RESOLUTION NO. 61-2000
ADOPTED APRIL 25, 2000

AUTHORIZED THE EXECUTIVE DIRECTOR TO:
(1) ENTER INTO AN ASSIGNMENT AGREEMENT WITH CITIZENS HOUSING CORPORATION, IN CONJUNCTION WITH THE PURCHASE OF LAND AT 477 O'FARRELL STREET; (2) DISPOSE OF THE AGENCY'S INTEREST IN THE LAND AT 477 O'FARRELL STREET THROUGH A GROUND LEASE WITH CITIZENS HOUSING CORPORATION; AND (3) ENTER INTO A TAX INCREMENT LOAN AGREEMENT WITH CITIZENS HOUSING CORPORATION, IN AN AMOUNT NOT TO EXCEED $1,000,000; IN CONJUNCTION WITH THE ACQUISITION OF 101 UNITS OF VERY LOW INCOME SENIOR HOUSING AND ALL RELATED ACTIONS AND DOCUMENTS AS PART OF THE AGENCY'S HOUSING PRESERVATION PROGRAM; 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 “Law”), the Agency undertakes programs for the reconstruction and rehabilitation of slums and blighted areas in the City and County of San Francisco (the “City”).

2. The Agency is authorized pursuant to the Law to distribute monies to nonprofit developers and sponsors for the specific and special purpose of increasing and maintaining the housing stock in the City and County of San Francisco for very-low, low and moderate income households.

3. The expiration of project-based Section 8 contracts poses a serious threat to San Francisco’s affordable housing stock. The Agency desires to preserve developments with Section 8 contracts as affordable housing by lending or expending Tax Increment Housing Funds.

4. 477 O’Farrell Street (the “Project”) is currently financed with a set of California Housing Finance Agency (“CHFA”) mortgages which the current private owner (“Seller”) intends to prepay, which will have the effect of ending the existing federal low-income senior rent restrictions placed on the Project.
2. Agency financial assistance is necessary to preserve 101 dwelling units for occupancy by very-low and low income senior and/or disabled households, as those terms are defined in California Health and Safety Code sections 50105 and 33334.2.

3. The publication of the Notice of Public Hearing concerning the Ground Lease for 477 O'Farrell Street occurred as required by Section 33431 of the California Health and Safety Code.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO that the Executive Director or his designee is authorized to enter into:

1. An Assignment Agreement with Citizens Housing Corporation, Inc., a California nonprofit public benefit corporation, to assume the rights to purchase the land located on the real property at 477 O'Farrell Street, San Francisco, California ("Site"), in substantially the form lodged with the Agency General Counsel;

2. A Tax Increment Loan Agreement with Citizens Housing Corporation, Inc., a California nonprofit public benefit corporation, in an amount not to exceed $1,000,000, to be used, among other uses, to acquire the improvements on the Site, substantially in the form lodged with the Agency General Counsel;

3. Subject to approval by the San Francisco Board of Supervisors, pursuant to California Health and Safety Code Section 33434, a Ground Lease with Citizens Housing Corporation, Inc., a California nonprofit public benefit corporation, for the Site for fifty years, substantially in the form lodged with the Agency General Counsel;

4. Any and all ancillary documents necessary to consummate the transactions authorized by this Resolution, in forms to be approved by the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
BERTHA A. ONTIVEROS
Agency General Counsel