

1 [Authorizing a Change in Use of Grant Funds.]
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3 **Ordinance authorizing a change in the use of San Francisco Convention and Facilities**
4 **Department grant funds to permit the funds to be used for an affordable housing**
5 **development without a proposed pavilion.**
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7 Be it ordained by the People of the City and County of San Francisco:

8 Section 1. Findings. The San Francisco Board of Supervisors (the "Board") hereby
9 makes the following findings:

10 (a) The City and County of San Francisco, acting by and through the
11 San Francisco Convention Facilities Department ("CFD"), entered into a grant agreement
12 dated as of February 1, 2001 (the "Grant Agreement") with Glide Economic Development
13 Corporation, a nonprofit corporation ("GEDC"), for Six Million Eight Hundred Fifty Thousand
14 Dollars (\$6,850,000) (the "Grant Funds"). GEDC agreed to use the Grant Funds for the
15 purchase of real property on San Francisco Assessor's Block 331 for the development of a
16 mixed-use development including affordable housing, retail space, nonprofit office space,
17 parking, and a small convention space called the "Pavilion" (the "Pavilion Project"). The Grant
18 Funds were derived from CFD's hotel tax revenue allocation.

19 (b) GEDC acquired Parcels 1, 2, 3, and 4 of Assessor's Block 331 (the
20 "Acquired Parcels") with the Grant Funds and with loans of Community Development Block
21 Grant ("CDBG") and HOME Investment Partnership ("HOME") funds from the City, acting by
22 and through the Mayor's Office of Housing ("MOH"). GEDC obligations under the Grant
23 Agreement are secured by a deed of trust and a regulatory agreement recorded against these
24 acquired parcels. A copy of the Grant Agreement, deed of trust and regulatory agreement are
25 on file with the Clerk of the Board of Supervisors in File No. 051454.

1 (c) Despite diligent efforts, GEDC has not been able to purchase the
2 remaining parcels on Assessor's Block 331, procure a development partner and operator for
3 the Pavilion, or obtain financing commitments for the non-residential components of the
4 Pavilion Project. The Directors of CFD and MOH have found that, despite the good faith and
5 diligent efforts of GEDC, the Pavilion Project is not feasible.

6 (d) GEDC and the Directors of CFD and MOH agree that the Acquired
7 Parcels are appropriate for the development of rental housing affordable to low and very low
8 income households, including space for neighborhood serving retail and supportive services.

9 (e) GEDC has proposed that the Acquired Parcels be used for the
10 development of affordable housing without the remaining Assessor's Block 331 parcels, and
11 that the proposed Pavilion use be abandoned. In connection therewith, GEDC has proposed
12 a project consisting of approximately 59 units for formerly homeless households, to be
13 developed on the Acquired Parcels by GEDC in partnership with an experienced non-profit
14 housing developer (the "Revised Project"). GEDC has requested MOH's financial and
15 technical assistance with the Revised Project. The Director of MOH believes that the Revised
16 Project is feasible, and is willing to provide such assistance.

17 Section 2. Amendment of Grant Agreement and Regulatory Agreement. The Board
18 authorizes CDF to amend the Grant Agreement and the related regulatory agreement to
19 eliminate the proposed Pavilion Project and replace it with the Revised Project on the
20 Acquired Parcels.

21 Section 3. Transfer of Administrative Authority. The Board authorizes the transfer of
22 all administrative authority over the Grant Agreement and the Grant Funds from CDF to MOH

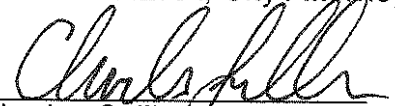
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1 for the purpose of proceeding with the Revised Project as affordable rental housing without a
2 Pavilion.


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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: 
7 Charles Sullivan
8 Deputy City Attorney

9
10 RECOMMENDED:
11 MAYOR'S OFFICE OF HOUSING

12 By: 
13 Matthew Franklin
14 Director

15 RECOMMENDED:
16 CONVENTION FACILITIES BUREAU

17 By: 
18 John Noguchi
19 Director



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 051454

Date Passed:

Ordinance authorizing a change in the use of San Francisco Convention and Facilities Department grant funds to permit the funds to be used for an affordable housing development without a proposed pavilion.

September 20, 2005 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Ma, Maxwell, McGoldrick,
Mirkarimi, Peskin, Sandoval

Excused: 1 - Elsbernd

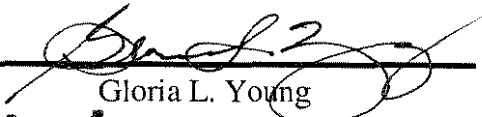
September 27, 2005 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick,
Mirkarimi, Peskin, Sandoval

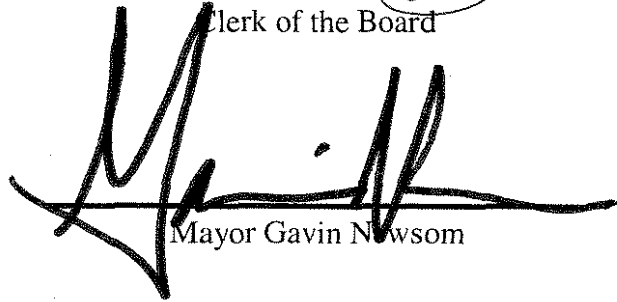
Absent: 1 - Alioto-Pier

File No. 051454

I hereby certify that the foregoing Ordinance was FINALLY PASSED on September 27, 2005 by the Board of Supervisors of the City and County of San Francisco.


Gloria L. Young
Clerk of the Board

9/30/05
Date Approved


Mayor Gavin Newsom