



**SOUTH OF MARKET PROJECT AREA COMMITTEE**

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*Advisory body to the San Francisco Redevelopment Agency*

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**HOUSING COMMITTEE  
Monday December 4, 2006  
6:00 PM**

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

Raymon Smith

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

**Mr. Smith** announced that he attended a meeting on pedestrian safety. SAN is in the final process of their evaluation. He attended a mental health training for SRO's that was very informative.

**Determination of Quorum (6:07 PM)**

Present: Raymon Smith, Ingrid Aquino (/6:15 PM), John Melone/SAN and John Markham,

Absent: Rudy Corpuz, Jr./United Playaz, Andrew Hart, Dipak Patel, Sam Patel, Charles Range/SOM Health Center and Mark Swenson

Staff: Marcia Ban and Karen Nolan

Agency: Mike Grisso and Jeff White

Guests: Sam Dodge/THC/SRO Collaborative, Dwight Everhard/Tenant Organizer and Henry Karnilowicz/Contractor for the Seneca Hotel

**Approval of minutes (6:08 PM)**

**Motion:** *"To approve the November 2006 Housing Committee minutes with revisions."*

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

**Agenda order (6:09 PM)**

1,2,3,4,5,6,7,8,9,10,11,12,13

**Motion:** *"To approve the Housing Committee agenda hearing item 10 first, 9,8,6,7, and adding items 11, 12 and 13."*

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

**Announcement of Next Housing Committee Meeting**

**Mr. Smith** announced that the next Housing Committee would meet on Tuesday January 2<sup>nd</sup> at 6:00 PM. After a discussion it was agreed to set a new meeting date and time at the end of the meeting tonight.

**Agenda Item 10. Workshop on Housing in the Project Area by Raymon Smith (6:11 PM)**

**Mr. Smith** announced that he attended a convention for 6<sup>th</sup> Street tenants in September regarding quality of life issues. He introduced Mr. Dodge from Tenderloin Housing Clinic's SRO Collaborative.

**Mr. Dodge** stated that the hotels worked with the Agency and the previous PAC with regard to quality of life issues. The hotel loan program was developed to address code violations and sprinkler systems. The loan program was discussed at the convention. A large part of the quality of life for residents on 6<sup>th</sup> Street is the mix of uses with regard to residents and nighttime entertainment.

**Mr. Everhard** was introduced as a tenant organizer with the SRO Collaborative. He stated that the convention was one of three where anywhere from 25-50 people attended to share their concerns on quality of life issues. Concerns were expressed over the conditions of the buildings presenting security problems and not having enough electrical outlets creating fire dangers. Electrical enhancements go a long way toward increasing the safety of the buildings. **Mr. Everhard** stated that another huge issues for residential hotel tenants are mailboxes for residents. The SRO Collaborative lobbied the Board of Supervisors for legislation that requires individual mailboxes in all residential hotels by June of 2007.

Another issue of concern for residents on 6<sup>th</sup> Street is Club Six. Several meetings have been held with the Mayor's Office, **Captain O'Leary**, the Entertainment Commission and the owner of Club Six. Residents have been collecting signatures on a petition to force a change of ownership to abate the problems. They have been pretty successful in putting pressure on the owner to abate the noise problems.

**Mr. Dodge** pointed out that Club Six has "good neighbor" requirement as a part of their permit and they are not complying with the basic requirements such as keeping the doors closed to minimize the noise and playing music only in the basement area after 2:00 AM. The SRO Collaborative has been asked by residents to mobilize a collective requesting all businesses and residents to respect each other. **Mr. Dodge** would like to request that the PAC send a letter to the Planning Department, Entertainment Commission and the Police Department requesting that they enforce the requirements of the permits for Club Six. He reminded everyone that they are not asking for special agreements, just that the agreements in place are followed. **Ms. Ban** reminded everyone that the previous PAC endorsed the Club Six expansion and Urban Solutions funded some of the improvements.

**Mr. Everhard** stated that **Mr. Meko** from the Entertainment Commission told them that it is possible to have lock boxes placed on the sound system so that the DJ could not turn up the volume on the music but when the doors are left open it is still too loud.

**Mr. Smith** wanted to clarify that the SRO Collaborative was here tonight to request that the Housing Committee request that the PAC endorse a letter of support to enforce the permits for Club Six and that Club Six follow the requirements of the "good neighbor" policy. He agreed to bring this before the Executive Committee.

#### **Agenda Item 9. SRO Rehabilitation Loan Program by Jeff White (6:30 PM)**

**Mr. White** announced that he wanted to clarify the communications regarding tenant lists pertaining to quality of life issues in the hotels. He stated that the list of tenant improvements came from the Seneca Hotel and was specific to the tenants of the Seneca with regard to the rehabilitation of the hotel. The loan program originated with the stakeholders, SRO Task Force, etc. The Redevelopment Agency Commission memos summarize the input that was collected from the community. There are two categories; quality of life and code compliance.

**Mr. Smith** wanted to know if there were tenant surveys to find out what the tenants needs were. **Mr. White** explained that there were two programs developed, one program for code compliance and the other for quality of life issues. **Mr. Grisso** stated that a survey of all tenants was not done but there were many public meetings held at the PAC with the hotel owners, the SRO Collaborative and the residents of the hotels. **Mr. White** reminded everyone that many hotel tenants were involved in these meetings. **Mr. Grisso** stated that ultimately it is a decision of the hotel owner who pays for the improvements through loans from the Agency.

#### **Agenda Item 8. Seneca Hotel Update by Agency Staff (6:35 PM)**

**Mr. Karnilowicz** announced that he is the general contractor for the elevator work at the Seneca Hotel. He has worked in the area for a long time and would like to see diversity in the area. **Mr. Karnilowicz** stated that the construction work for phase I in the common area is complete. This work included the lobby, community kitchen facilities, a laundry room, conference rooms, tenant rooms and an ADA restroom in the community room. He stated that phase II that is the elevator work is currently in progress. The previous contractor wanted to do the work in such a way that it would have displaced a lot of residents. They are currently being held up at the Planning Department.

**Mr. Karnilowicz** stated that they would like to complete the façade next with new signage and repairs to the large sign on the front of the hotel as well as new awnings. They are working with Urban Solutions to develop a design for the façade. **Mr. Smith** wanted to know if a bike rack were installed at the Seneca. **Mr. Karnilowicz** stated that no bike rack was installed. **Mr. Smith** wanted to know if the living space for tenants was painted. **Mr. Karnilowicz** stated that he did not inspect every room but believes this was completed. **Mr. Melone** wanted to know how many of the tenant rooms were smoking rooms versus non-smoking rooms. **Mr. Karnilowicz** did not know what percentage of rooms were smoking and non-smoking. **Mr. Markham** stated that residents could smoke in their individual rooms but there is no smoking allowed in the common areas.

**Mr. Smith** stated that he would like to schedule a tour of the newly rehabilitated Seneca Hotel after the first of the year.

#### **Agenda Item 6. 474 Natoma Update by Agency Staff (6:45 PM)**

**Mr. Grisso** announced that there are no new updates for the 474 Natoma Street site. He stated that the new RFP would go out in the next few days.

#### **Agenda Item 7. Westbrook Plaza Update by Agency Staff (6:46 PM)**

**Mr. Grisso** announced that there are no updates for Westbrook Plaza at this time. Following the action at the Commission last month, they are now in the concept stage of the design process. As the process moves forward it may be necessary to request more funding.

**Mr. Smith** wanted to know if the project is in the design phase, has the Agency checked with the Fair Housing laws to see if the building could be made smoke free. **Mr. Grisso** stated that this could be an arbitrary category and there are no studies to show that smoking in ones private space affects others. This would be tough to prove in court and it is discriminatory to not rent to smokers. **Mr. Melone** wanted to know what the difference would be between a cubicle in an office building and an SRO room in a hotel when it comes to smoking, as they are the same size. **Mr. Grisso** responded that different laws apply to office space versus residential space and you could not arbitrarily discriminate against a particular group, including smokers.

**Mr. Everhard** stated that it is possible to alter a building to a smoke free building. You could not evict a current smoker but you can limit new tenants to non-smokers. He stated that UCSF has done studies on the effects of second hand smoke and the American Lung Association has a program to assist in creating smoke free buildings.

**Agenda Item 10. (Revisited) Workshop on Housing in the Project Area by Raymon Smith (6:55 PM)**

**Mr. Smith** announced that it is important to have a general discussion with regard to the housing needs in the Project Area. **Mr. Grisso** reminded members that just before the PAC election was held, the previous PAC adopted a housing policy for the Project Area that is the current housing policy of the PAC. He would suggest that members review this housing policy before making any decision. **Mr. Grisso** pointed out that the Plan Amendment has goals for housing that should be reviewed as well. He reminded everyone that the PAC policy could not be contrary to the Plan goals. **Mr. Smith** suggested we table this item until next month when we have had the chance to review the PAC policy as well as the Plan Amendment goals for housing.

**Mr. Melone** referred to the San Francisco Continuum of Care Plan that states by 2007 we would need 7,000 new units of housing and 12,000 by 2012. We have added roughly 300 new units and are way behind in housing needs, especially for particular groups. **Mr. Melone** stated that some nonprofit developers are going after private funding to develop more housing.

**Agenda Item 13. Committee Member Announcements (7:14 PM)**

**Mr. Melone** gave everyone a handout of census figures from the 2000 census. He stated that there were 171,895 people over the age of 55 as of March 1, 2000. These people will begin retiring in 2009 and the seniors need housing. **Mr. Melone** stated that they are looking for new senior buildings. They would like to have one in the Project Area, one in the Tenderloin, one in the Sunset and one in the Richmond. There will be a shortage of 2,000 housing units for seniors by 2012 and they cannot build them fast enough. Senior Action Network would like the PAC to assist them in providing senior housing in the South of Market.

**Mr. Grisso** reiterated that members should review the PAC housing policy and Plan Amendment housing goals before deciding anything.

**Agenda Item 11. Problems at the Dudley Hotel by John Melone (7:16 PM)**

**Mr. Melone** announced that a PAC member asked him to investigate a problem at the Dudley Apartments. He stated that within 20 feet of the front door he was approached to purchase heroin and when he reached the door he was asked if he wanted to buy meth. When he got into the building, three different people approached him offering to sell him drugs. **Mr. Melone** stated that this is a serious problem and we must do something to stop it.

**Ms. Ban** suggested that the Agency might contact the property management at Mercy Housing since the Agency funded the rehabilitation of the Dudley Apartments. There was a discussion with regard to a joint meeting with Mercy Housing, the Agency, the PAC and **Captain O'Leary** to discuss ways of mediating this problem.

**Public Comment (7:20 PM)**

**Mr. Melone** announced that there would be a meeting on Thursday with regard to the new shelter that the city wants to open on Clementina Street.

After a discussion it was agreed that the next meeting for the Housing Committee would be held on Monday, January 8<sup>th</sup> at 2:00 PM.

**Meeting Ended (7:22: PM)**

**Raymon Smith  
Chair**