RESOLUTION NO. 170-2001

Adopted October 2, 2001

AUTHORIZING A FOURTH AMENDMENT TO THE HOPWA CAPITAL LOAN AGREEMENT WITH TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO MODIFY THE SCHEDULE OF PERFORMANCE BY EXTENDING THE TIME TO COMMENCE THE REHABILITATION OF THE AMBASSADOR HOTEL LOCATED AT 55 MASON STREET

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") administers the U.S. Department of Housing and Urban Development ("HUD") Housing Opportunities for Persons With AIDS ("HOPWA") Program for San Francisco.

2. By Resolution No. 27-99 dated February 23, 1999, the Commission considered and awarded HOPWA funding in the amount of $2,000,000 to Tenderloin Neighborhood Development Corporation, a California nonprofit corporation ("TNDC"), to acquire the Ambassador Hotel located at 55 Mason Street ("Site") to preserve affordable housing, and in April 1999, TNDC acquired the Site.

3. TNDC will reserve twenty-three of the 134 Single Room Occupancy units for persons with HIV/AIDS, who will access support services on-site through a network of community based service providers.

4. In addition to HOPWA funds, TNDC will use CDBG, Proposition A, and tax credit equity funds to acquire, rehabilitate, and construct the addition to the Site ("Project").

5. TNDC has made significant progress in the development phase of the Project since the acquisition of the Site in April 1999. However, TNDC was not able to begin commencement of the rehabilitation by December 2000 as identified in the HOPWA Capital Loan Agreement due to several factors, including, the loss of the original equity investor, Pacific Gas and Electric; increases to the construction costs; increases in the overall general development costs; and the deterioration of the financial status of the selected General Contractor.

6. TNDC has requested an extension of their construction commencement date to December 31, 2001, and the Agency now wishes to grant such extension.
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 execute a Fourth Amendment to the HOPWA Capital Loan Agreement with Tenderloin Neighborhood Development Corporation, a California nonprofit corporation, modifying the Schedule of Performance by extending the time to December 31, 2001 to commence the rehabilitation of 134 extremely low income rental units at the Ambassador Hotel, 55 Mason Street, San Francisco, in substantially the form lodged with Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel