



SOUTH OF MARKET PROJECT AREA COMMITTEE

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Advisory body to the San Francisco Redevelopment Agency

HOUSING COMMITTEE
Monday January 3, 2005
6:00 PM

Presiding Chair (6:06 PM)

Antoinetta Stadlman

Chairs Report (6:06 PM)

Ms. Stadlman announced that she hopes PAC members have made a New Year's resolution to attend all committee meetings in 2005.

Determination of Quorum (6:06 PM)

Present: Antoinetta Stadlman, Jeoflin Roh, Henry Karnilowicz and Mark Swenson

Absent: Diane Burke, Edwin Jocson/West Bay Filipino Multi-Service Center, Wilma Parker, Dr. Mahendra Dave, Charles Range/SOMA Health Center and David Wilbur/SF Tenants Union

Staff: Karen Nolan

Agency: Erin Carson/PIDC, Jeff White and Vanessa Dandridge

Guests: Diego Sanchez/TODCO and J.P. Keller

Approval of minutes (6:07 PM)

Motion: *"To approve the minutes of the December 2004 Housing Committee meeting."*

Vote: Yes: 3 No: 0 Abstain: 1 Motion Passes

Agenda order (6:08 PM)

1,2,3,4,5,7,6,8,9

Motion: *"To approve the Housing Committee agenda as is."*

Vote: Yes: 4 No: 0 Abstain: 0 Motion Passes

Announcement of Next Housing Committee Meeting

Ms. Stadlman announced that the next Housing Committee would meet on Monday, February 7, 2005 at 6:00 PM.

Agenda Item 6. Plaza Hotel by Erin Carson (6:09 PM)

Ms. Carson announced that everything is going well with the Plaza construction. They poured the first floor slab today ahead of schedule. The pouring was originally scheduled for January 14th. They are still on schedule for a completion date of October 7th. **Mr. Swenson** wanted to know when tenants would begin moving in. **Ms. Carson** responded

that the tenants would begin moving in soon after the October 7th completion, as soon as they receive the certificate of occupancy.

Agenda Item 7. Mercy Housing/South of Market Health Center by Rosalba Navarro (6:11 PM)

Ms. Dandridge announced that Mercy Housing staff and the contractor, Heurrero Brothers, have been working diligently to bring the costs down for the Westbrook Plaza project. So far they have brought the costs down by \$1.2 million, which has reduced the cost per unit to \$319,000. **Ms. Dandridge** stated that this is still a little high but they are much closer and once the budget is in line, the Agency would be able to approve the design concept.

Ms. Stadlman stated that she recalled the cost as \$700,000 per unit and wanted to know what they had done to bring the costs down that much. **Ms. Dandridge** explained that the total construction costs per unit was at \$700,000 and is down to \$500,000. Renegotiating costs with the contractors and sub-contractors as well as bringing the soil work costs down have brought down the costs. There was a discussion with regard to the costs per unit in comparison with the Plaza and Delta. **Ms. Carson** reminded everyone that the Plaza and Delta are studio units and the Westbrook Plaza would be larger units for families.

Agenda Item 8. Potential Sixth Street Housing Composition by Antoinetta Stadlman (6:17 PM)

Ms. Stadlman announced that **Mr. Cerles** requested this item be placed on the agenda and as she understands it, he would like to look at the housing on 6th Street 20-30 years from now. She reminded everyone that this is not feasible when there would only be 3-4 sites available for housing development on 6th Street. **Mr. Swenson** stated that perhaps if we have an alternative vision of 6th Street other than SRO hotels, we could make decisions regarding what we want when a site does become available. There was a discussion with regard to housing on 6th Street and the possibilities for the future.

Agenda Item 9. SRO Rehabilitation Loan Program by Agency Staff (6:20 PM)

Mr. White announced that the rehabilitation loan for the Sharon Hotel has closed escrow. After this initial loan they are expecting subsequent loans to go much smoother. The loan for the Shre Ganeshe would be going before the loan committee for approval next week. This loan is for \$35,000 and there are approximately 13 more applications in the works.

Mr. White announced that the Agency has gone to the Commission over the past two years for funding of about \$1.5 million but have only funded \$35,000 to the Sharon Hotel. He mentions this because he will have to give a presentation soon on the progress of the program and there is a possibility that the program may face cuts until more loans can be approved. **Mr. Karnilowicz** wanted to know if other hotels could utilize the program or if it is limited to 6th Street. **Mr. White** stated that the priority is for 6th Street hotels but as long as a hotel is located South of Market they could apply. **Mr. Karnilowicz** stated that the Park Hotel on Folsom Street would like to do some improvements and he would speak to the owner about applying for a rehabilitation loan. There was a discussion with regard to the difficulty in getting the hotel owners to complete the application process and **Mr. Karnilowicz** agreed to work with the hotel owners. He requested a list of missing items from **Mr. White**.

Public Comment (6:32 PM)

Meeting Ended (6:32 PM)

**Antoinetta Stadlman
Chair**