

RESOLUTION NO. 89-2008

Adopted August 19, 2008

AUTHORIZING A TAX INCREMENT LOAN AGREEMENT WITH GEARY HOUSING PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, IN AN AMOUNT NOT TO EXCEED \$11,803,988, IN CONJUNCTION WITH THE DEVELOPMENT OF 150 UNITS OF AFFORDABLE SENIOR RENTAL HOUSING AT 3575 GEARY BOULEVARD FOR VERY LOW-INCOME SENIORS; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") is authorized pursuant to California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*) to distribute monies from its tax increment Low- and Moderate-Income Housing Fund to certain nonprofit sponsors for the purpose of increasing and maintaining the housing stock in the City and County of San Francisco (the "City") for very low-, low- and moderate-income individuals and families.
2. Geary Housing Partners, L.P., a California limited partnership (the "Developer") of BRIDGE Housing Corporation, a California nonprofit public benefit corporation, intends to develop the underutilized real property located at 3575 Geary Boulevard, Block 1084, Lot 11, as 148 units of affordable senior housing plus two manager units, parking spaces for residential units and other ancillary uses which will be the housing component of Geary Boulevard Senior Living and Health Center (the "Project").
3. The Mayor's Office of Housing ("MOH") has or will concurrently provide financing to the Project and will act as the lead project manager for the development of the Project.
4. The proposed permanent financing sources for the Project, in addition to Agency and MOH funds, include multifamily housing revenue bonds, low income housing 4% tax credits, State of California Multifamily Housing Program, State of California Infill Infrastructure Grant Program, and Federal Home Loan Bank Affordable Housing Program.
5. The Developer has now requested an additional amount not to exceed ELEVEN MILLION EIGHT HUNDRED THREE THOUSAND NINE HUNDRED EIGHTY EIGHT AND NO/100 DOLLARS (\$11,803,988) for the development and construction of the Project, and the Agency wishes to execute a tax increment loan agreement (the "Tax Increment Loan Agreement") for that amount.

6. Based on the analysis contained in the Final Environmental Impact Report for the Project ("FEIR"), and the findings pursuant to the California Environmental Quality Act ("CEQA") adopted by the San Francisco Planning Commission (the "Planning Commission") on April 6, 2006, in Motion No. 17218 certifying the FEIR, and in Motion No. 17219 approving the conditional use authorization for the Project and establishing a Mitigation Monitoring and Reporting Program that attaches mitigation measures identified in the FEIR to the conditional use authorization, Agency staff requests that the Agency Commission adopt findings in accordance with CEQA that the Tax Increment Loan Agreement is an Implementing Action for the construction of the Project, pursuant to the approvals granted by the Planning Commission. Agency staff, in making the necessary findings for the Implementing Action contemplated herein, considered and reviewed the FEIR. Documents related to the Implementing Action and the FEIR have been and continue to be available for review by the Agency Commission and the public and are part of the record before the Agency Commission.

FINDINGS

1. The Agency Commission hereby finds that the approval of the Tax Increment Loan Agreement and the use of funds for the development of very low-income senior rental housing will be of benefit to the City.
2. The Agency Commission hereby further finds and determines that the Tax Increment Loan Agreement is an Implementing Action for the construction of the Project pursuant to the approvals granted by the Planning Commission and requires no additional environmental review pursuant to State CEQA Guidelines Section 15096 for the following reasons:
 - a. The Implementing Action will not change the scope of the Project analyzed in the FEIR and no major revisions are required as a result of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the FEIR.
 - b. No substantial changes have occurred with respect to the circumstances under which the Project analyzed in the FEIR was undertaken that would require major revisions to the FEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR.
 - c. No new information of substantial importance to the Project analyzed in the FEIR has become available that would indicate that (a) the Implementing Action will have significant effects not discussed in the FEIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures found not feasible that would reduce one or more significant effects have become feasible; or (d) mitigation

measures or alternatives that are considerably different from those in the FEIR will substantially reduce one or more significant effects on the environment.

3. The Agency Commission hereby further finds, pursuant to State CEQA Guidelines Section 15091, that the FEIR and Planning Commission Motion Nos. 17218 and 17219 were and remain adequate, accurate and objective and are applicable to the Implementing Action.
4. The Agency Commission hereby further finds that, based on the FEIR and Planning Commission Motion Nos. 17218 and 17219, all significant adverse environmental impacts of the Project would either be less than significant or could be mitigated to less than significant levels, with implementation of the Mitigation Monitoring and Reporting Program.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

- (1) It has reviewed and considered the FEIR findings and hereby adopts the CEQA findings set forth herein.
- (2) The Executive Director is authorized to enter into a Tax Increment Loan Agreement with Geary Housing Partners, L.P., a California limited partnership, in an amount not to exceed \$11,803,988, to help pay for construction and permanent financing expenses of the real property located at 3575 Geary Boulevard in connection with the development of 148 units of affordable rental housing for seniors and two manager's units, substantially in the form lodged with the Agency General Counsel; and to enter into any and all ancillary documents or take any additional actions necessary to consummate the transaction.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel

