RESOLUTION NO. 111-2005

Adopted June 21, 2005

AUTHORIZING A FIRST AMENDMENT TO THE TAX INCREMENT LOAN AGREEMENT WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO INCREASE THE LOAN BY $453,500 FOR A TOTAL AMOUNT NOT TO EXCEED $853,500, FOR THE DEVELOPMENT OF 18 LOW-AND MODERATE-INCOME FIRST-TIME HOMEOWNERSHIP UNITS AND GROUND FLOOR COMMERCIAL SPACE AT 4800 THIRD STREET, WITHIN THE 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. San Francisco Housing Development Corporation’s, a California nonprofit public benefit corporation (“SFHDC” or “Developer”), mission is to provide safe, decent and affordable housing primarily to households in the Bayview and Western Addition communities in San Francisco.

3. On June 11, 2001, in furtherance of its mission and the Plan, the Developer entered into an agreement with Thomas E. Nix DBA Triway Investment Company (the “Seller”) to purchase a blighted property at 4800 Third Street in the Bayview Hunters Point Redevelopment Survey Area (the “Site”) for the purpose of redeveloping it as a mixed use affordable housing development (the “Purchase and Sale Agreement”).

4. On November 27, 2001, by Resolution 207-2001 the Developer entered into an Assignment and Assumption Agreement with the Agency for the Purchase and Sale Agreement (the “Assignment Agreement”), in return for the Agency executing an Exclusive Negotiations Agreement and providing predevelopment financing in conjunction with developing very low and low income rental housing and ground floor commercial space (the “Project”) at the Site.
5. On November 21, 2001, by Resolution No. 209-2001, the Agency Commission authorized a Tax Increment Affordable Housing Program Redevelopment Loan of $400,000 (the “Agency Loan”) with the Developer for the purpose of developing the Project.

6. The Developer has requested that the Agency increase the Agency Loan by an additional $453,500 for a total amount not to exceed $853,500 to advance a new development concept for the Project consisting of 18 condominiums for first-time low- and moderate-income homebuyers.

7. The Citywide Affordable Housing Loan Committee reviewed Agency staff's evaluation of the request for funding (the “Loan Evaluation”) at its meeting on June 6, 2005, and recommended that the Agency approve the Developer's request to increase the Agency Loan by $453,500 for a total aggregate loan amount of $853,500.

8. Agency staff now desires to amend the Agency Loan as requested by the Developer and as recommended by the Citywide Affordable Housing Loan Committee.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute a First Amendment to the Tax Increment Predevelopment Loan Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to increase the loan amount by $453,500 for a total aggregate amount not to exceed $853,500, for the development of 18 condominiums for low- and moderate-income first-time homebuyers and ground floor commercial space at 4800 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.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel