RESOLUTION NO. 116-2005

Adopted July 19, 2005

AUTHORIZING A SECOND AMENDMENT TO A PREDEVELOPMENT LOAN AGREEMENT WITH BRIDGE HOUSING CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED $600,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED $3,132,990, 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 was 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 132 units of rental housing for very low and low-income seniors with ground floor commercial space along with
approximately 118 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 the real property located at 5600 Third Street for a total amount not to exceed $9,800,000; (2) an Exclusive Negotiations Agreement leading to the long-term lease of the 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. In addition, on June 18, 2002, the Agency 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 May 18, 2004, the Agency Commission approved a First Amendment to the Predevelopment Loan Agreement to increase the funding amount to $2,532,990.

9. In September 2004, the Developer submitted a request to the Agency for demolition predevelopment funding for the Project. On July 7, 2005, the PAC’s Economic and Development Committee continued to endorse the proposed Project. On July 14, 2005, the PAC’s Housing Committee also supported BRIDGE’s demolition predevelopment funding request.

10. On June 17, 2005, the Citywide Affordable Housing Loan Committee approved Agency staff’s evaluation of the request for additional predevelopment funding for an amount not to exceed $600,000, for a total aggregate amount not to exceed $3,132,990.

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 Second Amendment of the Tax Increment Predevelopment Loan Agreement with BRIDGE Housing Corporation, a California nonprofit public benefit corporation, in an amount not to exceed $600,000, for a total aggregate amount not to exceed $3,132,990, for the development of very low and low-income rental housing with ground floor commercial space and low 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