RESOLUTION NO. 259-2000
(Adopted December 19, 2000)

AUTHORIZING A SIXTH AMENDMENT TO THE
DISPOSITION AND DEVELOPMENT AGREEMENT AND
THE REGULATORY AND GRANT AGREEMENT WITH THE
JAPANESE AMERICAN RELIGIOUS FEDERATION
ASSISTED LIVING FACILITY, INC., A CALIFORNIA
NONPROFIT PUBLIC BENEFIT CORPORATION, TO REVISE
THE SCHEDULE OF PERFORMANCE REGARDING THE
PURCHASE AND DEVELOPMENT OF PARCELS 674-C & F,
LOCATED ON THE SOUTHEAST CORNER OF BUSH AND
LAGUNA STREETS AND ALSO AUTHORIZE AN
INCREASED GRANT OF $152,286, FOR A TOTAL
AUTHORIZED GRANT NOT TO EXCEED $1,337,286;
WESTERN ADDITION REDEVELOPMENT PROJECT AREA,
AREA A-2

BASIS FOR RESOLUTION

1. By Resolution No. 143-97 adopted on July 22, 1997, the Redevelopment Agency of
the City and County of San Francisco (the “Agency”) authorized execution of a
Disposition and Development Agreement (the “DDA”) with the Japanese American
Religious Federation Assisted Living Facility, Inc., a California nonprofit public
benefit corporation (the “Developer”), for the purchase and development of Parcels
674-C & 674-F located at 1881-1899 Bush Street, on the southeast corner of Bush and
Laguna Streets, in the Western Addition Redevelopment Project Area A-2 (the “Site”).

2. The DDA was amended by First, Second, Third, Fourth and Fifth Amendments dated
17, 2000, respectively.

3. The Developer has diligently pursued meeting the performance schedule of the DDA
and has completed the pre-conveyance requirements, including the submission of an
application to the United States Department of Housing and Urban Development
(“HUD”) for FHA Section 232 Mortgage Insurance under HUD’s Multifamily
Accelerated Processing Program. Since HUD has not completed its review of such
application, the Developer is not able to meet the December 29, 2000 deadline for
Close of Escrow and has requested an extension of the DDA performance schedule.

4. The Agency has previously authorized a grant to the Developer in an amount not to
exceed $2,905,555 (two million, nine hundred five thousand, five hundred dollars) for acquisition and predevelopment expenses related to development of the
Site, pursuant to Resolution No. 164-99, adopted October 26, 1999.
5. In 1999, the Federal Emergency Management Agency ("FEMA") approved use of the remaining disaster relief funds originally awarded to rehabilitate the Williams Building in Yerba Buena Center for an alternate project, the Temple Building located on the Site at 1881 Bush Street, in the amount of $713,284 (seven hundred thirteen thousand, two hundred eighty four dollars). To date, FEMA has disbursed $560,998 (five hundred sixty thousand, nine hundred ninety eight dollars) to the Developer. There remains $152,286 (one hundred fifty two thousand, two hundred eighty six dollars), which FEMA intends to disburse directly to the Agency. The Agency desires to increase the authorized grant to Developer to be used for pre-construction costs pertaining to the Temple Building by such amount, which would be offset by the FEMA funds to be disbursed to the Agency, for a total authorized grant to Developer which shall not exceed $1,377,286 (one million, three hundred seventy seven thousand, two hundred eighty six dollars), subject to compliance with FEMA’s conditions.

5. Based on the foregoing, the Agency and Developer desire to amend the DDA.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco, that the Executive Director is hereby authorized to enter into and execute the Sixth Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit public benefit corporation, for the purchase and development of Parcels 674-C & F, 1881-1899 Bush Street, located at the southeast corner of Bush and Laguna Streets ("the Agency Site"); which amends Section 9.04, to increase Agency financial assistance by an additional $152,286 (one hundred fifty two thousand, two hundred eighty six dollars), and amends Attachment 3, the Schedule of Performance, to extend the date for conveyance of such Agency Site to no later than February 28, 2001; and to authorize the Executive Director to enter into and execute a Regulatory and Grant Agreement with the Developer which increases the grant by an additional $152,286 (one hundred fifty-two thousand, two hundred eighty six dollars) to be used for pre-construction costs of rehabilitating the Temple Building on the Agency Site, subject to compliance with FEMA requirements, for a total authorized grant amount which shall not exceed $1,377,286 (one million, three hundred seventy seven thousand, two hundred eighty six dollars); substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel