

RESOLUTION NO. 21-2009

Adopted February 17, 2009

APPROVING THE REPLACEMENT HOUSING PLAN FOR THE DEVELOPMENT OF 73 UNITS OF AFFORDABLE RENTAL HOUSING AT 6600 THIRD STREET; 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 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. Under Section 33413 of the California Health and Safety Code (the "Code"), the Agency must provide for the replacement of these housing units with comparable units for low- or moderate-income persons within four years.
10. Under Section 33413.5 of the Code, the Agency must prepare a replacement plan describing how it will meet its replacement housing obligations in assisting in the redevelopment of the Site at least 30 days prior to executing an agreement providing for the funding of the rehabilitation which will result in the removal of the units.
11. Agency staff has prepared a Replacement Housing Plan (the "Plan") to comply with these requirements, the essential features of which include: units removed from the Franciscan Motel will be replaced by newly constructed units; replacement units will be located on the existing site of the Franciscan Motel in the Project Area; the affordability level of replacement units will be at or below the affordability level of units removed from the Franciscan Motel to the extent it is financially feasible; and, replacement units will be targeted to the same household size as units removed from the Franciscan Motel.
12. The Plan would provide for replacement housing facilities that exceed state law requirements, and the Plan was developed after consultation with the PAC.
13. In Resolution No. 20-2009, the Agency adopted the Final Negative Declaration prepared for the proposed Project by the City Planning Department, finding that it reflected the independent judgment and analysis of the Agency, and was adequate and prepared in accordance with the California Environmental Quality Act. Agency staff considers the Plan to be necessary to, and therefore, part of the proposed Project.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Replacement Housing Plan for the Franciscan Motel prepared as described above and lodged with the Agency General Counsel is hereby approved.

APPROVED AS TO FORM:


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