RESOLUTION NO. 218-2001
Adopted December 11, 2001

AUTHORIZING A PREDEVELOPMENT GRANT AGREEMENT WITH TENANTS AND OWNERS DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED $132,000, IN CONJUNCTION WITH THE RE-LANDSCAPING OF THE COMMON AREA ADJACENT TO CLEMENTINA TOWERS AT 320 CLEMENTINA STREET; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

A. The Housing Authority of the City and County of San Francisco (the “Housing Authority”) and Tenants and Owners Development Corporation, a California nonprofit Corporation (“TODCO”), have entered into a Lease Option Agreement (the “LOA”) and a Memorandum of Understanding (the “MOU”) providing TODCO the option to lease approximately 11,625 square feet of the underutilized portion (the “TODCO Portion”) of the Housing Authority’s Clementina Towers property (the “Site”) for the construction of 85 rental units for very low-income seniors (the “Project”).

B. As one condition of constructing the Project, TODCO is required to re-landscape the common area adjacent to Clementina Towers (the “Common Area Improvements”). The Common Area Improvements are required to comply with the Yerba Buena Center Project Area Redevelopment Plan requirements while creating a campus style usable open space as an amenity for the senior residents of Clementina Towers and the TODCO Project, as well as for low-income senior residents of the adjacent Wolfe House and Ceatrice Polite developments.

C. TODCO has received funding commitments from the United States Department of Housing and Urban Development, the Mayor’s Office of Housing and other sources, and has submitted a funding request to the Agency for the retail/institutional and re-landscaping components of the proposed Project.

D. The Agency has budgeted a total of $900,000 for the re-landscaping project (the “Re-Landscaping Funding”), of which the proposed predevelopment grant (the “Predevelopment Grant”) represents a portion. In addition, the Agency has budgeted approximately $1.1 million for the proposed retail/institutional component (the “Retail/Institutional Funding”) of the Project which is expected to provide net annual cash flows for the 55-year term of the Lease to cover necessary social support service for the seniors in Clementina Towers, as well as funding for social services for the senior residents in the proposed TODCO Project. It is anticipated that the proposed Re-Landscaping Funding and the proposed Retail/Institutional Funding will be considered in the near future upon TODCO’s request.
E. The Predevelopment Grant will enable TODCO to complete the design development for this component of the Project and to obtain cost estimates to determine the total development cost of the re-landscaping.

F. The Agency desires to execute the Predevelopment Grant with TODCO subject to the terms and conditions of the Predevelopment Grant.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into and execute a Predevelopment Grant Agreement in an amount not to exceed $132,000 with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, in conjunction with the re-landscaping of the common area adjacent to Clementina Towers at 320 Clementina Street, in the Yerba Buena Center Redevelopment Project Area, substantially in the form lodged with Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel