

RESOLUTION NO. 107-2006

Adopted August 1, 2006

APPROVING THE REPLACEMENT HOUSING PLAN RELATED TO THE PROPOSED DEVELOPMENT AT 1630 JERROLD AVENUE LOCATED BETWEEN THIRD AND PHELPS STREETS (ASSESSOR'S BLOCK 5272, LOTS 14, AND 15); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

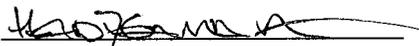
1. Pursuant to Resolution No. 105-2006, the Redevelopment Agency of the City and County of San Francisco's (the "Agency") Commission is considering, concurrently with this Resolution, entering into an Owner Participation Agreement (the "OPA") with Jos Levin Realty Corporation of San Francisco, a California corporation (the "Owner"), for property located at 1618, 1620, and 1630 Jerrold Avenue (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area").
2. Ewing Irrigation Products, Inc., a California corporation (the "Developer"), has a 10-year ground lease agreement with the Owner to operate a landscape and irrigation wholesale business at 1618 and 1620 Jerrold Avenue. The Developer would like to expand its business next door onto the Owner's property at 1630 Jerrold Avenue, which is currently improved with a vacant two-bedroom, single-family house.
3. According to rental records provided by the Owner, the single-family, two-bedroom house at 1630 Jerrold Avenue was formerly occupied by a very low-income tenant from September 1989 through October 2001. On November 3, 2001, the Owner removed the house from the rental market pursuant to the Ellis Act. The house has been vacant since October 2001.
4. The OPA provides for the Owner to demolish the existing vacant house at 1630 Jerrold Avenue and allow the Developer to ground lease the property for its business expansion. The Developer will install a new fence with landscaping at 1630 Jerrold Avenue as well as new street trees and landscape planters on the sidewalk in front of the Site. The Developer will also refurbish its existing warehouse building with new paint, lighting, and signage (collectively, the "Development").
5. California Health and Safety Code Section 33413.5 requires a replacement housing plan when low- or moderate-housing units are demolished or lost as a result of agency action. Therefore, staff prepared a Replacement Housing Plan which describes how the Agency will meet its obligation to replace the one vacant very low-income housing unit located at 1630 Jerrold Avenue, which will be demolished to allow for the Developer's business expansion under the OPA.

6. Based on this action, the Agency has an obligation to provide for replacement housing units on a 1-for-1 basis within a redevelopment project area and on a 2-for-1 basis outside of a redevelopment project area pursuant to California Health & Safety Code § 33413(b)(2)(A)(ii).
7. To meet this obligation, the Replacement Housing Plan provides for the following: the Agency will provide one replacement housing unit in either the Hunters Point Shipyard or South of Market Redevelopment Project Areas or two replacement housing units in the Mid-Market Redevelopment Survey Area or elsewhere within the territorial jurisdiction of the Agency; the affordability level of the replacement unit(s) will be at or below the affordability level of the unit removed from 1630 Jerrold Avenue; the replacement unit(s) will be two-bedroom units in order to target the same household size as the unit removed from 1630 Jerrold Avenue; an adequate means of financing the development of the replacement housing unit(s) exists; and construction of the one or two replacement housing units will be completed within the four-year timetable identified in California Health and Safety Code Section 33413(a).
8. The Bayview Hunters Point Project Area Committee endorsed the Development and the Replacement Housing Plan at its meeting of July 20, 2006.
9. The Agency now wishes to approve the Replacement Housing Plan.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Replacement Housing Plan related to the proposed development at 1630 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 14 and 15); in the Bayview Industrial Triangle Redevelopment Project Area, is approved substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel