

1 [Resolution supporting expeditious community-based development of the Plaza Hotel Site at
2 988-992 Howard Street in the South of Market earthquake recovery redevelopment area.]

3 **Resolution supporting expeditious community-based development of the Plaza Hotel**
4 **Site at 988-992 Howard Street in the South of Market earthquake recovery**
5 **redevelopment area by TODCO with 115 units of new affordable housing and Bindlestiff**
6 **Theater.**

7
8 WHEREAS, In the City of San Francisco there exists an extreme shortage of affordable
9 housing for low-income households, including the residential hotel residents and homeless of
10 the Central City, which requires the greatest practicable effort to developing additional new
11 affordable housing as expeditiously as possible; and,

12 WHEREAS, The Sixth Street Neighborhood of the South of Market in particular is
13 visibly distressed and in great need of expeditious community-based revitalization to improve
14 its economic and living conditions; and,

15 WHEREAS, The Filipino-American community which is a vital component of the South
16 of Market has experienced substantial displacement in recent years due to rapid increases in
17 residential and commercial rents; and,

18 WHEREAS, Tenants and Owners Development Corporation – TODCO – is a South of
19 Market community-based nonprofit housing development corporation and federally-approved
20 Community Housing Development Organization funded by the City’s Community
21 Development Block Grant Program to develop and operate affordable housing in the South of
22 Market Neighborhood, which has successfully developed 726 high-quality affordable housing
23 units in 6 South of Market projects since 1978, that also include community centers, clinics,
24 and successful retail businesses addressing essential community needs; and,

1 WHEREAS, Bindlestiff Studio is the only Filipino-American "black box" theater group in
2 the United States, and a vital cultural asset of San Francisco's Filipino-American community
3 and the Sixth Street Neighborhood; and,

4 WHEREAS, In furtherance of the objectives of the California Community
5 Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Redevelopment
6 Agency of the City and County of San Francisco undertakes programs for the reconstruction
7 and rehabilitation of slums and blighted areas in the City and County of San Francisco; and,

8 WHEREAS, On June 11, 1990, by Ordinance 234-90, the Board of Supervisors for the
9 City adopted the South of Market Earthquake Recovery Redevelopment Plan which lists as
10 one activity, "the rehabilitation, development or construction of low and moderate income
11 housing within the Project Area and/or the City and County, or other housing within the Project
12 Area"; and,

13 WHEREAS, In furtherance of the objectives of the Plan, the Redevelopment Agency
14 acquired the 32 room Plaza Hotel located at 988-992 Howard Street in August of 2000,
15 including the current site of Bindlestiff Studio Theater, with the intent of redeveloping it as
16 affordable housing with ground floor commercial space, utilizing tax increment revenues; and,

17 WHEREAS, The Redevelopment Agency issued a Request for Qualifications for
18 development of the Plaza Hotel Site in September of 2000, seeking developers capable of
19 developing and operating an affordable rental development for very low income households;
20 and,

21 WHEREAS, In response to the RFQ, the Redevelopment Agency received one
22 complete Statement of Qualification which was submitted by GP/TODCO-A, Inc. which was
23 evaluated by Redevelopment Agency staff and determined to meet the minimum qualifications
24 standards, for which reason Redevelopment Agency staff recommended that the Commission
25 authorize exclusive negotiations with TODCO at that time; and,

SUPERVISOR CHRIS DALY
BOARD OF SUPERVISORS

1 WHEREAS, The Redevelopment Commission instead determined not to select a
2 developer at that time, thereby delaying development of the new housing by a minimum of
3 one year; and,

4 WHEREAS, The Redevelopment Agency thereupon issued a subsequent Request for
5 Proposals for the Plaza Hotel Site on March of 2001, seeking developers capable of
6 developing and operating an affordable rental development for very low income households,
7 which maximizes the building envelope for affordable rental housing units and related
8 community and commercial space; and,

9 WHEREAS, In response to the RFP, the Redevelopment Agency received one
10 Statement of Qualification which was submitted by GP/TODCO-A, Inc. which has been
11 evaluated by staff, and determined to be complete and meets the RFP minimum qualifications
12 standards, for which reason Redevelopment Agency staff has recommended that the
13 Commission authorize exclusive negotiations with TODCO; and,

