

RESOLUTION NO. 60-2002

Adopted April 9, 2002

**AUTHORIZING THE INCORPORATION OF PUBLIC INITIATIVES
DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC
BENEFIT CORPORATION, FOR THE AGENCY'S DIRECT DEVELOPMENT
OF LOW AND MODERATE INCOME HOUSING, AND THE PERFORMANCE
OF ANY AND ALL ACTIONS NECESSARY FOR THE FORMATION AND
ORGANIZATION OF THE CORPORATION; ALL REDEVELOPMENT
PROJECT AREAS**

BASIS FOR RESOLUTION


1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33334.2) (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 other blighted areas in the City and County of San Francisco (the "City"), as well as increasing and preserving the supply of housing affordable to low and moderate income households.
2. The Agency is authorized pursuant to the Law to undertake activities for the specific and special purpose of increasing and maintaining the housing stock in the City for very low, low and moderate income households.
3. On November 27, 2001, during the Commission meeting, the Commission directed the Agency Executive Director to propose an internal mechanism and process for the Agency's development of the Plaza Hotel and future affordable housing developments.
4. By Resolution No. 21-2002, dated February 12, 2002, the Commission directed Agency staff to commence implementation of direct development of the Plaza Hotel, 988-992 Howard Street.
5. To engage in direct development of affordable housing, the Agency should create a subsidiary non-profit public benefit development corporation to protect the Agency and its assets from financial liability (the "Development Corporation").
6. The proposed Articles of Incorporation state that the purposes of the Development Corporation are the development of low and moderate income housing and such other activities that qualify as charitable purposes within the meaning of the Internal Revenue Code Section 501(c)(3), and that the Development Corporation will be incorporated as the Public Initiatives Development Corporation.
7. The development of low and moderate income housing will be done in a manner consistent with the Agency's obligation under the Law, governing the use of low

and moderate income housing funds and other state law provisions governing redevelopment activities, as well as in conformance with the Agency's Housing Policy as adopted in April of 1989 and with the City's Consolidated Plan and Annual Action Plan.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to incorporate the Public Initiatives Development Corporation, a California nonprofit public benefit corporation, for the Agency's direct development of low and moderate income housing, and to perform any and all actions necessary for the formation and organization of the corporation.

APPROVED AS TO FORM:



BERTHA A. ONTIVEROS
Agency General Counsel