

## RESOLUTION NO. 22-2009

*Adopted February 17, 2009*

### **AUTHORIZING AN ACQUISITION AND PREDEVELOPMENT LOAN WITH THIRD AND LECONTE ASSOCIATES LP, A CALIFORNIA LIMITED PARTNERSHIP, IN AN AMOUNT NOT TO EXCEED \$4,887,059 FOR THE DEVELOPMENT OF 73 UNITS OF AFFORDABLE RENTAL HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA**

#### **BASIS FOR RESOLUTION**

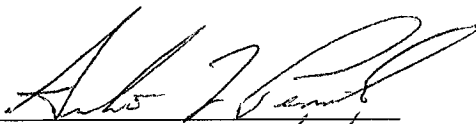
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and construction of slums and blighted areas 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. On August 21, 2008, the Sponsors described the Project to the PAC who voted to endorse the Sponsors' loan request to the Agency.
10. On December 8, 2008, the Sponsors presented an amended budget request to the PAC Housing and Economic Development Committee which unanimously passed a motion to endorse the revised request.
11. The Citywide Affordable Housing Loan Committee reviewed Agency staff's evaluation of the request for funding at its meeting of December 19, 2008, and recommended that the Agency Commission enter into a Tax Increment Loan Agreement with the Sponsors in an amount not to exceed \$4,887,059.
12. The Providence Foundation and CHC will be the managing general partners in Third and Le Conte Associates LP, a California limited partnership, that will own the Project.
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.

## 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 Tax Increment Loan Agreement in an amount not to exceed \$4,887,059 with Third and Le Conte Associates LP, a California limited partnership, for the development of 73 very low-income supportive housing units at 6600 Third Street, substantially in the form lodged with the Agency General Counsel.

### APPROVED AS TO FORM:

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