14 WHEREAS, TODCO's proposed development of the Plaza Hotel site will provide 115
15 quality studio apartments for very-low income households at the lowest practicable rents
16 required for "break even" quality and safe operation of the housing; and,

17 WHEREAS, An integral component of TODCO's proposed development of the Plaza
18 Hotel site will be a permanent new Bindlestiff Theater for the continuation of Bindlestiff Studio
19 and its vital contribution to the City's Filipino-American Community and the Sixth Street
20 Neighborhood; and,

21 WHEREAS, TODCO's proposed development provides for the opportunity of all current
22 residential tenants of the Plaza Hotel to relocate to TODCO's other existing high-quality
23 affordable housing in their South of Market Neighborhood, and the right of the two existing
24 commercial retail businesses to return to the future new development; and,
25

1 WHEREAS, The South of Market Project Area Committee reviewed TODCO's SOQ,
2 and at its meeting of September 17, 2001 passed a motion endorsing exclusive negotiations;
3 and,

4 WHEREAS, Failure by the Redevelopment Commission to approve entering into
5 exclusive negotiations with TODCO at this time will cause an additional, second one year
6 delay in the development of this new affordable housing and revitalization of Sixth Street; and,

7 WHEREAS, During the exclusive negotiations period, TODCO must meet a series of
8 milestones leading to the execution of an Interim Lease and Development Agreement for
9 consideration by the Redevelopment Commission; and,

10 WHEREAS, As provided in the Redevelopment Plan for the South of Market
11 Earthquake Recovery Redevelopment Area, "before any interest in real property of the
12 Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold,
13 leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or
14 disposition shall first be approved by the Board of Supervisors after public hearing in
15 conformance with Section 33433 of the Community Redevelopment Law"; now, therefore, be
16 it

17 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
18 endorses the expeditious community-based development of the Plaza Hotel Site at Sixth and
19 Howard streets in the South of Market Earthquake Recovery Redevelopment Area by Tenants
20 and Owners Development Corporation with 115 units of new affordable housing and a new
21 Bindlestiff Theater; and, be it

22 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
23 Francisco urges the San Francisco Redevelopment Commission to proceed without further
24 delay to authorize an Exclusive Negotiations Agreement with GP/TODCO-A, a California
25

1 nonprofit public benefit corporation, for the disposition and development of the Plaza Hotel
2 located at 988-992 Howard Street; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board
4 to forward a copy of this resolution to each member of the Redevelopment Commission.
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



City and County of San Francisco

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

Tails
Resolution

File Number: 011963

Date Passed:

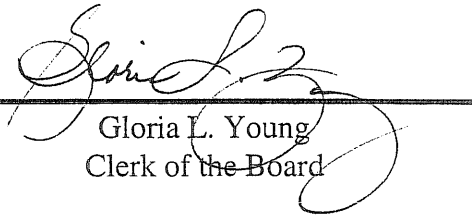
Resolution supporting expeditious community-based development at the Plaza Hotel Site at 988-992 Howard Street in the South of Market earthquake recovery redevelopment area by TODCO with 115 units of new affordable housing and Bindlestiff Theater.

November 19, 2001 Board of Supervisors — ADOPTED

Ayes: 10 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick,
Newsom, Peskin, Sandoval
Noes: 1 - Yee

File No. 011963

I hereby certify that the foregoing Resolution was ADOPTED on November 19, 2001 by the Board of Supervisors of the City and County of San Francisco.

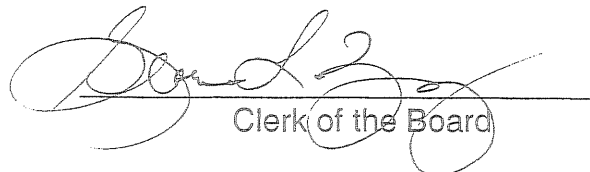

Gloria L. Young
Clerk of the Board

Date Approved

Mayor Willie L. Brown Jr.

Date: November 30, 2001

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.


Clerk of the Board