

RESOLUTION NO. 34-2011

Adopted March 29, 2011

AUTHORIZING A FIRST AMENDMENT TO THE AMENDED AND RESTATED HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS CAPITAL LOAN AGREEMENT WITH THE BLACK COALITION ON AIDS, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO REALLOCATE FUNDS AMONG LINE ITEMS, IN CONJUNCTION WITH THE REHABILITATION OF 11-BEDS OF TRANSITIONAL HOUSING, 1761 TURK STREET; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM

BASIS FOR RESOLUTION

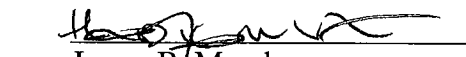
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and rehabilitation of blighted areas in the City and County of San Francisco.
2. The Agency is authorized under a Housing Opportunities for Persons with AIDS ("HOPWA") Grant Agreement with the United States Department of Housing and Urban Development, executed pursuant to the AIDS Housing Opportunity Act (42 U.S.C. §§ 12901 to 12912), to provide qualifying sponsors with resources for meeting the housing needs of persons with Acquired Immune Deficiency Syndrome ("AIDS").
3. The Black Coalition on AIDS, a California nonprofit public benefit corporation ("BCA"), owns a fee interest in 1761 Turk Street (the "Site"), and provides a transitional housing program that provides a supportive and empowering environment to residents dealing with HIV/AIDS, homelessness, substance use and/or mental health issues.
4. In October 1995, BCA received \$944,036 in HOPWA funding, to acquire and rehabilitate 1761 Turk Street, for an 11-bed transitional housing program for people living with HIV, substance abuse, and mental health issues.
5. In February 1996, BCA received an additional \$305,964 in additional HOPWA loan funds to pay for higher than estimated construction costs and unanticipated relocation expenses.
6. In 1997, the building rehabilitation was completed and Brandy Moore House became operational at 1761 Turk Street.

7. In 2009, BCA responded to an Agency generated letter of interest that was sent to all organizations previously funded with HOPWA dollars seeking updates on the financial status of their programs, with a funding request to address various repair and replacement issues that were needed at 1761 Turk Street.
8. On November 3, 2009, per Resolution Number 129-2009, the Commission authorized a total of \$243,487 in HOPWA funding to rehabilitate, and perform tasks associated with the rehabilitation of the Site. The rehabilitation scope of work included: repairs and improvements to existing bathrooms; removal of the unused kitchenette (to provide additional room); replacement of broken and inefficient windows with window systems that are easy to operate and provide greater thermal efficiency; replacement of damaged sheetrock in garage, hallway and client room; painting of exterior street-facing and south-facing walls to prevent further deterioration; replacement of the deteriorated roof; installation of solar roof panels; repair and replacement of damaged deck subsurface; and, replacement of worn flooring.
9. BCA staff is now requesting a reallocation of remaining capital funds to enable BCA to complete additional improvements on the Site.
10. Approval of the First Amendment to the Amended and Restated HOPWA Capital Loan Agreement to reallocate line item budgets are categorically exempt, pursuant to California Environmental Quality Act Guidelines Sections 15301(a) and 15301(d).

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into a First Amendment to the Amended and Restated Housing Opportunities for Persons with AIDS Capital Loan Agreement, with the Black Coalition on AIDS, a California nonprofit public benefit corporation, for its facility at 1761 Turk Street, substantially in the form lodged with the Agency General Counsel; Housing Opportunities for Persons with AIDS Program.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel