



SOUTH OF MARKET PROJECT AREA COMMITTEE

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Advisory body to the San Francisco Redevelopment Agency

HOUSING COMMITTEE

Tuesday July 5, 2005

6:00 PM

Presiding Chair (6:05 PM)

Antoinetta Stadlman

Chairs Report (6:05 PM)

Determination of Quorum (6:05 PM)

Present: Antoinetta Stadlman, Jeoflin Roh, Wilma Parker and Mark Swenson (/6:17 PM)

Absent: Charles Range/SOMA Health Center, Henry Karnilowicz, Marlo Matilanno/West Bay Filipino Multi-Service Center and David Wilbur/SF Tenants Union

Staff: Marcia Ban and Karen Nolan

Agency: Jeff White and Vanessa Dandridge

Guests:

Approval of minutes (6:06 PM)

Motion: *“To approve the June 2005 Housing Committee minutes.”*

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

Agenda order (6:07 PM)

1,2,3,4,5,6,7,8,9,10,11

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, August 3rd, 2005 at 6:00 PM.

Agenda Item 6. Plaza Hotel by Erin Carson (6:08 PM)

Ms. Dandridge announced that the Plaza Hotel is 66% complete and on schedule for completion the second week of November. She stated that the PIDC would have a meeting on the 23rd of July for anyone interested. The meeting will be held at the Agency offices located at 770 Golden Gate Avenue, 3rd floor. **Ms. Carson** will keep everyone apprised of when the DAH item would go before the Health Commission. **Mr. Roh** wanted to know

when the tenants would move in. **Ms. Dandridge** responded that tenants would most likely move in on December 1st, after the contractor had completed the punch list.

Agenda Item 7. Mercy Housing/South of Market Health Center by Rosalba Navarro (6:10 PM)

Ms. Dandridge announced that the Deputy Housing Director has approved the fundraising plan for the SOM Health Center project since the design concept has already been approved. Mercy Housing will be attending the Housing Committee soon to give a presentation of the design concept for the project.

Agenda Item 8. Seneca Hotel Update by Tenderloin Housing Clinic (6:12 PM)

Mr. White announced that the owners of the Seneca Hotel have selected a new elevator contractor. They now have a design and a price for the new elevator for the Agency to approve. **Mr. White** explained that because the Agency is paying \$140,000 of the cost, they have to approve the design and the general contractor.

The Seneca received the notice to proceed with regard to the non-elevator work and should begin work this week. Since the owners wanted to go with another elevator contractor and they are paying a portion of the costs, the Agency agreed. The elevator would lag a bit behind the rest of the work due to the change in contractors. There was a discussion regarding the work that would take place at the Seneca Hotel.

Agenda Item 9. Raymond Hotel Update by Henry Karnilowicz (6:17M)

Skipped due to **Mr. Karnilowicz** absence

Agenda Item 10. Sharon Hotel by Henry Karnilowicz (6:17 PM)

Skipped due to **Mr. Karnilowicz** absence

Agenda Item 11. SRO Rehabilitation Loan Program by Agency Staff (6:18 PM)

Mr. White announced that the Sharon Hotel was the first recipient of the SRO loan program. The loan has closed but he has been waiting for several months for **Mr. Karnilowicz** to provide the permit so that the Agency can issue a notice to proceed.

The Agency has approved a loan to the owners of the Shree Ganeshai Hotel and is now awaiting the loan documents required in order to proceed.

Mr. White informed everyone that the SRO loan program was approved in 2003 with \$1.9 million. Although the program was developed with the hotel owners so that the program would be utilized, there has not been much demand and the program will be reevaluated at the end of the year. To encourage the owners to use the program, the Agency has created a streamlined process and hired a consultant early in 2004 to assist the owners with the application process. However, at this point demand for the loans still remains low. He pointed out that approximately every \$10,000 in loan funds restricts one unit to 15 years of affordability. Due to the low demand thus far, the Agency will have to see if it makes sense to continue the program at the end of the year. The program will be reassessed in six months.

Public Comment (6:21 PM)

Meeting Ended (6:21 PM)

**Antoinetta Stadlman
Chair**