

RESOLUTION NO. 21-2002

Adopted February 12, 2002

DIRECTING THE EXECUTIVE DIRECTOR TO COMMENCE IMPLEMENTATION OF THE AGENCY'S DIRECT DEVELOPMENT OF THE PLAZA HOTEL, 988-992 HOWARD STREET; SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., the "Law"), 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 (the "City").
2. In furtherance of these objectives, the Agency has acquired real property located at 988-992 Howard Street, San Francisco, California (the "Plaza Hotel"), with the intent of it being redeveloped as affordable housing with ground floor commercial space.
3. By Resolution No. 1-2002 dated January 8, 2002, the Commission adopted criteria for evaluating Agency direct development of future affordable housing projects.
4. Agency staff submitted Information Memos to the Commission on January 22, 2002 and February 12, 2002 and orally reported on the Agency's direct development of the Plaza Hotel based on the adopted criteria.
5. The Agency's capacity to directly develop affordable housing to augment the City's affordable housing delivery system has been identified as a top public policy objective at this time. The direct development of the Plaza Hotel is the first major step toward developing the Agency's development capacity and advancing the overriding public policy objective.
6. The direct development program for the Plaza Hotel will include:
 - (1) Maximizing the number of affordable units – approximately 115 units of 400 square feet with complete bathroom and kitchen;
 - (2) Fully accessible and adaptable units;
 - (3) The deepest affordability subject to financial feasibility including applying for rental assistance to ensure that the lowest income residents can afford to pay rent;
 - (4) Supportive services suitable to the target population;
 - (5) Replacement of the ground floor commercial space; and

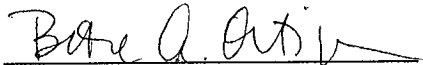
- (6) Replacement of the Bindlestiff Studio with a separate parcel leased directly to Bindlestiff Studio by the Agency.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is directed to commence implementation of the Agency's direct development of the Plaza Hotel located at 988-992 Howard Street and recommend initial Commission approvals by March 19, 2002 for a direct development program to include:

- (1) Maximizing the number of affordable units – approximately 115 units of 400 square feet with complete bathroom and kitchen;
- (2) Fully accessible and adaptable units;
- (3) The deepest affordability subject to financial feasibility including applying for rental assistance to ensure that the lowest income residents can afford to pay rent;
- (4) Supportive services suitable to the target population;
- (5) Replacement of the ground floor commercial space; and
- (6) Replacement of the Bindlestiff Studio with a separate parcel leased directly to Bindlestiff Studio by the Agency.

APPROVED AS TO FORM:



Bertha A. Ontiveros
Agency General Counsel