

1 [Ground Lease of Redevelopment Agency Land for Kokoro Assisted Living Facility.]

2 **Resolution approving the Redevelopment Agency of the City and County of San**
3 **Francisco's lease of land at Assessor's Block 674, Lot 33, commonly known as 1881**
4 **Bush Street, southeast corner of Bush and Laguna Streets, San Francisco, California**
5 **(the "Site") in the Western Addition A-2 Redevelopment Project Area, to the JAPANESE**
6 **AMERICAN RELIGIOUS FEDERATION ASSISTED LIVING FACILITY, INC., a California**
7 **nonprofit corporation, for 69 years, with a 30 year option to extend, for the purpose of**
8 **maintaining a fully licensed assisted living facility for low- and moderate-income senior**
9 **households with some market rate housing.**

11
12 WHEREAS, The Agency and the City desire to preserve and increase the City's supply
13 of affordable housing and encourage affordable housing development through financial and
14 other forms of assistance; and,

15 WHEREAS, In 1997, the Agency financed the construction of the improvements, which
16 were to be used as a fully licensed assisted living facility providing 54 units (37 affordable and
17 17 market rate) of housing for low- and moderate-income seniors, with program and service
18 space and dining facilities for the residential units and other ancillary uses (the "Project"), on
19 the site located at the southeast corner of Bush and Laguna Streets, Assessor's Block 674,
20 Lot 33, San Francisco, California, in the Western Addition A-2 Redevelopment Project Area
21 ("Property"); and,

22 WHEREAS, The Project was in financial difficulty and was at risk of going out of
23 business and must be refinanced to protect the Agency's investment as well as to ensure
24 continued, permanent, quality, affordable assisted living housing for low- and moderate-
25 income seniors; and

1 WHEREAS, The Japanese American Religious Federation Assisted Living Facility, Inc., a
2 California nonprofit corporation ("JALFI"), the prior owner of the Property, agreed to sell the
3 Property to the Agency for fair market value and to continue to operate the Project in
4 consideration of a 69 year ground lease, with a 30 year option to extend ("Ground Lease") to
5 allow JALFI to continue to operate the Project while allowing the Agency to ensure that the
6 affordability of the housing and the assisted living services are maintained over the long term;
7 and,

8 WHEREAS, JALFI's annual rent obligation for the Site shall be \$1, plus JALFI will be
9 obligated to repay the Agency's loan, payable from operating income that exceeds operating
10 expenses; and,

11 WHEREAS, Because the Property was purchased with tax increment money, Section
12 33433 of the California Health and Safety Code requires the Board of Supervisors' approval of
13 its sale or lease, after a public hearing; and,

14 WHEREAS, Notice of the public hearing has been published as required by Health and
15 Safety Code Section 33433; and

16 WHEREAS, The Agency prepared and submitted a report in accordance with the
17 requirements of Section 33433 of the Health and Safety Code, including a copy of the
18 proposed Ground Lease, and a summary of the transaction describing the cost of the Ground
19 Lease to the Agency, the value of the property interest to be conveyed, the lease price and
20 other information was made available for the public inspection; now, therefore, be it

21 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
22 does hereby find and determine that the lease of the Property from the Agency to the
23 Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit
24 corporation: (1) will provide housing for low- and moderate-income seniors; (2) is consistent
25 with the implementation plan for the Western Addition A-2 Redevelopment Project Area

1 adopted pursuant to Section 33490 of the California Health and Safety Code; (3) the proposed
2 structure of the lease, including an annual rent value of \$1, is necessary to achieve
3 affordability for low- and moderate-income senior households with assisted living services;
4 and (4) the consideration to be received by the Agency is not less than the fair reuse value at
5 the use and with the covenants and conditions and developments costs authorized by the
6 Ground Lease; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors hereby approves and
8 authorizes the Agency to execute the Ground Lease of the Property from the Agency to the
9 Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit
10 corporation, substantially in the form of the Ground Lease lodged with the Agency General
11 Counsel, and to take such further actions and execute such documents as are necessary to
12 carry out the Ground Lease on behalf of the Agency.



City and County of San Francisco

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

Tails

Resolution

File Number: 061124

Date Passed:

Resolution approving the Redevelopment Agency of the City and County of San Francisco's lease of land at Assessor's Block 674, Lot 33, commonly known as 1881 Bush Street, southeast corner of Bush and Laguna Streets, San Francisco, California (the "Site") in the Western Addition A-2 Redevelopment Project Area, to the JAPANESE AMERICAN RELIGIOUS FEDERATION ASSISTED LIVING FACILITY, INC., a California nonprofit corporation, for 69 years, with a 30 year option to extend, for the purpose of maintaining a fully licensed assisted living facility for low-and moderate-income senior households with some market rate housing.

August 15, 2006 Board of Supervisors — ADOPTED

Ayes: 9 - Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, Mirkarimi, Peskin,
Sandoval

Absent: 1 - McGoldrick

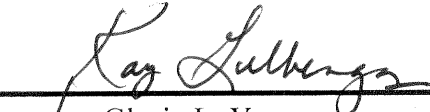
Excused: 1 - Alioto-Pier

File No. 061124

I hereby certify that the foregoing Resolution was ADOPTED on August 15, 2006 by the Board of Supervisors of the City and County of San Francisco.

8/17/2006

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Gavin Newsom