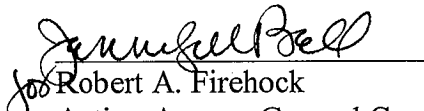
7. A few Residential Certificate of Preference Holders will receive one-time assistance in an amount not to exceed \$41,371 in Citywide Tax Increment Housing funds. Closing costs assistance will be granted, and down payment assistance will be secured in second mortgages.

RESOLUTION

ACCORDINGLY IT IS RESOLVED, that:

The Executive Director is authorized to expend funds in an amount not to exceed \$600,000 from CDBG Program Income and, \$41,371 is from Citywide Tax Increment Housing Funds, for down payment and closing cost assistance for priority Residential Certificate Holders and other qualified low- and moderate income buyers related to the development of 41 condominium units at McAllister Mews, Parcel 779 B/C; Western Addition A-2 Project Area; and Citywide Tax Increment Housing Program

APPROVED AS TO FORM:



Jo Robert A. Firehock
Acting Agency General Counsel