



**SOUTH OF MARKET PROJECT AREA COMMITTEE**

1035 FOLSOM STREET □ SAN FRANCISCO, CA □ 94103

415.487.2166 Fax 415. 487.2169 □ website: <http://www.sompac.com>

*Advisory body to the San Francisco Redevelopment Agency*

---

**HOUSING COMMITTEE**

**Monday October 3, 2005**

**6:00 PM**

**Presiding Chair (6:06 PM)**

Antoinetta Stadlman

**Chairs Report (6:06 PM)**

**Determination of Quorum (6:06 PM)**

Present: Antoinetta Stadlman, Henry Karnilowicz, Jeofflin Roh and Mark Swenson (/6:14 PM)

Absent: Wilma Parker, Charles Range/SOM Health Center, Dipak Patel and David Wilbur/SF Tenants Union

Staff: Marcia Ban and Karen Nolan

Agency: Jeff White, Erin Carson and Vanessa Dandridge

Guests: J.P. Kellar

**Approval of minutes (6:07 PM)**

**Motion:** *"To approve the September 2005 Housing Committee minutes."*

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

**Agenda order (6:08 PM)**

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

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

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

**Announcement of Next Housing Committee Meeting**

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

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

**Ms. Carson** announced that they are working to complete the Plaza on schedule. They are hoping to have the temporary certificate of occupancy by November 14<sup>th</sup> and begin moving tenants in by the end of November. The contractor has been working on Saturdays to keep to the completion schedule.

**Ms. Carson** announced that the Direct Access to Housing contract would go before the Health Commission on October 18<sup>th</sup>. **Mr. Roh** requested a tour of the building once it is complete, before the tenants move in. **Ms. Carson** would try to arrange this but explained that the property would not be 100% complete before December. They would be moving residents into 4 or 5 floors before then.

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

**Ms. Dandridge** announced that she has requested that the project sponsor for the Mercy Housing/SOM Health Center make a presentation to the Housing Committee. She would like to have a presentation of the design next month.

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

**Mr. White** announced that construction on the ground floor and the first floor of units at the Seneca Hotel is 46% complete. They hope to finish up by December and then begin the elevator work. This would put the elevator out of commission until May of next year when the project should be complete.

**Agenda Item 9. Raymond Hotel Update by Henry Karnilowicz (6:13 PM)**

**Mr. Karnilowicz** announced that they have received the temporary certificate of occupancy for several of the rooms at the Raymond Hotel. They have to submit the as built plans for the completion work and then hope to have the TCO amended to include the entire hotel within a couple of weeks. Seven people have already moved in and eleven will be moving in next week.

**Agenda Item 10. SRO Rehabilitation Loan Program by Agency Staff (6:14 PM)**

**Mr. White** announced that the Commission approved a \$100,000 rehabilitation loan for the Alder Hotel for the electrical upgrades. They will be reviewing the closing conditions with the owner and hope to close escrow soon. **Mr. White** stated that **Mr. Patel**, the owner of the Minna Lee Hotel, has expressed interest in the rehabilitation program.

**Agenda Item 11. SRO Hotel Master Leasing by Antoinetta Stadlman (6:15 PM)**

**Ms. Stadlman** announced that there was a discussion last month regarding the master leasing of hotels in the area. She had proposed contracting for services in the private hotels rather than putting out the expense to master lease an entire hotel. **Ms. Stadlman** suggested that we continue to discuss this issue in the future.

**Public Comment (6:16 PM)**

**Mr. Kellar** referred to the Plaza Apartments that would be opening soon and stated that he knows they will have medical clinics and services but he wanted to know if they would have a clause in the lease that stipulates no firearms would be allowed. Members wanted to know if they could review the lease agreement and make suggestions.

**Ms. Carson** stated that the PAC could see the lease agreement as it is a public document but whether they can dictate rules to the landlord is another story. She pointed out that the lease does stipulate that there be no weapons and it states that tenants cannot seek or sell drugs. The house rules state that tenants cannot be visibly under the influence.

**Meeting Ended (6:21 PM)**

**Antoinetta Stadlman  
Chair**