

**RESOLUTION NO. 44-2009**

*Adopted May 5, 2009*

**AUTHORIZING A FIRST AMENDMENT TO THE TAX INCREMENT REGULATORY AND GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$379,820, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$2,541,620, AND AN AMENDED AND RESTATED HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS CAPITAL LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$94,955, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$694,955, WITH COMMUNITY AWARENESS TREATMENT SERVICES, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE REHABILITATION OF A WOMAN'S PLACE, A 54-BED SHELTER, 1049 HOWARD STREET; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM**

**BASIS FOR RESOLUTION**

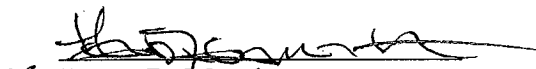
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and rehabilitation of slums and blighted areas in the City and County of San Francisco.
2. The Agency is authorized under a Housing Opportunities for Persons with AIDS ("HOPWA") Grant Agreement with the United States Department of Housing and Urban Development, executed pursuant to the AIDS Housing Opportunity Act (42 U.S.C. §§ 12901 to 12912), to provide qualifying sponsors with resources for meeting the housing needs of persons with Acquired Immune Deficiency Syndrome ("AIDS").
3. Community Awareness Treatment Services, Inc. (formerly known as Chemical Awareness Treatment Services, Inc.) ("CATS") owns a fee interest in 1049 Howard Street (the "Site"), and provides a 54-bed supportive housing facility for multiple diagnosed women aged 18 and older, with special emphasis on women at serious risk. Of the 54 beds, a total of 11 beds are designated for women living with disabling HIV/AIDS.
4. In June 1994, CATS received \$2,161,800 in Citywide Tax Increment funding for the acquisition and rehabilitation of 1049 Howard Street, A Woman's Place ("AWP"), to provide transitional housing for homeless women with multiple disabilities.
5. In July 1995, CATS received \$600,000 in HOPWA funding for rehabilitation work needed at the Site.

6. In 1996, the building rehabilitation was completed and AWP became operational at 1049 Howard Street.
7. In 2005, Agency staff completed a monitoring visit of AWP. At that time, staff noted several maintenance issues at the Site which was primarily caused by the omission of roof flashing in the original rehabilitation work. The main issue and concern was the lack of shower facilities for the women.
8. On April 17, 2009, the HOPWA and Citywide Affordable Housing Loan Committee approved a total of \$94,955 in HOPWA funding and \$379,820 in tax increment funding to rehabilitate, and perform tasks associated with the rehabilitation of the Site. The scope of work focuses on repairs and improvements to existing bathrooms, repair of the shower areas, system upgrades to the HVAC, security and fire alarm systems, window replacement, ramp repairs, roof deck and fence improvements, the installation of an automatic door opener, and accessible bathroom fixture controls.
9. The First Amendment to the Regulatory and Grant Agreement and the Amended and Restated HOPWA Capital Loan Agreement will facilitate the completion of construction improvements to the Site, including rehabilitation and improvement of the existing building. The construction activities are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301(a) and 15301(d).

## **RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into a First Amendment to the Regulatory and Grant Agreement, in an amount not to exceed \$379,820, for a total aggregate amount not to exceed \$2,541,620, and an Amended and Restated Housing Opportunities for Persons With AIDS Capital Loan Agreement in an amount not to exceed \$94,955, for a total aggregate amount not to exceed \$694,955, with Community Awareness Treatment Services, Inc., a California nonprofit public benefit corporation, for its facility at 1049 Howard Street, as part of the Citywide Tax Increment Housing Program, in the South of Market Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

**APPROVED AS TO FORM:**

  
James B. Morales  
Agency General Counsel