RESOLUTION NO. 64-2001
Adopted April 17, 2001

AUTHORIZING THE EIGHTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE JAPANESE AMERICAN RELIGIOUS FEDERATION ASSISTED LIVING FACILITY, INC., A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, TO INCREASE THE GRANT OF TAX INCREMENT FUNDS BY AN AMOUNT NOT TO EXCEED $1,381,000, FOR A TOTAL GRANT OF $2,606,000, PERTAINING TO THE ACQUISITION, REHABILITATION AND NEW CONSTRUCTION OF A 54-UNIT SENIOR ASSISTED LIVING FACILITY AT 1881 BUSH STREET, THE SOUTHEAST CORNER OF BUSH AND LAGUNA STREETS (PARCEL 674-C&F); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") and the Japanese American Religious Federation Assisted Living Facility, Inc., a California non-profit public benefit corporation, ("Developer"), are parties to a Disposition and Development Agreement ("DDA") pursuant to which Developer is to purchase and develop a historic building and an adjacent site, located at 1881-1899 Bush Street on Agency Disposition Parcels 674 C & F (the "Site") for a 54-unit assisted living facility for frail elderly persons. On December 20, 2000, a Parcel Map merging the two contiguous lots as one parcel containing approximately 12,732 square feet of land area was recorded in the Office of the Recorder of the City and County of San Francisco.

2. On September 24, 1999, the Citywide Affordable Housing Loan Committee approved funding in the form of a grant and a loan not to exceed $2,905,555.

3. On October 26, 1999, by Resolution No. 164-99, the Agency Commission approved grant and loan funding in an amount not to exceed $2,905,555 for the acquisition, rehabilitation and development of the Site.

4. By Resolution No. 165-99, adopted on October 26, 1999, the Agency Commission approved a Third Amendment to the DDA which provides such $2,905,555 funding in the form of a loan for $1,680,555 pursuant to the terms and conditions of a Tax Increment Affordable Housing Loan Agreement and a grant for $1,225,000 pursuant to terms and conditions of a Grant and Regulatory Agreement. The Agency Commission has also authorized other amendments to the DDA. The most recent approval authorizing an amendment to the DDA occurred on February 20, 2001 by the adoption of Resolution No.
32-2001, which authorized the Seventh Amendment to the DDA, which extended the Schedule of Performance, to afford additional time to meet HUD requirements and requires conveyance of the Agency Site to a date no later than May 30, 2001.

5. Due to construction cost increases resulting from the expiration of the general contractor’s original bid, which resulted from the additional time needed to meet HUD requirements, the Developer has requested additional funding assistance in the amount of $1,381,000 to complete the Project financing requirements.

6. On April 6, 2001, the Citywide Affordable Housing Loan Committee review and approved the Developer’s request for an additional grant not to exceed $1,381,000 for a total grant of $2,606,000.

7. The Agency has tax increment funds available to fund the above referenced costs desires to provide such additional grant to the Developer.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED that the Executive Director is authorized to execute the Eighth Amendment to the DDA with the Japanese American Religious Federal Assisted Living Facility, Inc., a California non-profit public benefit corporation, and authorize an increased tax increment grant in amount not to exceed $1,381,000, for a total authorized tax increment grant of $2,606,000, for rehabilitation and predevelopment costs related to the development of Parcel 674-C&F, located at 1881 Bush Street, the southeast corner of Bush and Laguna Streets, in a form substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM

Bertha A. Ontiveros
Agency General Counsel