

RESOLUTION NO. 53-2003

Adopted April 22, 2003

AUTHORIZING A FIRST AMENDMENT TO THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS CAPITAL LOAN AGREEMENT WITH WEST HOTEL SRO, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO REVISE THE REHABILITATION COMMENCEMENT DATE AND REVISE RELATED EXHIBITS FOR THE REHABILITATION OF THE WEST HOTEL LOCATED AT 145 EDDY STREET

BASIS FOR RESOLUTION

1. The Agency is authorized under a Housing Opportunities for Persons with AIDS ("HOPWA") Grant Agreement with the United States Department of Housing and Urban Development ("HUD"), executed pursuant to the AIDS Housing Opportunity Act (42 U.S.C. §§ 12901 to 12912), to provide qualifying sponsors with resources for meeting the housing needs of persons with Acquired Immune Deficiency Syndrome ("AIDS").
2. The developer, West Hotel SRO, Inc., a California nonprofit public benefit corporation (the "Developer"), is proposing the rehabilitation of the West Hotel, a 106 unit residential hotel in the Tenderloin neighborhood of San Francisco located at 141-145 Eddy Street (the "Project"), for use as 105 units of permanent affordable housing with supportive services. Of the 105 units, 10 are intended for use by households in which one or more persons is living with HIV/AIDS.
3. On June 5, 2001, the Commission approved a HOPWA Capital Loan in an amount not to exceed \$883,332 (the "Loan") to fund the rehabilitation of 10 units for people living with HIV/AIDS in the Project.
4. Since that time the Project has experienced some delays in the design and value engineering processes. Project costs reflected in the construction bids still exceeded original estimates and funding commitments once value engineering was complete.
5. The Developer has completed the design of the project and on April 4, 2003, the Citywide Affordable Housing Loan Committee approved an additional loan of \$1,810,000 in HOME funds from the Mayor's Office of Housing to the Project to finance the increased development costs.
6. The Developer is now requesting, and the Agency wishes to grant the following changes to the HOPWA Capital Loan Agreement: (1) a revised construction

commencement date; (2) a revised Sources and Uses Budget reflecting the additional HOME funds; and (3) the addition of Minimum Compensation and Health Care Accountability Policies as adopted by the Agency since the Loan was executed.

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 a First Amendment to the HOPWA Capital Loan Agreement with West Hotel SRO, Inc., a California nonprofit public benefit corporation, to revise the rehabilitation commencement date and revise related exhibits, substantially in the form lodged with Agency General Counsel, for the rehabilitation of the West Hotel, located at 141-145 Eddy Street, to provide 10 units of affordable housing for very low-income persons with HIV/AIDS.

APPROVED AS TO FORM:



BERTHA A. ONTIVEROS
Agency General Counsel