

## RESOLUTION NO. 129-2009

*Adopted November 3, 2009*

**AUTHORIZING AN AMENDED AND RESTATED HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS CAPITAL LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$243,487, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$1,493,487, WITH THE BLACK COALITION ON AIDS, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE REHABILITATION OF BRANDY MOORE HOUSE, AN 11-BED TRANSITIONAL HOUSING SITE, 1761 TURK STREET; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS 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. The Black Coalition on AIDS, a California nonprofit public benefit corporation ("BCA"), owns a fee interest in 1761 Turk Street (the "Site"), and provides a transitional housing program that provides a supportive and empowering environment to residents dealing with HIV/AIDS, homelessness, substance use and/or mental health issues.
4. In October 1995, BCA received \$944,036 in HOPWA funding, to acquire and rehabilitate 1761 Turk Street, for an 11-bed transitional housing program for people living with HIV, substance abuse and mental health issues.
5. In February 1996, BCA received an additional \$305,964 in additional HOPWA loan funds to pay for higher than estimated construction costs and unanticipated relocation expenses.
6. In 1997, the building rehabilitation was completed and Brandy Moore House ("Brandy Moore House") became operational at 1761 Turk Street.

7. In 2009, BCA responded to an Agency generated letter of interest that was sent to all organizations previously funded with HOPWA dollars seeking updates on the financial status of their programs, with a funding request to address various repair and replacement issues that were needed at 1761 Turk Street.
8. On October 16, 2009, the HOPWA and Citywide Affordable Housing Loan Committee approved a total of \$243,487 in HOPWA funding to rehabilitate, and perform tasks associated with the rehabilitation of the Site. The scope of work includes: repairs and improvements to existing bathrooms; removal of the unused kitchenette (to provide additional room); replacement of broken and inefficient windows with window systems that are easy to operate and provide greater thermal efficiency; replacement of damaged sheetrock in garage, hallway and client room; painting of exterior street-facing and south-facing walls to prevent further deterioration; replacement of the deteriorated roof; installation of solar roof panels; repair and replacement of damaged deck subsurface; replacement of worn flooring; and, to make other minor improvements.
9. Approval of the Amended and Restated HOPWA Capital Loan Agreement will facilitate completion of the rehabilitation and improvement of the Brandy Moore House. These construction activities are categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Sections 15301(a) and 15301(d). The rehabilitation of the existing facility, including minor interior and exterior alterations, will not result in a significant impact on the physical environment.

## **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 an Amended and Restated Housing Opportunities for Persons with AIDS Capital Loan Agreement in an amount not to exceed \$243,487, for a total aggregate amount not to exceed \$1,493,487, with the Black Coalition on AIDS, a California nonprofit public benefit corporation, for its facility at 1761 Turk Street, substantially in the form lodged with the Agency General Counsel; Housing Opportunities for Persons with AIDS Program.

**APPROVED AS TO FORM:**

  
James B. Morales  
Agency General Counsel