

RESOLUTION NO. 1-2002
As amended, Adopted January 8, 2002

**DIRECTING STAFF TO CONSIDER SPECIFIED CRITERIA IN
EVALUATING THE AGENCY'S DIRECT DEVELOPMENT OF
FUTURE AFFORDABLE HOUSING; ALL REDEVELOPMENT
AREAS; AGENCY CITYWIDE HOUSING PROGRAM**

BASIS FOR RESOLUTION

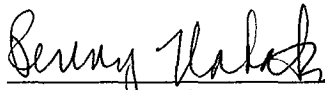
1. On November 27, 2001 and January 8, 2002, Commissioner Kathryn C. Palamountain stated seven (7) criteria which she considered critical in evaluating the Agency's direct development of an affordable housing project:
 - Could the Agency build better quality housing than any private developer, for profit or non-profit?
 - Could the Agency build more affordable housing than any private developer?
 - Could the Agency build housing at a cheaper cost than any private developer?
 - Could the Agency building the housing faster than any private developer?
 - Was there a lack of capacity, or market failure in the housing development community because no one else could develop a particular parcel whether for profit or non-profit?
 - Were there other public benefit rationales?
 - Does the Agency have a plan for the management and/or operation of the property that is consistent with the health, safety and welfare of the tenants including but not limited to the quality of property management, the extent and effectiveness of support services, and the cost efficiency of operations.
2. On December 4, 2001, the Commission unanimously requested that the Commission consider approving the criteria and formally placed it on the agenda for the December 11, 2001 Commission meeting. The item was continued on December 11, 2001 to the Commission meeting of January 8, 2002.
3. It is recommended that the criteria be considered by staff in making its recommendation to the Commission regarding the Agency's direct development of future affordable housing.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the following criteria be considered by staff in evaluating the Agency's direct development of future affordable housing:

- Could the Agency build better quality housing than any private developer, for profit or non-profit?
- Could the Agency build more affordable housing than any private developer?
- Could the Agency build housing at a cheaper cost than any private developer?
- Could the Agency building the housing faster than any private developer?
- Is there a lack of capacity, or market failure in the housing development community because no one else could develop a particular parcel whether for profit or non-profit?
- Are there other public benefit rationales?
- Does the Agency have a plan for the management and/or operation of the property that is consistent with the health, safety and welfare of the tenants including but not limited to the quality of property management, the extent and effectiveness of support services, and the cost efficiency of operations.

APPROVED AS TO FORM:



for
Bertha A. Ontiveros
Agency General Counsel