RESOLUTION NO. 141-2000
ADOPTED AUGUST 8, 2000

AUTHORIZING AN AMENDED AND RESTATED HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) CAPITAL LOAN AGREEMENT TO THE HOUSING SERVICES AFFILIATE OF THE BERNAL HEIGHTS NEIGHBORHOOD CENTER (HSA) IN AN AMOUNT NOT TO EXCEED $74,917, FOR AN AGGREGATE AMOUNT OF $459,267, FOR REHABILITATION COSTS ASSOCIATED WITH PRECITA HOUSE LOCATED AT 416 PRECITA AVENUE, A&B AT ALABAMA STREET.

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") administers the U.S. Department of Housing and Urban Development ("HUD") Housing Opportunities for Persons with AIDS ("HOPWA") Program for San Francisco.

2. In January 1994, the Agency Commission approved a HOPWA loan totaling $384,350 for the acquisition and rehabilitation of 416 Precita Avenue, A&B, at Alabama Street in San Francisco, for the development of two-units (a total of 5 bedrooms) of permanent congregate living for persons with HIV/AIDS.

3. Since the previous Commission action, Housing Services Affiliate of the Bernal Heights Neighborhood Center ("HSA") has acquired, rehabilitated, and operated Precita House (the "Project"). The Sponsor now desires to perform additional rehabilitation to the Project, which will include upgrading the electrical system, lead based paint testing and abatement, and window and floor replacement.

4. The total cost for this activity will be $74,917. While the Sponsor is not contributing financially to the funding to cover the cost of the intended rehabilitation work, HSA has financed many repairs and upgrades since acquisition, including the purchase of a new furnace and the replacement of several windows.

5. The funding requested by HSA for the additional rehabilitation work is an eligible cost pursuant to the federal regulations governing the HOPWA Program at 24 CFR Part 547.310, and the Agency desires to provide the funds for this work through an Amended and Restated HOPWA Capital Loan Agreement.
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 an Amended and Restated Housing Opportunities for Persons With AIDS Capital Loan Agreement with the Housing Services Affiliate of the Bernal Heights Neighborhood Center for the additional rehabilitation of 416 Precita Avenue, A&B in San Francisco, in an amount not to exceed $74,917, in an aggregate amount of $459,267, in substantially the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

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BERTHA A. ONTIVEROS
Agency General Counsel