

RESOLUTION NO. 20-2009

Adopted February 17, 2009

APPROVING THE RELOCATION PLAN FOR THE DEVELOPMENT OF 73 UNITS OF AFFORDABLE RENTAL HOUSING AT 6600 THIRD STREET; AND ADOPTING THE FINAL NEGATIVE DECLARATION AND ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA

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 construction of slums and blighted areas in the City and County of San Francisco (the “City”).
2. On January 20, 1969, by Ordinance No. 25-69, the Board of Supervisors of the City (the “Board of Supervisors”) adopted the Hunters Point Redevelopment Project Area in response to community concern over the physical and economic decline in the community.
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 Concept Plan (the “Concept Plan”). The PAC adopted the Concept Plan at its regular meeting in November 2000. In 2004, the PAC completed the Framework Housing Program that described an array of affordable housing programs and policies supported by the PAC.
4. On May 16, 2006, by Ordinance No. 13-06, the Board of Supervisors adopted the Bayview Hunters Point Redevelopment Project Area (the “Project Area”), which expanded the original Hunters Point Redevelopment Project Area in order to undertake a variety of projects and activities to alleviate blighting conditions in the greater Bayview neighborhood.
5. The Franciscan Motel, at 6600 Third Street (the “Site”), is a blighted property and has been an ongoing source of neighborhood disruption in the Project Area.
6. The Providence Foundation, Citizens Housing Corporation (“CHC”), and Michael Simmons Property Development Inc. (the “Sponsors”) have identified the property as a suitable site for a 73-unit supportive housing development for formally homeless families and individuals (the “Project”).

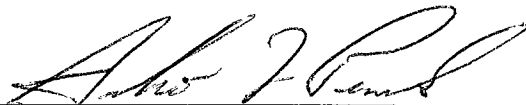
7. The proposed Project conforms to the Framework Housing Program and will create a one of a kind supportive housing development in the Project Area.
8. The Sponsors have submitted a request for acquisition and predevelopment funding to the Agency for the purpose of developing the Project at the Site.
9. Pursuant to Section 33415 of the Law, the Agency must provide for relocation assistance to the tenants displaced by Agency actions. As part of this requirement, the Agency must prepare a relocation plan (the "Plan"), describing how it will meet its relocation assistance obligations in assisting in the development of the Site. Agency Commission approval of the Plan is required prior to proceeding with any phase of the Project which will result in displacement.
10. An Agency consultant has prepared a Plan to comply with the Law's requirements. The Plan includes the following major provisions: (1) residential tenants will receive a moving allowance, security deposit, and assistance for 42 months for the difference between 30% of household income and actual new rent plus utility allowance and; (2) an appeals process has been developed and will be implemented.
11. The Plan was publicly noticed and was presented to the PAC.
12. The Agency now wishes to approve the Plan and the associated relocation budget.
13. A Preliminary Negative Declaration was prepared pursuant to the California Environmental Quality Act ("CEQA") for the proposed Project by the City Planning Department (the "Planning Department") and published on December 24, 2008. An Appeal of the Preliminary Negative Declaration was filed, and therefore, the Planning Commission will conduct a public hearing on the Appeal at its meeting on February 12, 2009. If the Planning Commission denies the Appeal, it will uphold the Preliminary Negative Declaration and adopt it as the Final Negative Declaration.
14. The Preliminary Negative Declaration describes the proposed Project, assesses potential environmental impacts of the proposed Project, and identifies mitigation measures to preclude significant impacts or reduce such impacts to less than significant levels. The proposed mitigation measures in the Preliminary Negative Declaration have also been incorporated into the Tax Increment Loan Agreement for the Project. Agency staff considers the Plan to be necessary to, and therefore, part of the proposed Project.
15. Based on the Agency's independent review of the Preliminary Negative Declaration and all available information regarding the Project, the Agency finds that the proposed Project is consistent with the project description contained in the Preliminary Negative Declaration and would not result in any significant impacts not identified in the Preliminary Negative Declaration or any impact identified in the Preliminary Negative Declaration that would be substantially more severe.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco as follows:

1. It has reviewed the Preliminary Negative Declaration and finds that the Preliminary Negative Declaration reflects the independent judgment and analysis of the Agency and adopts the Preliminary Negative Declaration as a Final Negative Declaration, finding it to be adequate and prepared in accordance with CEQA, subject to the Planning Commission action on February 12, 2009, to uphold the Preliminary Negative Declaration; and
2. The Executive Director is authorized to approve the Relocation Plan for the Franciscan Motel, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



James B. Morales 2/12/09
Agency General Counsel