

**RESOLUTION NO. 154-99**

(Adopted October 26, 1999)

**AUTHORIZING AN INCREASED EXPENDITURE IN AN AMOUNT NOT TO EXCEED \$50,000 FOR DOWN PAYMENT AND CLOSING COST ASSISTANCE TO MODERATE-INCOME CERTIFICATE HOLDERS AT McALLISTER MEWS, PARCEL 779 B/C; WESTERN ADDITION A-2 PROJECT AREA; AND CITYWIDE TAX INCREMENT HOUSING PROGRAM.**

**BASIS FOR RESOLUTION**

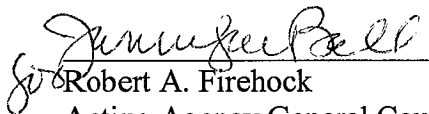
1. On March 25, 1997, the Redevelopment Commission authorized a Disposition and Development Agreement ("DDA") with LaLanne ❖Volckmann Real Estate Development Company, a San Francisco based developer for 41 affordable condominium units and 62 market rate units in McAllister Mews on Parcel 779 B/C in Western 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. 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.
5. Resolution No. 103-99 was adopted by the Commission on July 13, 1999 authorizing additional 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.
6. An additional expenditure of \$50,000 in Citywide Tax Increment Housing funds is needed to provide assistance to a moderate income Certificate Holder. 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 make an additional expenditure of \$50,000 from Citywide Tax Increment Housing Funds, for down payment and closing cost assistance to Certificate Holders at McAllister Mews, Parcel 779 B/C; Western Addition A-2 Project Area; and Citywide Tax Increment Housing Program

APPROVED AS TO FORM:

  
Robert A. Firehock  
Acting Agency General Counsel