

RESOLUTION NO. 48-2008

Adopted May 20, 2008

AUTHORIZING A PURCHASE AGREEMENT WITH THE SAN FRANCISCO HOUSING AUTHORITY, IN AN AMOUNT NOT TO EXCEED \$5,840,000 PLUS RELATED CLOSING COSTS, FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED ON A PORTION OF ASSESSOR'S BLOCK 4884, LOT 020 ON ARELIUS WALKER DRIVE, EAST OF GILMAN AVENUE; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

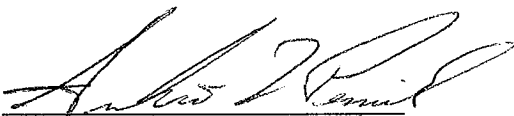
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*), the Redevelopment Agency of the City and County of San Francisco ("Agency") undertakes programs for the reconstruction and rehabilitation of slums and blighted areas in the City and County of San Francisco.
2. The San Francisco Housing Authority ("SFHA") has identified for disposition approximately two acres ("Site") adjacent to its Alice Griffith housing development located in the Bayview Hunters Point Redevelopment Project Area ("Project Area").
3. The SFHA Commission adopted a resolution on March 27, 2008 to authorize the submission of an amendment to the Disposition Application to the U.S. Department of Housing and Urban Development ("HUD"), and disposition of the Site at the price of \$5,840,000. The value was established in an appraisal dated October 4, 2006. The Agency has confirmed this value with an independent appraisal.
4. SFHA met with the Alice Griffith residents and the residents provided a letter of support regarding the land sale. On April 30, 2008, SFHA applied to HUD for an amendment to the Disposition Application authorizing SFHA to proceed with selling the Site. Close of escrow will be subject to receiving evidence of HUD's approval of the amendment. Proceeds from the land sale will be used by SFHA to pay costs related to a lawsuit that recently settled.
5. The Agency intends to purchase the Site for uses consistent with the Bayview Hunters Point Redevelopment Plan. The Agency's acquisition of the Site will assist the Agency in future redevelopment efforts at Candlestick Point as well as the Alice Griffith housing development. The Agency has acquired other properties in the Project Area for the purpose of creating affordable housing with the last purchase being the site at 5600 Third Street.

6. The Site has been used as a parking lot leased on an annual basis to a private entity for San Francisco Forty-Niner football game day parking.
7. The Site has not yet been subdivided and the Agency is working with the Department of Public Works for a survey prior to subdivision. The transaction will be able to close escrow with a legal description.
8. Agency staff met with the Bayview Hunters Point Project Area Committee ("PAC") Housing Development sub-committee on May 1, 2008 and the sub-committee voted to support that the Agency continue considering this acquisition. On May 15, 2008, this item was before the full PAC for its consideration.
9. Authorization of the Purchase Agreement is not a project as defined by the California Environmental Quality Act Guidelines Section 15378. In the absence of a development proposal for the property, review of possible impacts resulting from development of the property is premature and cannot be meaningfully analyzed.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director or his designee is authorized to: (1) enter into a Purchase Agreement with the San Francisco Housing Authority, a public body, corporate and politic, to purchase the Site for an amount not to exceed \$5,840,000, plus related closing cost, substantially in the form lodged with the Agency General Counsel; and (2) enter into any and all ancillary documents or take any additional actions necessary to consummate the transaction.

APPROVED AS TO FORM:


for, James B. Morales 5/14/08
Agency General Counsel