RESOLUTION NO. 98-2005

Adopted June 7, 2005

AUTHORIZING A TAX INCREMENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED $13,161,373 WITH PARKVIEW TERRACE PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF 101 UNITS OF VERY LOW-INCOME SENIOR RENTAL HOUSING AT 871-881 TURK STREET; 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 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”) to enable the Borrower to pursue predevelopment activities for the construction and operation of 101 affordable, supportive, senior housing units on Parcel A (the “Site”). The Agency and AFE/CCDC executed an ENA pursuant to the Commission’s resolution on December 18, 2003.

4. On February 17, 2004, the Commission authorized a predevelopment loan agreement in the amount of $1,249,059 with AFE/CCDC to provide adequate resources to complete the predevelopment work necessary for successful financing applications and a construction commencement date in early 2006.

5. Subsequently, AFE/CCDC formed Parkview Terrace Partners, L.P., a California limited partnership (the “Borrower” or the “Developer”), to act as the development entity and to continue predevelopment activities for the construction and operation of 101 affordable, supportive, senior housing units on Parcel A.
6. Having satisfied the terms of the ENA and predevelopment loan agreement, the Developer now seeks to commence and complete construction of affordable senior housing on Parcel A through application for an allocation of 9% low-income housing tax credits from the California Tax Credit Allocation Committee, execution of a permanent loan agreement with the Agency, and execution of a long-term ground lease agreement that will provide the Developer a leasehold interest in the Site. At the time of the tax credit application, the Developer must provide evidence that required financing is committed and that it has obtained site control.

7. To enable the development of Parcel A, the Developer requests that the Commission approve a permanent loan agreement in an amount not to exceed $13,161,373, which includes the conversion of the Developer’s previously issued $1,249,059 predevelopment loan to permanent financing.

8. On May 20, 2005, the Citywide Affordable Housing Loan Committee reviewed the request and recommended Commission approval of the action.

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 Parkview Terrace Partners, L.P., a California limited partnership, in an amount not to exceed $13,161,373, to be used to construct and operate 101 units of affordable, supportive senior housing, parking, support service space, and neighborhood-serving commercial space on the Site; and,

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

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel