

RESOLUTION NO. 130-2009

Adopted November 3, 2009

AUTHORIZING AN AMENDED AND RESTATED HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS CAPITAL LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$331,488, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$806,488, WITH BAKER PLACES, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE REHABILITATION OF FERGUSON PLACE, A 12-BED TRANSITIONAL HOUSING SITE, 1249 SCOTT STREET; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM

BASIS FOR RESOLUTION

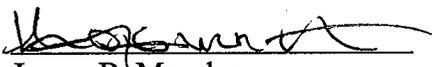
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and rehabilitation of slums and blighted areas in 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. Baker Places, Inc., a California nonprofit public benefit corporation ("Baker"), owns a fee interest in 1249 Scott Street (the "Site"), and provides a transitional residential treatment program that provides a supportive living environment to residents dealing with HIV/AIDS, homelessness, substance use and mental health issues.
4. In January 1994, Baker received \$475,000 in HOPWA funding, through a HOPWA Capital Loan Agreement, to acquire and rehabilitate 1249 Scott Street, for a 12-bed transitional residential treatment program providing services to adults who have been "triple diagnosed" with mental health, substance use and HIV/AIDS related disorders.
5. In 1994, the building rehabilitation was completed and Ferguson Place ("Ferguson Place") became operational at 1249 Scott Street.
6. In 2008, during a HOPWA Program monitoring visit, staff noted several repair and replacement issues at 1249 Scott Street that required attention to assure continued livability for the residents.

7. On October 16, 2009, the HOPWA and Citywide Affordable Housing Loan Committee approved a total of \$331,488 in HOPWA funding to rehabilitate, and perform tasks associated with the rehabilitation of the Site. The funding will be through an Amended and Restated HOPWA Capital Loan Agreement (the "Amended and Restated HOPWA Capital Loan Agreement"). The scope of work focuses on repairs and improvements, including: replacement of the back deck area because the current structure is molded and rotted; replacement and painting an area of trim and siding on the south-facing wall due to termite damage; repair of the front porch and stairs because of significant wear; painting of the exterior of the building because of chipping and wear to prevent wood rot; replacement of furnaces; increasing of window weather-stripping (this improvement will help reduce operating costs); installation of solar photovoltaic system to reduce operating costs; removal of leaking plastic skylights; and, removal of a 2nd floor jacuzzi (in Ferguson Place when Baker bought the building) because it is leaking and unused, and replacement with a standard model tub.
8. Approval of the Amended and Restated HOPWA Capital Loan Agreement will facilitate completion of the rehabilitation and improvement of Ferguson Place at 1249 Scott Street. 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 \$331,488, for a total aggregate amount not to exceed \$806,488, with Baker Places, Inc., a California nonprofit public benefit corporation, for Ferguson Place at 1249 Scott 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