

**RESOLUTION NO. 131-99**  
(Adopted August 31, 1999)

AUTHORIZING A PREDEVELOPMENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$998,886 WITH MISSION HOUSING DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF UP TO 100 UNITS OF AFFORDABLE FAMILY HOUSING ON PARCEL 2 OF BLOCK N2; MISSION BAY NORTH PROJECT AREA

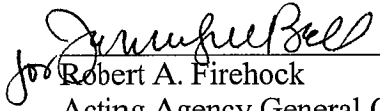
**BASIS FOR RESOLUTION**

1. The Agency is authorized, pursuant to the California Community Redevelopment Law (Health and Safety Code, Section 33000, et seq.) and desires to distribute money from its Low and Moderate Income Housing Fund for the specific and special purpose of increasing and maintaining the housing stock in the City and County of San Francisco affordable to very low, low, and moderate income households.
2. On September 17, 1998 the Agency Commission approved the Mission Bay North and South Redevelopment Plans and Owner Participation Agreements ("OPAs) with Catellus Development Corporation ("Catellus").
3. Under the terms of the OPAs, Catellus is generally obligated to transfer "Agency Affordable Housing Parcels" in each major phase of development in Mission Bay North and South.
4. The Agency's Mission Bay Affordable Housing Policy, also approved on September 7, 1998, states that the Agency will select nonprofit developers through a Request for Qualifications ("RFQ") process as part of the affordable housing development program in Mission Bay.
5. The Agency issued an RFQ on March 19, 1999 to seek a developer/leaseholder of its first Mission Bay Affordable Housing Parcel, Parcel 2 of Block N2, a 1.1 acre site fronting Berry and King Streets between 3<sup>rd</sup> and 4<sup>th</sup> Streets (the "Site").
6. On June 29, 1999, the Commission authorized the Agency to enter into Exclusive negotiations with Mission Housing Development Corporation ("MHDC") to acquire a leasehold interest and to develop the Site.
7. MHDC has proposed to develop 100 units of affordable rental housing with a child care center and community space on the Site and has requested \$998,886 from the Agency in predevelopment loan funds to enable it to proceed with its development.
8. The Agency has reviewed the MHDC's application for Mission Bay North funds and has relied on the accuracy of the statements in that application.
9. The Citywide Loan Committee reviewed the request for predevelopment loan funds on August 6, 1999, and recommended that the Commission approve the request.

**RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED**, that the Executive Director is hereby authorized to execute a Predevelopment Loan Agreement loan agreement in an amount not to exceed \$998,886 with Mission Housing Development Corporation, a California nonprofit public benefit corporation for predevelopment expenses related to the development of Parcel 2 of Block N2 in the Mission Bay North Redevelopment project Area.

APPROVED AS TO FORM:

  
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Robert A. Firehock  
Acting Agency General Counsel