RESOLUTION NO. 55-2005

Adopted April 5, 2005

AUTHORIZING A FIRST AMENDMENT TO A TAX INCREMENT REGULATORY AND GRANT AGREEMENT TO:
(1) INCREASE THE GRANT IN AN AMOUNT NOT TO EXCEED $6,343,036 FOR A TOTAL AGGREGATE AMOUNT OF $8,922,184; (2) AMEND THE SCHEDULE OF PERFORMANCE; AND, (3) ASSIGN THE TAX INCREMENT REGULATORY AND GRANT AGREEMENT, AS AMENDED, FROM PROVIDENCE FOUNDATION OF SAN FRANCISCO, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO PROVIDENCE SENIOR HOUSING CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE CONSTRUCTION OF 50 UNITS OF VERY LOW INCOME SENIOR RENTAL HOUSING AT 4601-4603 THIRD STREET; BAYVIEW-HUNTERS POINT REDEVELOPMENT SURVEY AREA; CITYWIDE TAX INCREMENT 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.

2. In October 1999, Providence Church (the “Church”), and its affiliated nonprofit public benefit corporation, the Providence Foundation of San Francisco (“PFSF”), requested that the Agency apply for an Environmental Protection Agency (“EPA”) Brownfield Grant (the “Grant”) to assist them with the environmental clean up of the remnants of the gas stations which had been located on two Church-owned lots totaling approximately 14,950 square feet immediately adjacent to 3rd Street between McKinnon and Newcomb (the “Site”). The Agency then applied for and received the Grant and removal of the contaminated soil was completed in March 2000.

3. On February 8, 2000, with active support from the Bayview Hunters Point Project Area Committee (“PAC”), the Commission approved a $50,000 predevelopment grant to enable PFSF to explore the feasibility of developing 40 to 70 affordable senior housing units on the Site (the “Development”).

4. In March 2001, PFSF and San Francisco Housing Development Corporation, a California nonprofit public benefit corporation (“SFHDC”), acting as a project consultant, selected Christian Church Homes of Northern California, a California nonprofit public benefit corporation (“CCH”) as a co-sponsor for the
Development. CCH was selected to act as the nonprofit sponsor and developer to address the requirements of the U.S. Department of Housing and Urban Development ("HUD") Section 202 senior housing funding application and will serve as the management agent for the Development upon completion.

5. On May 15, 2001, the Agency Commission authorized a $2,579,148 Tax Increment Regulatory and Grant (the "TI Grant"). The Agency funding was needed to demonstrate the required local commitment for the HUD Section 202 application as well as to pay for additional predevelopment costs and potentially some construction expenses. The Development received its Section 202 award in November 2003.

6. PFSF is now requesting a First Amendment to the TI Grant to increase the budget from $2,579,148 to a total aggregate amount not to exceed $8,922,184, and to amend the Schedule of Performance. PFSF is also requesting the Agency's approval of the assignment of the TI Grant, as amended, to Providence Senior Housing Corporation, a California nonprofit public benefit corporation ("Providence"), as Providence will be the developer of the Development under the Section 202 award.

7. At its meeting of March 18, 2005, the Citywide Affordable Housing Loan Committee recommended approval of the First Amendment to the TI Grant Agreement to increase the loan amount by $6,343,036, for a total aggregate amount not to exceed $8,922,184, subject to the terms and conditions listed in the Loan Evaluation.

RESOLUTION

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

1. Enter into a First Amendment to the Regulatory and Grant Agreement with Providence Foundation of San Francisco, a California nonprofit public benefit corporation, for an increased amount of $6,343,036, for a total aggregate amount not to exceed $8,922,184, subject to the terms and conditions listed in the Loan Evaluation, for the development of 50 units of affordable senior rental housing, substantially in the form lodged with Agency General Counsel;

2. Amend the Schedule of Performance to reflect the revised timeline;

3. Assign the Regulatory and Grant Agreement from Providence Foundation of San Francisco to Providence Senior Housing Corporation; and,
4. 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