

RESOLUTION NO. 59-2007

Adopted June 19, 2007

AUTHORIZING A FIFTH AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH ELIZABETH H. HAUGHEY, A SOLE PROPRIETOR, TO INCREASE THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$22,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$85,500, AND TO EXTEND THE CONTRACT TERM TO JUNE 30, 2008, TO PROVIDE SERVICES IN CONNECTION WITH THE SINGLE ROOM OCCUPANCY HOTEL REHABILITATION LOAN PROGRAM; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

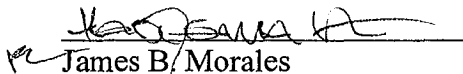
1. The South of Market Earthquake Recovery Redevelopment Plan was adopted in 1990 to address the damage from the 1989 Loma Prieta earthquake and to develop and preserve affordable and market rate housing.
2. To accomplish the goal of preserving affordable housing, the Redevelopment Agency of the City and County of San Francisco's ("Agency") staff worked with the City Attorney's Office, the South of Market Project Area Committee ("SOMPAC"), the Department of Building Inspection, the Single Room Occupancy ("SRO") Task Force, the Indian Hotel Owners Association, the Tenderloin Housing Clinic, tenant representatives, and the San Francisco Rent Board to design a loan program to provide below market rate loans to owners of hotels to subsidize physical improvements of properties on the Sixth Street corridor in exchange for affordability restrictions.
3. On February 25, 2003, the Agency Commission adopted the program known as the SRO Hotel Rehabilitation Loan Program ("Program") by Resolution 28-2003. The Program's goals are to improve tenant quality of life, extend the useful life of SROs, alleviate blight, and prevent displacement and gentrification through long-term affordability ("Program Goals").
4. The Program is part of the Agency's affordable housing efforts on Sixth Street located within the South of Market Redevelopment Project Area ("Project Area"). The Program's budget totals \$1.9 million and includes: \$200,000 from the Agency's 2002-2003 Housing Budget; \$500,000 from the Agency's 2003-2004 Housing Budget; \$700,000 from the Agency's 2004-2005 Housing Budget; and \$500,000 from the Agency's 2005-2006 Housing Budget.
5. As contemplated at the Program's adoption, start-up and underwriting services from a third party consultant were required. On February 15, 2004, the Agency entered into a Personal Services Contract ("Contract") with Elizabeth H. Haughey for a three-year term in an amount not to exceed \$46,000.

6. Due to lower than expected demand since the Program's adoption, Urban Solutions started providing expanded outreach services to Sixth Street hotel owners on October 1, 2006 to help publicize and potentially increase the use of the Program. However, demand has remained lower than expected.
7. Agency staff has proposed to end the Program as of June 30, 2008, and is seeking the recommendation of the SOMPAC regarding details of the termination plan. Urban Solutions will continue providing outreach services through June 30, 2008.
8. In order to match Urban Solutions' contract term and to continue to provide uninterrupted underwriting services from Elizabeth H. Haughey during the proposed remaining period of the Program, it is necessary, and consistent with the Agency's Affordable Housing Program for the Project Area and the Program Goals, to amend the Contract in an amount not to exceed \$22,000, for a total aggregate amount not to exceed \$85,500, and to extend the Contract term to June 30, 2008.
9. Approval of the Fifth Amendment to the Contract with Elizabeth H. Haughey is not a CEQA project pursuant to the California Environmental Quality Act ("CEQA") definition of a project contained in Section 15378, subdivision (b)(5), of the State CEQA Guidelines. Implementation of administrative activities of the Agency by its contractor related to the provision of administrative support for the SRO Hotel Rehabilitation Loan Program will not independently result in a physical change in the environment.

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 a Fifth Amendment to the Personal Services Contract with Elizabeth H. Haughey, a sole proprietor, in an amount not to exceed \$22,000, for a total aggregate amount not to exceed \$85,500, and to extend the term of the Contract to June 30, 2008, to provide services in connection with the Single Room Occupancy Hotel Rehabilitation Loan Program, for the South of Market Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel