RESOLUTION NO. 246-2000

Adopted December 5, 2000

AMENDING RESOLUTION NUMBER 114-2000, DATED JUNE 27, 2000 TO AUTHORIZE SUBSTITUTION OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR TAX INCREMENT FUNDING FOR THE ANTONIA MANOR APARTMENTS LOCATED AT 180 TURK STREET;
CITYWIDE TAX INCREMENT 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 Redevelopment Agency of the City and County of San Francisco (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 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, an action which benefits the goals and objectives of the Agency’s redevelopment project areas.

4. The Antonia Manor is a 133-unit residential property, whose owner has indicated its intent to prepay the HUD-insured mortgage and such property is therefore at risk of conversion to market rate housing. Staff recommends that the Agency authorize acquisition of the property known as the Antonia Manor (the “Project”), on the real property located at 180 Turk Street, San Francisco, California (the “Site”).

5. On June 27, 2000, the Redevelopment Agency Commission authorized entering into a Tax Increment Loan Agreement for $2,332,607 for the acquisition and rehabilitation of the site. Since that time it has become necessary to substitute the Tax Increment funds with Community Development Block Grant (“CDBG”) funding.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that Section 3 of Resolution No. 114-2000 is hereby amended to authorize the Executive Director and other officers of the Agency to enter into the following agreement and related obligations:
1. A Community Development Block Grant Loan Agreement instead of a Tax Increment Loan Agreement with the Developer in an amount not to exceed $2,332,607, to be used, among other uses, to acquire and renovate the improvements on the Site, substantially in the form lodged with the Agency General Counsel.

2. Any and all ancillary documents necessary to carry out the transactions authorized by this Resolution.

APPROVED AS TO FORM:

BERTHA A. ONTIVEROS
Agency General Counsel