

RESOLUTION NO. 133-2008

Adopted November 18, 2008

AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY SAN FRANCISCO, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE DEVELOPMENT OF SEVEN LOW-INCOME UNITS ON PARCEL EE-2, LOT B, LOCATED AT WHITNEY YOUNG CIRCLE AND HUDSON AVENUE; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA (AREA A)

BASIS FOR RESOLUTION

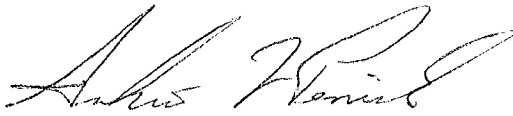
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and construction of slums and blighted areas in the City and County of San Francisco (the "City").
2. On January 20, 1969, by Ordinance No. 25-69, the Board of Supervisors of the City (the "Board of Supervisors") adopted the Hunters Point Redevelopment Project Area in response to community concern over the physical and economic decline in the community.
3. On February 10, 1997, the Board of Supervisors certified the election of the Bayview Hunters Point Project Area Committee (the "PAC"). The PAC worked with Agency staff to develop the Bayview Hunters Point Community Revitalization Concept Plan (the "Concept Plan"). The PAC adopted the Concept Plan at its regular meeting in November 2000. In 2004, the PAC completed the Framework Housing Program that described an array of affordable housing programs and policies supported by the PAC.
4. On June 5, 2001, after a competitive selection process, the Agency by Resolution No. 100-2001 entered into exclusive negotiations with Habitat for Humanity San Francisco, a California nonprofit public benefit corporation, and Em Johnson Interest, Inc., a California corporation (together the "Developer"), to negotiate exclusively for the development of 24 low- and moderate-income for-sale housing for first time homebuyers (the "Project") located at the corner of Whitney Young Circle and Hudson Avenue (the "Site"). The Project is consistent with the PAC's Concept Plan and Framework Housing Program.
5. On October 5, 2001, before reaching a final agreement, the exclusive negotiations expired between the Agency and the Developer.

6. On August 1, 2006, by Resolution No. 108-2006, the Developer entered into an Exclusive Negotiations Agreement (the "ENA") with the Agency for a term of one year with three, ninety (90) day options to extend the term, at the discretion of the Executive Director, to enable the Developer to pursue predevelopment activities for the construction and marketing of the Project. The ENA defines a series of milestones that will result in the execution of a disposition and development agreement for consideration by the Agency Commission after a public hearing, as required by law.
7. On May 20, 2008, by Resolution No. 44-2008, the Agency approved a first amendment to extend the expiration of the ENA from May 31, 2008 to July 31, 2008 to provide sufficient time to complete the appraisal of Parcel EE-2, which has been subdivided into two lots, Lots A and B, and finalize negotiations of separate Disposition and Development Agreements (the "DDA") with Habitat for Humanity San Francisco and Em Johnson Interest, Inc.
8. On March 18, 2008, by Resolution No. 8-2008, the Agency conditionally approved the schematic design for seven residential units on Lot B, subject to Habitat for Humanity San Francisco's satisfactory resolution of staff's design comments, together with such refinements as the Executive Director may approve that do not substantially alter the design.
9. Habitat for Humanity San Francisco is now requesting authorization for the Executive Director to enter into a DDA for the development of seven low-income homeownership units on Lot B.
10. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15332 (in-fill development projects), authorization of the DDA is categorically exempt from CEQA review.

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 Disposition and Development Agreement with Habitat for Humanity San Francisco, a California nonprofit public benefit corporation, for the development of seven low-income first time homeownership units, on Parcel EE-2, Lot B, located at Whitney Young Circle and Hudson Avenue, in San Francisco, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


for James B. Morales 11/13/08
Agency General Counsel