

RESOLUTION NO. 56-2011

Adopted May 3, 2011

AUTHORIZING A GROUND LEASE AGREEMENT WITH BAYVIEW SUPPORTIVE HOUSING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF 121 UNITS OF VERY LOW-INCOME SENIOR RENTAL HOUSING, 5800 THIRD STREET, LOT 3, AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING 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 (the "City").
2. On May 16, 2006, by Ordinance No. 113-06, the City's Board of Supervisors adopted the Bayview Hunters Point Redevelopment Project Area in order to undertake a variety of projects and activities to alleviate blighting conditions. The Bayview Hunters Point Redevelopment Plan became effective on September 19, 2006.
3. It is the mission of Bayview Hunters Point Multipurpose Senior Services, Inc. ("BHPMSS"), a nonprofit public benefit corporation, to secure the rights and dignity of elders and their families, and to respect and empower seniors. It is the mission of McCormack Baron Salazar ("MBS"), a Missouri corporation, to rebuild neighborhoods in central cities across the United States that have deteriorated through neglect and disinvestment. BHPMSS and MBS have created Bayview Supportive Housing, LLC (the "Tenant"), to develop 5800 Third Street, Lot 3 (the "Site").
4. On December 17, 2008, BHPMSS entered into a Purchase and Sale Agreement with SF Third Street Equity Partners, LLC, to purchase 5800 Third Street, Lot 3, which is located on the northwest corner of the larger parcel, for the purpose of redeveloping it as rental housing for very low-income seniors (the "Purchase Agreement").
5. On September 21, 2010, the Agency authorized an Assignment and Assumption Agreement with the BHPMSS for the Purchase Agreement. On September 30, 2010, the Agency took ownership of the Site.

6. The Tenant intends to redevelop the Site as approximately 121 units of rental housing for very low-income seniors with a ground floor senior center (the "Project").
7. On January 18, 2011, by Resolution No. 4-2011, the Commission authorized a loan in an amount not to exceed \$684,000 to fund predevelopment costs related to architecture, engineering, and other related activities necessary to carry the project through to schematic design approval (the "Predevelopment Loan Agreement").
8. The Tenant is now requesting a ground lease from the Agency, as part of the second round application for the U.S. Department of Housing and Urban Development ("HUD") Choice Neighborhoods Initiative Grant Program ("Choice Neighborhoods"). MBS has proposed to identify the Project as a potential relocation site for any Alice Griffith senior residents who choose not to return to Alice Griffith. In doing so, MBS can then apply for project-based vouchers to be used at the Project, thereby creating a benefit to the Project as well as to any senior residents of Alice Griffith who may choose to partake of the targeted senior services that will be available at the Project.
9. MBS must demonstrate site control of any site for which they are proposing to use as a potential relocation site. A long term ground lease meets the site control threshold as defined by HUD.
10. The ground lease is conditioned upon MBS receiving the Choice Neighborhoods award and at the close of construction financing.
11. The San Francisco Planning Department (the "Planning Department") published a Preliminary Mitigated Negative Declaration (the "Preliminary MND") for the Project on April 30, 2005 pursuant to the California Environmental Quality Act ("CEQA"). On May 19, 2005 and May 20, 2005, appeals of the Preliminary MND were received by the Planning Department. After conducting a duly noticed public hearing, the Planning Commission determined that the proposed Project would not cause significant impacts and upheld the MND.
12. On September 1, 2005, the Planning Commission adopted a Final MND for the proposed Project. The Final MND describes the proposed Project, assesses the potential environmental impacts of the Project, and identifies mitigation measures to preclude significant impacts or reduce such impacts to less than significant levels. On September 1, 2005, the Planning Commission also approved a Conditional Use Application and the Mitigation Monitoring Program that attaches the mitigation measures contained in the Final MND to the Conditional Use authorization.
13. On September 21, 2010, the Agency Commission adopted Resolution No. 122-2010, wherein the Commission adopted the Final MND and determined that the Assignment and Assumption Agreement with Bayview Hunters Point Multipurpose Senior Services, Inc., was consistent with the project description

contained in the Final MND, would not result in any significant impacts not identified in the MND or any impact identified in the MND that would be substantially more severe.


14. The environmental findings adopted in accordance with CEQA by the Agency Commission in Resolution No. 122-2010 were and remain adequate, accurate, and objective and are incorporated herein by reference as applicable to the proposed Ground Lease Agreement with Bayview Supportive Housing, LLC.
15. The Final MND and related documents 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.

RESOLUTION

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

1. It has reviewed the Final Mitigated Negative Declaration for the Project, and hereby adopts the environmental findings pursuant to the California Environmental Quality Act set forth herein and in Agency Resolution No. 122-2010, dated September 21, 2010.
2. The Executive Director is authorized to enter into a Ground Lease Agreement with Bayview Supportive Housing, LLC, a California limited liability company, (whose members consist of Bayview Hunters Point Multipurpose Senior Services, Inc., a nonprofit public benefit corporation, and McCormack Baron Salazar ("MBS"), a Missouri corporation or a wholly owned affiliate of MBS) in conjunction with the development of 121 very low-income senior rental housing units and a ground floor senior center, 5800 Third Street, Lot 3, within the Bayview Hunters Point Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


for James B. Morales 4/27/11
Agency General Counsel