

**South of Market Project Area Committee
Housing Committee
October 5, 1998**

A meeting of the Housing Committee of the South of Market Redevelopment Project Area Committee was called to order on the above date at Mercy Charities, Columbia Square at 5:50 PM.

Members Present: Antoinetta Stadlman, Chair, Jim Berk, Mahendra Dave and West-Bay Filipino/(Edwin Jocson)

Members Absent: Amy Bayley, Marlies Hensel and Jeff Roth

Others Present: Annabel Hoyt/Emerald, Lori Matsukuma/TODCO, Marsha Jackson/TODCO, Sharon Christen/TODCO, Teresa Vergel/TODCO, Dave Chelsea-Seifert/THC, Sara Shortt/THC, Patrick Zak/Redevelopment, Ada Chan/AND, Chris Durazo/AND, Bill Carney/Redevelopment and Olson Lee/Redevelopment

Emerald
Asian Neighborhood Design Section VIII
SRO Survey
Delta Hotel
Hugo Hotel
Housing Strategies

Emerald

Annabel Hoyt said that Emerald had completed 85% of the drawings, and that the HUD application was proceeding. She also said that the SIDLAK the Redevelopment Commission had approved bonds, and that they anticipated groundbreaking to happen in January, after the last of the permits had been granted. **Antoinetta** asked about the appeal on the matter of the 20 units that were to be seated with work-work status, and **Annabel** said that this appeal would be launched as soon as all the permits were granted.

AND

Ada gave a brief report, and said that she expected that the actual construction of the Minna-Russ project would start up in about three weeks. Any groundbreaking ceremony would be a smaller and more intimate event at this time, but the lottery to select the building's residents was going to be conducted sometime in September, 1999. This would be a better time for a more publicized kickoff bash.

Section VIII

Patrick Zak gave an overview of Section VIII to the group, describing both Certificates and Vouchers, and that the basic benefit was that the recipient paid 30% of their income towards rent, and that Uncle Sam picked up the difference. The waiting list for these slots was "huge", in the thousands in San Francisco alone and only a relatively few, if any, would be given out. **Sara** said that Section VIII was under attack in Congress, and openings were getting harder to get, and that the whole program seemed to be dying off

SRO Survey

Jim read a draught of a letter to the various hotel owners, which briefly described the planned Survey, and the reasons behind it. **Antoinetta** said that she would craft a final version this week. The letter, along with a copy of the questionnaire, would be sent to the owners, and they would be encouraged to reply by mail. **Antoinetta** said that if they didn't respond a surveyor would come round to attempt to conduct an interview.

Delta Hotel

Teresa Vergel of TODCO distributed two letters, one from TODCO and the other from TODCO's attorneys regarding the lack of replacement housing units created, and blaming Redevelopment for this. **Bill Carney** expressed disagreement with some of the numbers involved. **Zak** said that units lost were supposed to be replaced within four years, and that they could be at locations other than the original site. **Olson Lee** announced that there would be a Workshop on the Delta Hotel at the Redevelopment Commission on November 10. He also stated that we needed to come to agreement as to the number of units that would be lost in the reconstruction of the Delta so that work could commence on the mandated Replacement Plan; without this, the project could not proceed. **Bill Carney** indicated that around a 20% loss of rooms in a reconstruction would be considered acceptable in this sort of situation; it was a question of wanting to elevate the general living standards in the building, and this inevitably meant the loss of a certain amount of rooms. **Antoinetta** objected to the idea of sacrificing units and thereby consigning some people to the streets while improving the building for others, and also questioned the future Delta's affordability to the economic class of people she spoke for. She said that some code issues and the ADA would make the loss of some rooms inevitable, a fact we should recognize under protest, but we needed to determine the absolute minimum that we would have to lose, and permit further reductions only in extreme circumstances. **Teresa** said that the former residents supported the additional amenities, but she agreed that they had been in contact with only about half of them.

Hugo Hotel

Jim Berk reported that he had checked out the old plans of the Hugo, and that half the units were SRO's, in spite of the fact that it was classified as apartments; he felt that we should regard this as an SRO building.

Housing Strategies

Jim called attention to the fact that the outline on Housing Strategies, distributed by Redevelopment at a previous meeting made no provision for the ongoing maintenance within and of individual buildings. **Jim** said that to accommodate the lowest income people, we needed to consider other forms of housing that were cheaper than the current SRO's. **Jim** suggested a dorm-like arrangement in which several people would share a room; he also suggested that the density of the current SRO's in PACland could be reduced with such replacement housing elsewhere in the City. **Antoinetta** doubted the feasibility of most of this and said that the track record was that if we agreed to this sort of thing the building would be rebuilt with the resulting loss of units, then three or four years down the tracks, there would be few if any truly affordable units created, and only a lot of bureaucratic reasons and excuses as to why the promised replacement housing never materialized. She said that for these reasons we needed to draw the line at any avoidable unit losses now. **Ada Chan** said that we needed to look at the map, and determine potential locations for replacement housing.

Adjournment

The meeting was adjourned at 7:20 PM.

The minutes were taken and typed by **Antoinetta Stadlman**.