

RESOLUTION NO. 132-2010

Adopted November 2, 2010

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY, THE SAN FRANCISCO HOUSING AUTHORITY, AND THE MAYOR'S OFFICE OF HOUSING FOR THE HUNTERS VIEW HOUSING DEVELOPMENT LOCATED AT MIDDLE POINT AND WEST POINT ROADS, BLOCK 4624, LOTS 3, 4, & 9 AND BLOCK 4720, LOT 27; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE AFFORDABLE HOUSING PROGRAM

BASIS FOR RESOLUTION

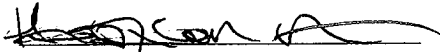
1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") is authorized by the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.), to distribute monies from its Tax Increment Affordable Housing Fund to developers for the specific purpose of increasing and maintaining the housing stock in the City and County of San Francisco affordable by very low-, low-, and moderate-income households.
2. The Hunters View site is an approximately 21 acre site currently improved with 267 housing units generally known as 227-229 West Point Road (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27, collectively referred to as the "Site"), which is located in Areas A and B of the Bayview Hunters Point Redevelopment Project Area, and is owned and operated by the San Francisco Housing Authority ("SFHA"). A portion of the Site, consisting of an approximately 1.65 acre parcel (Block 4720, Lot 27, hereafter the "Agency Parcel"), is owned by the Agency and is the subject of a Disposition and Development Agreement approved by the Agency Commission pursuant to Resolution No. 27-2010 and executed on March 16, 2010.
3. In 2003, SFHA (owner and operator of the 267 existing Hunters View rental units) issued a Request for Qualifications for a developer to redevelop the Site, a severely distressed site that could not feasibly be rehabilitated.
4. In August 2005, SFHA selected the development team known as the Hunters View Community Partners, the predecessor-in-interest to Hunters View Associates, L.P., a California limited partnership (the "Borrower" or the "Developer").
5. The Borrower's general partners are the managing general partner, The John Stewart Company, a California corporation, and two co-general partners: Devine and Gong, Inc., a California corporation, and Hunters Point Affordable Housing,

13. Also on September 16, 2008, pursuant to Resolution No. 111-2008, the Agency Commission authorized an Amended and Restated Tax Increment Loan Agreement to allocate \$500,000 of the Master Planning Loan amount to the Phase I Rental Loan Agreement and to increase to the Rental Loan by an amount not to exceed \$8,647,231, for an aggregate loan amount of \$10,676,978. This allocation resulted in a remaining balance of the Master Planning Loan amount of \$1,000,000.
14. On October 20, 2009, pursuant to Resolution No. 114-2009, the Agency Commission authorized a Second Amended and Restated Loan Agreement to reduce the total Phase I Rental Loan amount by \$859,728, for a total aggregate loan amount of \$9,817,252, and to modify the Phase I Rental budget and schedule of performance to reflect the current Project.
15. On March 16, 2010, pursuant to Resolution No. 27-2010, the Borrower executed a Disposition and Development Agreement on the Agency Parcel to facilitate the development of Phase I of the Project.
16. Developer has previously obtained loans pursuant to the Loan Agreement (City and County of San Francisco Home Program) between the Borrower and the City dated as of March 8, 2007, as amended from time to time, and in a current aggregate amount of \$4,351,245 for the Project.
17. On August 17, 2010, pursuant to Resolution No. 110-2010, the Agency Commission authorized a First Amendment to the Second Amended and Restated Loan Agreement to reduce the interest rate from 3% to 0.25% and to modify the schedule of performance to reflect the current Project.
18. Also on August 17, 2010, pursuant to Resolution No. 109-2010, the Agency Commission authorized a Loan Agreement in an amount not to exceed \$3,000,000 for costs associated with the predevelopment and construction of infrastructure related to the infrastructure for Phase Ib of the Project.
19. The Agency now wishes to formalize its collaboration with the City Partners with the execution of a Memorandum of Understanding ("MOU") by and between the Agency, SFHA, and the Mayor's Office of Housing.
20. Authorizing the MOU and defining the roles of the Agency and other City Partners for the Hunters View housing development is not a "Project" as defined in California Environmental Quality Act ("CEQA") Guidelines Section 15378(b)(5). The MOU is an administrative activity that would not have any direct physical effects on the environment. Subsequent Agency actions are required to implement the Agency's responsibilities pursuant to the MOU.

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 Memorandum of Understanding, substantially in the form lodged with the Agency General Counsel, by and between the San Francisco Redevelopment Agency, the San Francisco Housing Authority, and the Mayor's Office of Housing for the Hunters View Housing development at Middle Point and West Point Roads; Bayview Hunters Point Redevelopment Project Area.

APPROVED AS TO FORM:


✓ James B. Morales
Agency General Counsel