



SOUTH OF MARKET PROJECT AREA COMMITTEE

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Advisory body to the San Francisco Redevelopment Agency

HOUSING SUBCOMMITTEE

Monday June 2, 2008

6:00 PM

Presiding Chair (6:00 PM)

Raymon Smith

Determination of Quorum (6:00 PM)

Present: Raymon Smith, John Melone/SAN, Antoinetta Stadlman, Henry Karnilowicz and Ingrid Aquino (/6:02 PM)

Absent: Dipak Patel, Charles Range/SOM Health Center and Mark Swenson

Staff: Marcia Ban and Karen Nolan

Agency: Mike Grisso

Guests:

Approval of minutes (6:01 PM)

Motion: *"To approve the March 2008 Housing Subcommittee minutes as is."*

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

Motion: *"To approve the April 2008 minutes as amended."*

Vote: Yes: 5 No: 0 Abstain: 0 Motion Passes

Agenda order (6:02 PM)

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

Motion: *"To approve the Housing Subcommittee agenda hearing item 2 after item 10 and adding item 13 as the last order of business to set the agenda for the next month's meeting, per our bylaws."*

Vote: Yes: 5 No: 0 Abstain: 0 Motion Passes

Announcement of Next Housing Subcommittee Meeting

Mr. Smith announced that the next Housing Subcommittee would meet on Monday July 7th, 2008 at 6:00 PM.

Agenda Item 6. Westbrook Plaza Update by Agency Staff (6:03 PM)

Mr. Grisso announced that the construction grant agreement for the Westbrook Plaza development will go before the Redevelopment Commission on July 1st. He reminded members that this is the grant agreement that was endorsed by the PAC at the May PAC meeting.

Agenda Item 7. 474 Natoma Update by Agency Staff (6:04 PM)

Mr. Grisso announced that the Agency continues to work with the Planning Department on the design of the 474 Natoma Street project. The Planning Department expressed some concern with regard to the ground floor design, the set backs and the open space. There are no major changes and if something major comes up, the Agency would bring it back to the PAC for review. **Ms. Aquino** wanted to know if the Eastern Neighborhoods Plan had anything to do with the changes. **Mr. Grisso** stated that the project is not in the Eastern Neighborhoods Plan area.

Agenda Item 8. Hugo Hotel Update by Agency Staff (6:07 PM)

Mr. Grisso announced that the Agency filed a petition with the court today regarding the eminent domain of the Hugo Hotel. They are still hoping to complete the acquisition without going to court. The third appraisal is still being prepared by the appraiser whereby the first two appraisals are being analyzed to see if a compromise can't be reached.

Ms. Stadlman wanted to know if there is a court date set since the Agency filed the case today. **Mr. Grisso** stated that the case was filed as a technicality to ensure we are within the six month timeframe and the owners will be served, but a court date has not been set at this time. **Mr. Karnilowicz** wanted to know if the Agency has an appraiser. **Mr. Grisso** stated that the appraiser was jointly chosen by the Agency and the owners and they hope to have the third appraisal complete by the end of this month. **Mr. Karnilowicz** wanted to know if the Agency will accept the appraiser's recommendation. **Mr. Grisso** stated that he could not say until the Agency sees the appraisal.

Agenda Item 9. Reallocation of Remaining \$1.2 million in SRO Funds by Raymon Smith (6:11 PM)

Mr. Smith referred to the remaining SRO loan funds and stated that this subcommittee met and made a recommendation to the PAC. With very little discussion, the PAC sent this item back to the subcommittee where we have made a thorough review. It is our job to advise the Agency and **Mr. Smith** believes we have done this. He stated that this subcommittee must now decide whether to rehash this item or send it on to the full PAC for a vote. **Mr. Karnilowicz** made a motion and **Mr. Melone** seconded the motion.

Motion: *"The Housing Subcommittee recommends that the PAC endorse the reallocation of remaining SRO loan funds for low and very low-income housing."*

Vote: **Yes: 5** **No: 0** **Abstain: 0** **Motion Passes**

Agenda Item 10. Housing Goals & Objectives for FY 2008-09 by Raymon Smith (6:14 PM)

This item will be tabled until next month.

Chairs Report (6:15 PM)

Mr. Smith announced that he is very involved in the community and has recently been conducting classes at the Senior University with regard to running meetings. He has found that it is very important to build trust with the community. **Mr. Smith** stated that over the past few months as Chair he has heard many comments that are untrue and slanderous. He stated that he had an agenda item at the March meeting to elect a new Chair and members chose not to do so. **Mr. Smith** referred to **Mr. Melone** as parliamentarian and requested that **Mr. Melone** review the bylaws as they pertain to the election of Subcommittee Chairs.

Mr. Melone stated that our bylaws stipulate that the subcommittee elects a Chair, but the bylaws do not specify the term of office. The Chair is to be elected by a roll call vote. He stated that we are currently proposing several bylaw changes, but how long a Chair serves is not one of the changes being proposed. **Mr. Smith** wanted to know what our options are with regard to this election, or whether we have options. **Mr. Melone** referred to section 3.3 of the bylaws regarding Committee Chairperson. This section states that in the event of a vacancy in the

Subcommittee Chair, the PAC will appoint an Acting Chair for the subcommittee, to serve until the subcommittee can elect a new Chair.

Agenda Item 11. Election of Housing Subcommittee Chair by Raymon Smith (6:20 PM)

Mr. Smith announced that he would like to turn the Chair over to **Ms. Stadlman** for this agenda item. **Ms. Stadlman** declined and suggested that **Mr. Smith** continue chairing the meeting. **Mr. Smith** requested **Ms. Aquino** take over as Chair for this agenda item. **Ms. Aquino** stated that she would respectfully decline and suggested **Mr. Smith** continue as Chair for this agenda item.

Mr. Smith stated that he would take nominations for Chair of the Housing Subcommittee. **Ms. Aquino** nominated **Ms. Stadlman** as Chair. **Mr. Karnilowicz** stated that we are members of a subcommittee where it is difficult to get members to attend and we should not have one person chairing the subcommittee and chairing the full PAC. **Mr. Karnilowicz** stated that he believes we should have diversity and therefore he would like to nominate **Mr. Smith** as Chair.

A roll call vote was taken.

Those voting for Ms. Stadlman: Ingrid Aquino and Antoinetta Stadlman

Those voting for Mr. Smith: Henry Karnilowicz, John Melone/SAN and Raymon Smith

Vote: Ms. Stadlman: 2 Mr. Smith: 3

Mr. Smith will remain Chair of the Housing Subcommittee.

Agenda Item 12. Committee Member Announcements (6:24 PM)

Mr. Smith announced that the SOMA block party was held on Saturday with a focus on pedestrian safety. He announced that the Planning Department will hold meetings on pedestrian safety beginning next week. **Mr. Smith** will provide everyone with the dates and times soon.

Mr. Melone announced that tomorrow is Election Day and he would urge everyone to vote.

Agenda Item 13. Agenda Items for July's Housing Subcommittee Meeting (6:26 PM)

Mr. Melone would like the Goals & Objectives moved to the top of unfinished business. **Mr. Smith** would like an agenda item for the development at 935 Folsom Street. He will provide information to members and the community. **Mr. Smith** stated that he would like to request information from the Agency one month in advance so that we have time to study it and not just rubber stamp things.

Public Comment (6:28 PM)

Mr. Melone stated that there are two important meetings tomorrow and he urged everyone to attend HS & HS and the Special Bylaw Committee.

Meeting Ends (6:29 PM)

**Raymon Smith
Chair**