

**RESOLUTION NO. 110-2009**

*Adopted October 6, 2009*

**AUTHORIZING A LETTER AGREEMENT WITH THE  
MAYOR'S OFFICE OF HOUSING IN AN AMOUNT  
NOT TO EXCEED \$2,253,745 TO PROVIDE FUNDING TO HUNTERS  
VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP,  
FOR THE HOPE SF REVITALIZATION PROJECT HUNTERS VIEW,  
MIDDLE POINT AND WEST POINT ROADS (BLOCK 4624, LOTS 3, 4 & 9  
AND BLOCK 4720, LOT 27), AND MAKING ENVIRONMENTAL  
FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT  
PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM**

**BASIS FOR RESOLUTION**

1. Hunters View ("Hunters View" or "Project"), which is currently owned by the San Francisco Housing Authority, provides 267 units of public housing to extremely low-income households, and is severely distressed. The City of San Francisco ("City"), through its Mayor's Office of Housing ("MOH"), has created the HOPE SF Program to provide subsidy for the replacement of the distressed public housing units throughout the city, including Hunters View. MOH has previously provided subsidy to the Project through the HOPE SF Program, which includes long term affordability restrictions.
2. Through the Citywide Tax Increment Housing Program, the Redevelopment Agency of the City and County of San Francisco ("Agency") has also previously provided subsidy for the creation of new affordable rental units and the replacement of distressed public housing units at Hunters View, which includes long term affordability restrictions.
3. MOH budgeted \$3,000,000 per fiscal year ("FY") for predevelopment needs for HOPE SF. Due to the current economic downturn and the resulting lack of the City's General Funds, MOH was unable to provide this \$3,000,000.
4. Upon the request of the Mayor's Office, the Agency agreed in its FY 09/10 Budget to allocate \$3,000,000 in Citywide Housing funds for HOPE SF.
5. The Project is being developed by Hunters View Associates, L.P., a California limited partnership formed by The John Stewart Company, Hunters Point Affordable Housing, Inc. (a subsidiary of Ridge Point Nonprofit Housing Corporation), and Devine and Gong, Inc. ("Developer").

6. The Developer requested \$2,253,745 in HOPE SF funds from MOH for horizontal and vertical predevelopment tasks as well as to cover some demolition expenses. The Citywide Loan Committee approved this request on August 7, 2009.
7. By providing this funding, the Agency will be ensuring that the predevelopment work on the Project will be completed through the start of construction.
8. To meet the above goals, the Agency recommends providing an amount not to exceed \$2,253,745 for HOPE SF funding through a Letter Agreement (“Letter Agreement”) with MOH.
9. MOH will loan the Letter Agreement funds to the Developer through a loan agreement that has a term of 55 years and will provide for any affordability restrictions required by the California Community Redevelopment Law.
10. Based on the analysis contained in the Final Environmental Impact Report for the Hunters View Redevelopment Project (“FEIR”), and the findings pursuant to the California Environmental Quality Act (“CEQA”) adopted by the San Francisco Planning Commission (“Planning Commission”) on June 12, 2008, in Motion No. 17618, and in Motion No. 17617 certifying the FEIR, and in Motion No. 17621 approving the conditional use authorization for the Project and establishing a Mitigation Monitoring Program that attaches mitigation measures identified in the FEIR to the conditional use authorization, the Agency Commission adopted findings in accordance with CEQA that the Amended and Restated Loan Agreement for Phase I Predevelopment and Construction of Very Low-Income Rental Units is an Implementing Action for the construction of the Project, pursuant to the approvals granted by the Planning Commission, in Agency Resolution No. 211-2008, dated September 16, 2008.
11. In reviewing this prior Implementing Action, Agency staff determined that the affordable rental housing loan will not change the scope of the Project analyzed in the FEIR and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the FEIR, that no substantial changes have occurred with respect to the circumstances under which the Project would be undertaken, and that no new information of substantial importance to the project analyzed in the FEIR has become available. Agency staff further found that the unavoidable significant effects identified in the FEIR and in Planning Commission Motion No. 17618 remain unavoidable and recommended that the Agency Commission find that the Project’s benefits outweigh the unavoidable adverse environmental effects, and that the adverse environmental effects are therefore acceptable.
12. Agency staff has determined the Letter Agreement with MOH is another Implementing Action for construction of the project, pursuant to the approvals

granted by the Planning Commission. Agency staff in making the necessary findings for the Implementing Action contemplated herein, considered and reviewed the FEIR. Documents related to the Implementing Action and the FEIR have been and continue to be available for review by the Agency Commission and the public and are part of the record before the Agency Commission.

## 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 Final Environmental Impact Report and hereby adopts the CEQA findings set forth in Agency Resolution No. 211-2008, dated September 16, 2008, and (2) the Executive Director is authorized to execute a Letter Agreement with the Mayor's Office of Housing in an amount not to exceed \$2,253,745 for HOPE SF funding for the Hunters View revitalization project, as part of the Agency's Citywide Tax Increment Housing Program, substantially in the form lodged with the Agency General Counsel.

**APPROVED AS TO FORM:**

  
James B. Morales  
Agency General Counsel