

## RESOLUTION NO. 48-2003

*Adopted April 8, 2003*

### **APPROVING THE RELOCATION PLAN AND THE RELOCATION BUDGET IN AN AMOUNT NOT TO EXCEED \$950,000 FOR THE EXISTING 37-UNIT SINGLE ROOM OCCUPANCY HOTEL, COMMERCIAL SPACE AND BINDLESTIFF STUDIOS AT THE PLAZA HOTEL, 988-992 HOWARD STREET; SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA**

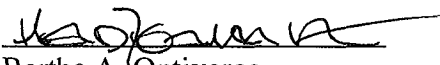
#### **BASIS FOR RESOLUTION**

1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") is a public body organized and existing pursuant to California Health and Safety Code Section 33000 *et seq.* (the "Law"), and is authorized by the Law to finance residential construction.
2. Concurrently with this Resolution, pursuant to Resolution No. 47-2003, the Agency is considering awarding additional predevelopment loan funds to Public Initiatives Development Corporation, a California nonprofit public benefit corporation ("PIDC"), to undertake the rehabilitation of the Plaza Hotel ("Plaza"), located at 988-992 Howard Street in the South of Market Earthquake Recovery Redevelopment Project Area. There are a total of 37 single room occupancy ("SRO") units (the "Units") at the Plaza of which 32 are currently occupied by very low-income households.
3. PIDC's development proposal for the Plaza includes the demolition of the existing improvements and the construction of 106 very low-income rental units, ground floor commercial space and the replacement of Bindlestiff Studios on the current Plaza site (the "Project").
4. Pursuant to Section 33415 of the Law, the Agency must provide for relocation assistance to the tenants displaced by Agency actions. As part of this requirement, the Agency must prepare a relocation plan (the "Plan"), describing how it will meet its relocation assistance obligations in assisting the rehabilitation of the Plaza Hotel. The Plan must be approved by the Agency Commission prior to proceeding with any phase of the Project which will result in displacement.
5. An Agency consultant has prepared a Plan to comply with the Law's requirements. The Plan includes the following major provisions: (1) residential tenants will receive a moving allowance, security deposits, and assistance for 42 months for the difference between 30% of household income and actual new rent plus utility allowance; (2) commercial tenants will receive payments for "actual and necessary moving and related expenses" or a fixed payment not to exceed \$20,000; (3) Agency staff will have office hours at the Plaza Hotel and will provide relocation assistance to residential and commercial tenants; and, (4) an appeals process has been developed and will be implemented.

6. The Plan was publicly noticed and was presented to the South of Market Project Area Committee ("PAC").
7. The Agency now wishes to approve the Plan and the associated Relocation Budget.

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to approve the Relocation Plan and the Relocation Budget, in an amount not to exceed \$950,000, for the existing 37 unit single room occupancy hotel, commercial space and Bindlestiff Studios at the Plaza Hotel, 988-992 Howard Street in the South of Market Earthquake Recovery Redevelopment Project Area, substantially in the form lodged with Agency General Counsel.

**APPROVED AS TO FORM:**

  
Bertha A. Ontiveros  
Agency General Counsel