RESOLUTION NO. 239-2000
Adopted November 28, 2000

AUTHORIZING A SAN FRANCISCO REDEVELOPMENT AGENCY HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM CAPITAL LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED $1,000,000 WITH MISSION HOUSING DEVELOPMENT CORPORATION FOR THE ALLOCATION OF 10 RENTAL UNITS FOR VERY LOW-INCOME HOUSEHOLDS IN WHICH ONE OR MORE PERSONS HAVE HIV/AIDS 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. 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.

3. 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.

4. 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").
5. MHDC has requested $1,000,000 in HOPWA funds in exchange for restricting occupancy in 10 of the 100 units at the Project for households in which one or more persons have HIV/AIDS.

6. The Agency wishes to enter into a HOPWA Capital Loan Agreement, in the principal amount of $1,000,000, with MHDC in order to expand the affordable housing opportunities for persons with HIV/AIDS in the City of San Francisco.

7. At its meeting on November 3, 2000, the HOPWA Loan Committee recommended approval of the 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 or his designee is authorized to:

1. Enter into a HOPWA Capital Loan Agreement with Mission Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed $1,000,000 for the allocation of 10 rental units for very low-income households in which one or more persons have HIV/AIDS on Parcel 2 of Block N2 in the Mission Bay North Redevelopment Project Area, substantially in the form lodged with Agency General Counsel.

2. Enter into any and all ancillary documents or take any additional actions necessary to consummate the transactions authorized by this Resolution, in forms to be approved by Agency General Counsel.

APPROVED AS TO FORM:

[Signature]

BERTHA A. ONTIVEROS
Agency General Counsel