RESOLUTION NO. 17-2004

Adopted February 17, 2004

AUTHORIZING A TAX INCREMENT LOAN AGREEMENT NOT TO EXCEED $1,249,059 WITH A.F. EVANS COMPANY, INC., A CALIFORNIA CORPORATION, AND CHINATOWN COMMUNITY DEVELOPMENT CENTER, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE PREDEVELOPMENT OF 107 UNITS OF VERY LOW-INCOME SENIOR RENTAL HOUSING UNDER A GROUND LEASE ON CENTRAL FREeway PARCEL A, SOUTHEAST CORNER OF TURK AND GOUGH STREETS, WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2; CITYWIDE TAX INCREMENT HOUSING PROGRAM

BASIS FOR RESOLUTION

1. On October 22, 2001, by Resolution No. 824-01, the San Francisco Board of Supervisors approved the sale of Central Freeway Parcels A and C to the Redevelopment Agency of the City and County of San Francisco (the “Agency”) for the express purpose of building affordable housing. The Agency and City and County of San Francisco (the “City”) executed a Transfer of Real Estate Agreement on March 19, 2002, which implemented the Board of Supervisors resolution.

2. On April 18, 2003, the Agency issued a Request for Proposals (“RFP”) for the construction, ownership, and operation of affordable senior housing on Parcels A and C. The RFP sought high-quality proposals from experienced developers capable of building approximately 100 units for very low- and low-income seniors, with supportive services, on each of the parcels.

3. On November 18, 2003, the Agency Commission authorized the Agency Executive Director to negotiate and execute an Exclusive Negotiations Agreement (“ENA”) with the joint venture development team of A.F. Evans Company and Chinatown Community Development Center (“AFE/CCDC” or the “Developer”) to enable the Borrower to pursue predevelopment activities for the construction and operation of affordable, supportive senior housing on Parcel A (the “Site”). The Agency and Borrower executed an ENA pursuant to the Commission’s resolution on December 18, 2003.

4. The term of the ENA is fifteen months (the “Exclusive Negotiations Period”), during which time the Developer must meet a series of milestones related to predevelopment activities for the construction and operation of affordable, supportive senior housing. The ENA is expected to conclude with the Developer’s execution of a ground lease agreement for consideration by the Commission after a public hearing, as required by law.
5. The Developer has requested that the Commission approve a predevelopment loan in an amount not to exceed $1,249,059 in order to continue its predevelopment work, fulfill its ENA obligations, and prepare for the execution of the ground lease and commencement of construction.

6. On January 30, 2004, the Agency’s Executive Director reviewed the requested actions and recommends Commission approval of such actions.

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 the following agreements substantially in the form lodged with the Agency General Counsel:

1. A Tax Increment Loan Agreement with A.F. Evans Company, a California Corporation, and Chinatown Community Development Center, a California nonprofit public benefit corporation, in an amount not to exceed $1,249,059, to be used to complete predevelopment activities for the development of affordable, supportive senior housing on the Site.

2. Any and all ancillary documents necessary to carry out the transactions authorized by this Resolution.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel