

RESOLUTION NO. 50-2008

Adopted May 20, 2008

AUTHORIZING A FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATIONS AGREEMENT (THE "ENA") AND A FIRST AMENDMENT TO THE PREDEVELOPMENT LOAN AGREEMENT (THE "LOAN") WITH COMMUNITY HOUSING PARTNERSHIP, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AND MERCY HOUSING CALIFORNIA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO REVISE THE SCHEDULE OF PERFORMANCE IN THE ENA AND LOAN AND EXTEND THE ENA TERM BY AN ADDITIONAL TWELVE MONTHS TO JULY 16, 2009, 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

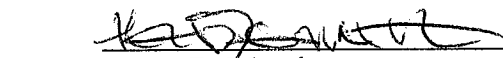
1. On March 19, 2002, the Redevelopment Agency of the City and County of San Francisco (the "Agency") and the City and County of San Francisco executed a Transfer of Real Estate Agreement, to transfer seven Central Freeway parcels to the Agency for the express purpose of developing affordable housing. 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 120 units of supportive housing on Parcel G (the "Project").
3. On October 16, 2006, one complete and responsive proposal was received from Community Housing Partnership, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation. This proposal was reviewed by an interdisciplinary evaluation panel and proposed a strong overall development program.
4. On January 16, 2007, by authorization of Resolution No. 5-2007, the Agency entered into an Exclusive Negotiations Agreement (the "ENA") for a term of 18 months, expiring July 16, 2008 with Community Housing Partnership and Mercy Housing California (collectively, the "Development Team" or the "Borrower").
5. On June 5, 2007, by authorization of Resolution No. 57-2007, the Agency entered into a Predevelopment Loan Agreement in an amount not to exceed \$2,753,291 and including a Schedule of Performance, with the Development Team.

6. The Borrower now wishes to amend the ENA to revise the Schedule of Performance, and to extend the term of the ENA by an additional 12 months, revising the expiration date from July 17, 2008 to July 16, 2009. The Borrower also wishes to amend the Predevelopment Loan Agreement to revise the Schedule of Performance.
7. In authorizing Resolution No. 57-2007, the Agency determined that the ENA and Predevelopment Loan Agreement were exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15262. The First Amendment to the ENA and the First Amendment to the Predevelopment Loan Agreement are similarly exempt pursuant to CEQA Guidelines Section 15262.

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 First Amendment to the Exclusive Negotiations Agreement and a First Amendment to the Predevelopment Loan Agreement to revise the Schedule of Performance and to extend the ENA term by an additional twelve months until July 16, 2009, 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