RESOLUTION NO. 238-2000
Adopted November 28, 2000

AUTHORIZING A SECOND AMENDED AND FIRST RESTATED SAN FRANCISCO REDEVELOPMENT AGENCY MISSION BAY N2P2 AFFORDABLE HOUSING PROGRAM LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED $6,217,661 WITH MISSION BAY AFFORDABLE HOUSING LIMITED PARTNERSHIP FOR THE DEVELOPMENT OF 100 RENTAL UNITS FOR VERY LOW-INCOME HOUSEHOLDS ON PARCEL 2 OF BLOCK N2; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA

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. On September 17, 1998, the Agency Commission approved the Mission Bay North and South Redevelopment Plans and Owner Participation Agreements (the “OPAs”) with Catellus Development Corporation (“Catellus”). Under the terms of the OPAs, Catellus is obligated to transfer “Agency Affordable Housing Parcels” to the Agency in each major phase at no cost for the development of the “Agency Sponsored Affordable Housing Units.” Parcel 2 of Block N2 represents the first Agency Affordable Housing Parcel contributed by Catellus. Catellus is generally required to contribute land to the Agency as it proceeds with its own developments. The Agency’s Mission Bay Affordable Housing Policy (also approved by the Commission on September 17, 1998) states that the type of housing to be built on the Agency land will be determined as part of the City’s affordable housing policy and that the Agency will select nonprofit developers for these sites through a Request for Qualifications process.

3. On June 29, 1999, the Commission authorized the Agency to enter into Exclusive Negotiations with Mission Housing Development Corporation (“MHDC”) leading to the lease and development of Parcel 2 of Block N2 in the Mission Bay North Redevelopment Project Area (the “Site”). MHDC agreed to negotiate in good faith to enter into an agreement for the disposition and development of the Site during the Exclusive Negotiation Period. The development will provide affordable rental housing for 100 households earning 20% to 50% of the Area Median Income or approximately $17,500 to $37,450 for a family of four (the “Project”).

4. In order to utilize an allocation of 4% Low Income Housing Tax Credits, MHDC has created Mission Bay Affordable Housing Limited Partnership (the “Partnership”), with MHCD, or an affiliate, acting as its managing general partner.
5. On June 29, 1999 and June 20, 2000 the Commission authorized the Executive Director to enter into loan agreements with MHDC in the aggregate principal amount of $4,760,947 ("Previous Loan Agreements").

6. The Partnership is currently requesting an additional $2,445,600 in Low and Moderate Income Housing Funds.

7. The Agency wishes to enter into a Second Amended and First Restated Loan Agreement, in the aggregate principal amount of $6,217,661, with the Partnership, which will supercede the Previous Loan Agreements.

8. At its meeting of November 3, 2000, the Citywide Affordable Housing Loan Committee recommended approval of the Second Amended and First Restated Loan Agreement.

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:

1. Execute a Second Amended and First Restated Mission Bay N2P2 Affordable Housing Program Loan Agreement with Mission Bay Affordable Housing Limited Partnership, a California limited partnership, with Mission Housing Development Corporation or its affiliate acting as the managing general partner, in an amount not to exceed $6,217,661 for the development of 100 rental units for very low-income households on Parcel 2 of Block N2 in the Mission Bay North Redevelopment Project Area, substantially in the form lodged with Agency General Counsel; and

2. Execute and all ancillary documents or take any additional actions 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