

RESOLUTION NO. 5-2007

Adopted January 16, 2007

**AUTHORIZING AN EXCLUSIVE NEGOTIATIONS
AGREEMENT WITH COMMUNITY HOUSING PARTNERSHIP,
A CALIFORNIA NONPROFIT PUBLIC BENEFIT
CORPORATION, AND MERCY HOUSING CALIFORNIA, A
CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION,
FOR THE DEVELOPMENT OF 120 UNITS OF VERY LOW-
INCOME SUPPORTIVE HOUSING ON CENTRAL FREEWAY
PARCEL G, SOUTHEAST CORNER OF GOUGH AND FULTON
STREETS; WESTERN ADDITION REDEVELOPMENT PROJECT
AREA A-2; CITYWIDE TAX INCREMENT HOUSING PROGRAM**

BASIS FOR RESOLUTION

1. On March 19, 2002, the Redevelopment Agency of the City and County of San Francisco (the "Agency") and the City and County of San Francisco (the "City") executed a Transfer of Real Estate Agreement, to transfer seven Central Freeway parcels to the Agency for the express purpose of developing affordable housing. This transfer included certain real property consisting of parcels known as Parcels A, C, G, K, O, Q and U.
2. On August 31, 2006, the Agency issued a Request for Proposals ("RFP") for the construction, ownership, and operation of supportive housing for extremely low-income and formerly homeless individuals on the parcel known as Parcel G. The RFP sought high-quality proposals from experienced developers capable of building approximately 115-120 units of supportive housing on Parcel G (the "Project").
3. On October 16, 2006, one complete and responsive proposal was received and reviewed by an interdisciplinary evaluation panel to determine the degree to which the proposal met the criteria set forth in the RFP.
4. The evaluation panel determined that the team of Community Housing Partnership, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation (the "Development Team"), proposed a strong overall development program.
5. The Agency now wishes to enter into an Exclusive Negotiations Agreement ("ENA") with the Development Team. The term of the ENA shall be 18 months (the "Exclusive Negotiations Period") with the provision that the Executive Director may extend the ENA to allow the Development Team to complete certain milestones. These milestones shall include assistance with the issuance of a Supportive Services RFP, creation of a development timetable, development of the basic concept design of the Project, and completion of predevelopment loan and ground lease agreements.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute an Exclusive Negotiations Agreement with Community Housing Partnership, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation, for the development of 120 units of very low-income supportive housing on Central Freeway Parcel G, southeast corner of Gough and Fulton Streets; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel