RESOLUTION NO. 49-2001

Adopted March 27, 2001

AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY TO THE CALIFORNIA HOUSING FINANCE AGENCY FOR $2 MILLION IN HOUSING ENABLED BY LOCAL PARTNERSHIP (HELP) FUNDS; MISSION BAY REDEVELOPMENT PROJECT AREAS.

BASIS FOR RESOLUTION

1. The Agency is authorized, pursuant to the California Community Redevelopment Law (Health and Safety Code, Section 33000, et seq.) and desires to distribute money from its Low and Moderate Income Housing Fund for the specific and special purpose of increasing and maintaining the housing stock in the City and County of San Francisco affordable to very low, low, and moderate income households.

2. On September 17, 1998 the Agency Commission approved the Mission Bay North and South Redevelopment Plans and Owner Participation Agreements (“OPAs) with Catellus Development Corporation (“Catellus”).

3. Under the terms of the OPAs, Catellus is generally obligated to transfer “Agency Affordable Housing Parcels” in each major phase of development in Mission Bay North and South.

4. Pursuant to the Mission Bay North OPA, the Agency expects to receive the next two Agency Affordable Housing Parcels from Catellus in the next 12-18 months, marking an acceleration and expansion of the Agency’s need to have subsidy funding available to support these developments.

5. Because Mission Bay is a relatively new redevelopment project area without significant pre-existing tax increment income, initially the Agency must identify funding from other sources to augment the financing for the first few affordable housing developments.

6. In 1999, as a first step in addressing this need for bridge financing, the Agency obtained a $1.4 million deferred low interest loan from the California Housing Finance Agency (CHFA) Housing Enabled by Local Partnership (HELP) program.

7. However, the Agency will need additional subsidy funds for the predevelopment of its next three Affordable Housing Parcels in the next 12-24 months. For this reason, staff is requesting authorization to apply to the CHFA HELP program for an additional $2 million.

8. The funds would be used for pre-construction and construction financing for terms of five years or less and would be repaid from the receipt of construction or permanent financing and then loaned to the next eligible project. All standard Agency requirements would be imposed on each loan.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to apply to the California Housing Finance Agency for $2 million dollars in Housing Enabled by Local Partnerships (HELP) Program funds and to incur indebtedness and execute loan agreements and take any other actions necessary to facilitate the borrowing of the funds and the disbursement of the funds as part of the Mission Bay HELP Loan Program.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel