RESOLUTION NO. 100-2001
Adopted June 5, 2001

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO EXCLUSIVE NEGOTIATIONS WITH HABITAT/EM JOHNSON INTEREST, INC.
FOR THE DISPOSITION OF PARCEL EE-2, LOCATED AT WHITNEY YOUNG CIRCLE AND HUDSON AVENUE TO DEVELOP AFFORDABLE HOUSING FOR FIRST TIME HOMEBUYERS;
HUNTERS POINT REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. On June 27, 2000, by Resolution 105-2000, the Redevelopment Agency of the City and County of San Francisco ("Agency") terminated the Disposition and Development Agreement with Stony Hill Summit, LLC, for Parcel EE2, located at Whitney Young Circle and Hudson Avenue, and authorized issuance of a Request for Proposals ("RFP") to be issued after the termination became effective on July 20, 2000.

2. On August 16, 2000, the Agency issued this RFP for the purchase and development of Parcel EE2 as affordable housing for first time homebuyers.

3. Pursuant to Section II of the RFP, an Evaluation Team consisting of Agency staff has completed its review, analysis and evaluation of the proposals on the basis of the criteria set forth in the RFP and has presented its ranking of the proposals to the Commission.

4. The Joint Land Use/Housing Committee of Bayview-Hunters Point’s Project Area Committee ("PAC"), the Agency-designated advisory committee on all matters related to this Redevelopment Project Area, conducted its own evaluation of the proposals and has recommended the selection of Developer.

5. Based on the provisions of the RFP and the analysis of the proposals, the Agency Commission has selected Habitat for Humanity San Francisco and Em Johnson Interest, Inc. ("Habitat/EJI") to negotiate with exclusively for the purchase and development of the Parcel.

6. The disposition of the Parcel will be subject to the approval of the Agency Commission after a public hearing, as required by law.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT

1. The Executive Director is authorized to enter into Exclusive Negotiations for a period of one hundred and twenty (120) days until October 5, 2001, with Developer, for the purchase and development of Parcel EE2 (the "Site").

2. Exclusive Negotiations shall expire on the expiration of any time specified in the subparagraphs 3(a) through 3(h) below, unless extended by the Executive Director, if the requirements of said subparagraphs have not been timely met; in any event, Exclusive Negotiations shall expire at 5:00
p.m. on October 5, 2001, unless extended by the Commission or the Executive Director pursuant to the terms of Paragraph 4 below.

3. The Developer, as part of the Exclusive Negotiations and as a condition precedent to the Agency’s consideration of the disposition at or after the public hearing shall, within the time specified:

   (a) By no later than June 19, 2001, confirm selection of architect for the development in consultation with Agency staff.

   (b) By no later than July 6, 2001, identify key consultants to be retained for the development in accordance with the Agency’s Equal Opportunity Program.

   (c) By no later than July 13, 2001, submit for Agency review and approval Basic Concept Drawings by the approved architect for the project.

   (d) By no later than August 14, 2001, obtain a Permit to Enter to begin site investigation of the Site.

   (e) By no later than September 14, 2001, obtain a Phase I Geotechnical report for the Site prepared by a qualified consultant.

   (f) By no later than September 24, 2001, obtain conditional commitments of equity sources including short term and long term financing for the development.

   (g) By no later than October 1, 2001, submit a detailed refinement of the development program and related pro formas.

   (h) By no later than October 3, 2001, complete negotiations of a Disposition and Development Agreement for the purchase and development of the Site.

4. The Executive Director is further authorized to grant an extension of said Exclusive Negotiation Period, not to exceed sixty (60) days from October 3, 2001, if the Developer has executed a Disposition and Development Agreement, and such additional extension is deemed necessary and appropriate by the Executive Director to permit the Agency to comply with statutory public notice requirements.

5. As a condition to the effectiveness of said Negotiations, the Developer shall execute a written acceptance thereof on a copy of this Resolution and file it with the Agency within fifteen (15) days of the adoption of this Resolution.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel