

RESOLUTION NO. 43-2009

Adopted May 5, 2009

AUTHORIZING AN EXCLUSIVE NEGOTIATIONS AGREEMENT AND A PREDEVELOPMENT LOAN AGREEMENT, IN AN AMOUNT NOT TO EXCEED \$203,880 WITH CHINATOWN COMMUNITY DEVELOPMENT CENTER, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AND EM JOHNSON INTEREST, INC., A CALIFORNIA CORPORATION, FOR DEVELOPMENT OF 100 AFFORDABLE SENIOR RENTAL HOUSING UNITS ON CENTRAL FREEWAY PARCEL C, SOUTHWEST CORNER OF GOLDEN GATE AVENUE AND FRANKLIN STREET, IN THE FORMER WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2; CITYWIDE HOUSING TAX INCREMENT PROGRAM

BASIS FOR RESOLUTION

1. In November 1999, the voters of San Francisco approved Proposition I, which encouraged development of housing, particularly affordable housing, on the former Central Freeway Parcels transferred by the State of California Department of Transportation to the City of San Francisco (the "City") that were not necessary for the rebuilding of the City's transportation infrastructure, including the property at the southwest corner of Golden Gate Avenue and Franklin Street known as Parcel C.
2. On October 22, 2001, by Resolution No. 824-01, the City Board of Supervisors ("Board of Supervisors") approved the sale of Parcel C to the Redevelopment Agency of the City and County of San Francisco (the "Agency") for the express purpose of building affordable senior housing. The Agency and City executed a Transfer of Real Estate Agreement on March 19, 2002, which implemented the Board of Supervisors resolution.
3. On May 18, 2004, the Commission adopted a Mitigated Negative Declaration prepared jointly with the Planning Department of the City and County of San Francisco for potential development of a number of sites in the former Western Addition Redevelopment Project Area A-2, including Parcel C. In adopting the Mitigated Negative Declaration, the Commission found the Negative Declaration reflected the independent judgment and analysis of the Agency, was adequate, and had been prepared in accordance with and in compliance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines.
4. On February 7, 2006, the Commission authorized the Agency Executive Director to execute an Exclusive Negotiations Agreement (the "ENA") with a development team to develop, own, and manage Parcel C (the "Development Team").


5. On June 20, 2006, the Commission conditionally approved a Schematic Design for the proposed 100-unit senior affordable rental housing project on Parcel C (the "Project") and adopted CEQA findings that the Schematic Design was an Implementing Action within the scope of the Project analyzed in the Mitigated Negative Declaration and that no additional environmental review was required pursuant to State CEQA Guidelines Sections 15162 and 15164.
6. On February 7, 2007, the ENA expired because the Development Team could not achieve the supportive services related milestones.
7. On July 21, 2008, the Agency released a Request for Proposals for development teams to own, operate, and provide related supportive services for the Project.
8. On September 29, 2008, a total of four development teams submitted proposals, and all applications were considered qualified. The four teams presented to the Western Addition Citizens Advisory Committee on November 13, 2008 and December 11, 2008.
9. On December 15, 2008, after all the development teams were interviewed by an interdisciplinary evaluation panel (the "Panel"), the Developer was selected based on its submitted proposal and the Panel recommended that the Agency enter into an ENA with the development team of Chinatown Community Development Center and Em Johnson Interest, Inc. (the "Developer").
10. The ENA defines a series of milestones during the exclusive negotiations period which will result in the execution of a ground lease agreement for consideration by the Commission.
11. The new ENA with the Developer includes all applicable Agency policies and requirements.
12. The Mitigated Negative Declaration and Resolution No. 87-2006 were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the current proposed ENA and Predevelopment Loan Agreement.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that (1) it has reviewed and considered the Mitigated Negative Declaration and hereby adopts the CEQA findings set forth in Resolution No. 87-2006 incorporated herein, and (2) it authorizes the Executive Director to execute an Exclusive Negotiations Agreement with Chinatown Community Development Center, a California nonprofit public benefit corporation, and Em Johnson Interest, Inc., a California corporation, and to execute a Predevelopment Loan Agreement in an amount not to exceed \$203,880, for the development of 100 units of very low-income senior housing on Central Freeway Parcel C, southwest corner of Golden Gate Avenue and Franklin Street,

Lot 13 in Assessor's Block 768, substantially in the form lodged with the Agency General Counsel; Citywide Housing Tax Increment Program.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel