

RESOLUTION NO. 116-2007

Adopted October 16, 2007

AUTHORIZING A FIRST AMENDMENT TO A TAX INCREMENT LOAN AGREEMENT IN THE AMOUNT OF \$514,714, FOR A TOTAL AMOUNT NOT TO EXCEED \$13,676,087, WITH PARKVIEW TERRACE PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF 101 UNITS OF VERY LOW-INCOME SENIOR RENTAL HOUSING AT 871-881 TURK STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2; CITYWIDE TAX INCREMENT HOUSING PROGRAM

BASIS FOR RESOLUTION

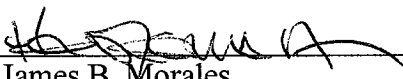
1. On October 22, 2001, by Resolution No. 824-01, the San Francisco Board of Supervisors approved the sale of Central Freeway Parcels A and C to the Redevelopment Agency of the City and County of San Francisco (the "Agency") for the express purpose of building affordable housing. The Agency and City and County of San Francisco (the "City") executed a Transfer of Real Estate Agreement on March 19, 2002, which implemented the Board of Supervisors resolution.
2. On April 18, 2003, the Agency issued a Request for Proposals ("RFP") for the construction, ownership, and operation of affordable senior housing on Parcels A and C. The RFP sought high-quality proposals from experienced developers capable of building approximately 100 units for very low- and low-income seniors, with supportive services, on each of the parcels.
3. On November 18, 2003, the Commission authorized the Agency Executive Director to negotiate and execute an Exclusive Negotiations Agreement ("ENA") with the joint venture development team of A.F. Evans Company and Chinatown Community Development Center ("AFE/CCDC") to enable the Borrower to pursue predevelopment activities for the construction and operation of 101 affordable, supportive, senior housing units on Parcel A (the "Site"). On December 18, 2003, the Agency and AFE/CCDC executed an ENA pursuant to the Commission's resolution.
4. On February 17, 2004, the Commission authorized a predevelopment loan agreement in the amount of \$1,249,059 with AFE/CCDC to provide adequate resources to complete the predevelopment work necessary for successful financing applications and a construction commencement date in early 2006.
5. Subsequently, AFE/CCDC formed Parkview Terrace Partners, L.P., a California limited partnership (the "Borrower" or the "Developer"), to act as the development entity and to continue predevelopment activities for the construction and operation of 101 affordable, supportive, senior housing units on Parcel A.

6. On June 7, 2005, the Commission approved a permanent loan agreement in an amount not to exceed \$13,161,373, which included the conversion of the Developer's previously issued \$1,249,059 predevelopment loan to permanent financing.
7. The Developer has since incurred \$514,714 in unanticipated costs associated with wastewater fees and ground floor finishes for tenant serving uses including a Public Utilities Commission wastewater impact fee in the amount of \$266,086 and \$248,628 in tenant improvement costs needed to finish the ground floor walls, flooring, doors, windows, etc.
8. The proposed First Amendment with Parkview Terrace Partners, L.P., for \$514,714 is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15061(b)(3) and will not directly cause any change in the physical 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 enter into a First Amendment to the Tax Increment Loan Agreement with Parkview Terrace Partners, L.P., a California limited partnership, in an amount of \$514,714, for a total amount not to exceed \$13,676,087, for the development of 101 units of affordable, supportive senior housing, parking and support service space at 871-881 Turk Street in the Western Addition Redevelopment Project Area A-2, substantially in the form lodged with the Agency General Counsel, and enter into any and all ancillary documents necessary to carry out the transactions authorized by this Resolution.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel