RESOLUTION NO. 59-2004

Adopted May 18, 2004

AUTHORIZING A FIRST AMENDMENT TO THE
PREDEVELOPMENT LOAN AGREEMENT WITH BRIDGE
HOUSING CORPORATION, A CALIFORNIA NONPROFIT
PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO
EXCEED $2,332,990 FOR A TOTAL AGGREGATE AMOUNT
NOT TO EXCEED $2,532,990, FOR THE DEVELOPMENT OF
APPROXIMATELY 132 UNITS OF VERY LOW INCOME
SENIOR RENTAL HOUSING AND 118 UNITS OF LOW INCOME
OWNERSHIP UNITS AT 5600 THIRD STREET; BAYVIEW
HUNTERS POINT REDEVELOPMENT SURVEY AREA;
CITYWIDE TAX INCREMENT HOUSING PROGRAM

BASIS FOR RESOLUTION

1. In furtherance of the objectives of the California Community Redevelopment
Law (Health and Safety Code Section 33000 et seq., the “Law”), the
Redevelopment Agency of the City and County of San Francisco (the
“Agency”) undertakes programs for the reconstruction and rehabilitation of
slums and blighted areas in the City and County of San Francisco (the “City”).

2. On January 3, 1995, by Ordinance No. 026-94, the Board of Supervisors of
the City adopted the Bayview Hunters Point Redevelopment Survey Area (the
“Survey Area”) in response to community concern over the physical and
economic decline of the South Bayshore community for the purpose of
conducting a study to determine if the formation of a redevelopment project
area is warranted.

3. On February 10, 1997, the Board of Supervisors certified the election of the
Bayview Hunters Point Project Area Committee (the “PAC”). The PAC
worked with Agency staff to develop the Bayview Hunters Point Community
Revitalization Plan (the “Plan”). The PAC adopted the Plan at its regular
meeting in November 2000.

4. It is the mission of BRIDGE Housing Development Corporation, a California
nonprofit public benefit corporation (“Bridge” or “Developer”), to provide
safe, decent and affordable rental and ownership housing in the Bay Area and
Southern California.

5. On December 12, 2001, in furtherance of its mission, the Developer entered
into a purchase and sale agreement to purchase approximately 3.14 acres at
5600 Third Street in the Survey Area (the “Site”) for the purpose of
redeveloping it as approximately 128 units of rental housing for very low and
low income seniors with ground floor commercial space along with
approximately 124 units of ownership housing for low and moderate income
households on two parcels (the “Project”).
6. On June 18, 2002, the Agency Commission authorized the following with BRIDGE: (1) an Assignment and Assumption Agreement to purchase real property located at 5600 Third Street with the total amount not to exceed $9,800,000; (2) an Exclusive Negotiations Agreement leading to the long-term lease of real property at 5600 Third Street for the development of the Project; and, (3) a Tax Increment predevelopment loan agreement in the amount of $200,000.

7. Furthermore, on June 18, 2002, the Commission was made aware that in the event that more Agency funds would become available, BRIDGE would return to the Agency to request additional predevelopment funding.

8. On March 15, 2004, the Developer submitted a request to the Agency for additional predevelopment funding for the Project. On March 29, 2004, the PAC’s Land Use Committee continued to endorse the proposed Project. On May 10, 2004, the PAC’s Housing Committee unanimously voted to support BRIDGE’s predevelopment funding request.

9. On April 16, 2004, the Citywide Affordable Housing Loan Committee approved Agency staff’s evaluation of the request for additional predevelopment funding.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director or her designee is authorized to:

1. Enter into a First Amendment of the Tax Increment Predevelopment Loan Agreement with BRIDGE Housing Corporation, a California nonprofit public benefit corporation, in an amount not to exceed $2,332,990, for a total aggregate amount not to exceed $2,532,990 for the development of very low and low income rental housing with ground floor commercial space and medium and moderate income for-sale housing at 5600 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, as part of the Citywide Tax Increment Housing Program, substantially in the form lodged with the Agency General Counsel; and

2. Enter into any and all ancillary documents or take any additional actions necessary to consummate the transactions authorized by this Resolution, in forms to be approved by the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel