RESOLUTION NO. 188-2001

Adopted October 30, 2001

AUTHORIZING A SECOND AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT AND THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS CAPITAL LOAN AGREEMENT WITH THE HOUSING SERVICES AFFILIATE OF BERNAL HEIGHTS NEIGHBORHOOD CENTER, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO MODIFY THE SCHEDULE OF PERFORMANCE TO EXTEND THE CONSTRUCTION COMPLETION DATE FOR REHABILITATION AND NEW CONSTRUCTION OF 1652 EDDY STREET; WESTERN ADDITION AREA A-2 REDEVELOPMENT PROJECT AREA

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. On April 28, 1998, the Agency Commission approved a HOPWA capital loan (the "Loan Agreement") totaling $1,070,119, and execution of an Owner Participation Agreement ("OPA") with the Housing Services Affiliate of Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation ("Developer"), for the acquisition, rehabilitation, and new construction of 1652 Eddy Street in the Western Addition A-2 Redevelopment Project Area, for the development of seven units (one one-bedroom, five two-bedrooms, and one three-bedroom) of permanent housing with supportive services for women living with HIV/AIDS and their children.

3. On August 29, 2000 the Developer requested and the Commission approved a first amendment to the HOPWA Loan Agreement to extend the time for achieving the remaining milestones.

4. The Developer has made significant progress in the completion of Phase I work. However, the Developer was not able to begin commencement of the Phase II work on schedule because the bids came in $650,000 over budget. The Developer worked with the contractor, subcontractors, and the design team to value engineer certain items and rebid others in order to stay within the approved budget.

5. The Developer is now requesting an extension of their construction completion date to June 30, 2002, and the Agency 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 authorized to execute a Second Amendment to the Housing Opportunities for Persons with AIDS Capital Loan Agreement and the Owner Participation Agreement with the Housing Services Affiliate of Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation, to modify the performance schedule to extend the construction completion date to June 30, 2002, for the completion of rehabilitation and new construction of 1652 Eddy Street in the Western Addition Area A-2 Redevelopment Project Area, in substantially the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]

BERTHA A. ONTIVEROS
Agency General Counsel