



**SOUTH OF MARKET PROJECT AREA COMMITTEE**

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*Advisory body to the San Francisco Redevelopment Agency*

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**HOUSING SUBCOMMITTEE**

**Monday March 3, 2008**

**6:00 PM**

**Presiding Chair (6:00 PM)**

Raymon Smith

**Chairs Report (6:00 PM)**

**Mr. Smith** announced that he attends numerous community meetings where many people have complained of not having any say in the alley streetscape project. **Mr. Grisso** wanted to know where this subject was on the Housing agenda. **Mr. Smith** stated that this is his chair's report and he would appreciate not being interrupted. He stated that he has heard many complaints at the community meetings he attends that SOMPAC is the only group that had any say in the selection of the alleys for the project and **Mr. Smith** stated that this is simply not true. He stated that the behavior of staff with the Redevelopment Agency has been unprofessional. **Mr. Grisso** became upset and insisted that **Mr. Smith** provide evidence for these accusations. He stood up and stated that the PAC better stand up for Agency staff because he does not have to take this. **Mr. Smith** informed **Mr. Grisso** that he was out of order. **Mr. Smith** stated that he would like to finish his chair's report and if **Mr. Grisso** does not like it, he can leave. **Mr. Grisso** became very upset and stated that he would not stand for this and was leaving this meeting. **Mr. Grisso** stormed out of the meeting calling for **Ms. Dandridge** to go with him. **Ms. Dandridge** left handouts regarding the Mercy Housing portion of the Westbrook Plaza funding before leaving with **Mr. Grisso**.

**Determination of Quorum (6:02 PM)**

Present: Raymon Smith, John Melone/SAN, Antoinetta Stadlman, Henry Karnilowicz (/6:04 PM) and Ingrid Aquino (/6:16 PM)

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

Staff: Marcia Ban and Karen Nolan

Agency: Mike Grisso and Vanessa Dandridge

Guests: Nasir Patel, Scott Falcone/Citizens Housing Corporation, Diep Do/Tenderloin Neighborhood Development Corporation, Marsha Kahm, Joshua Castro/SOMCAN and Jesus Perez

**Approval of minutes (6:03 PM)**

**Motion:** *"To approve the February 2007 Housing Subcommittee minutes as is."*

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

**Agenda order (6:04 PM)**

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

**Motion:** *“To approve the Housing Subcommittee as is.”*

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

**Announcement of Next Housing Subcommittee Meeting**

**Mr. Smith** announced that the next Housing Subcommittee would meet on Monday April 7<sup>th</sup>, 2008 at 6:00 PM.

**Agenda Item 6. Cost Estimates for Westbrook Plaza by Agency Staff (6:05 PM)**

This item skipped due to a lack of Agency staff.

**Agenda Item 7. Update on the Completion of the Seneca Hotel Work by Agency Staff (6:05 PM)**

This item skipped due to a lack of Agency staff.

**Agenda Item 8. 474 Natoma Update by Agency Staff (6:05 PM)**

This item skipped due to a lack of Agency staff.

**Agenda Item 9. Hugo Hotel Update by Agency Staff (6:05 PM)**

This item skipped due to a lack of Agency staff.

**Agenda Item 10. Presentation on the 909-921 Howard Street/206 5<sup>th</sup> Street Project by CHC/TNDC (6:06 PM)**

**Mr. Falcone** from Citizens Housing Corporation (CHC) introduced himself and **Ms. Do** from Tenderloin Neighborhood Development Corporation (TNDC). He stated that CHC is a non profit housing developer with over 2500 units of affordable housing throughout the Bay Area with half of that housing in San Francisco. CHC develops housing for families, seniors and more recently disabled individuals.

**Ms. Do** announced that TNDC is a non profit housing developer with 25 affordable housing projects, mostly in the Tenderloin. **Mr. Falcone** stated that CHC worked on the 8<sup>th</sup> and Howard Street development (110 units for seniors) as well as another on Polk Street and 10<sup>th</sup> and Mission Streets.

CHC and TNDC are currently looking to purchase the corner parking lot located at 5<sup>th</sup> and Howard Streets. They are under contract to purchase the site. The Mayor’s Office of Housing has put out a Notice of Funds Available for family housing funds. They are looking to secure funds to purchase this site and are here tonight to hear suggestions and concerns from the Housing Subcommittee.

**Ms. Do** stated that they are in the very preliminary stages of this development and if they receive approval from the MOH they will come back with a design and proposal for the project.

**Mr. Karnilowicz** wanted to know how far along the project is at the Planning Department. **Mr. Falcone** stated that they are not very far along at all. He explained that they have a meeting scheduled next month to review the height, bulk and zoning for the site. **Ms. Stadlman** wanted to know what the purchase price for the parking lot is. **Mr. Falcone** stated that the purchase price is confidential at this point. They are looking to purchase and develop the site with funds from the MOH, tax credits and private bank funds.

**Ms. Stadlman** referred to the economic woes facing everyone and wanted to know if there were any assurances that the funds would be available to develop this site. **Mr. Falcone** stated that this is why they have applied for the NOFA funds and there are state funds available for development in transit rich areas. The voters set aside funds for future affordable housing and this is a fantastic site close to transit and jobs. **Mr. Melone** commented that housing for low-

income families and seniors is very difficult. He stated that we need housing for seniors. **Mr. Falcone** reiterated that the NOFA funds are for low-income family housing. They have in the past built two projects on one site and this is something that they could look into.

**Ms. Aquino** stated that low-income and affordable do not always mean the same thing as affordable housing is not affordable to a lot of families and seniors. **Mr. Falcone** stated that they are looking at 60% of AMI and below, but it is all still very preliminary. He stated that in previous developments they have looked at a range of people from those coming out of homelessness all the way up to families with two incomes making up to \$50,000 per year.

A member of the public wanted to know how many units were planned for this development. **Mr. Falcone** stated that they are looking at the possibility of 100-150 units, but are not sure at this time. A member of the public referred to the Mercy Housing project at 10<sup>th</sup> and Howard Streets and wanted to know if CHC were involved in this project. **Mr. Falcone** stated that CHC has a development across the street from the Mercy Housing project and they are collaborating on the community space. **Ms. Stadlman** referred to the housing for homeless and wanted more information regarding this. **Mr. Falcone** explained that the Mayor's office wants 20% of new affordable developments set aside for formerly homeless people. There will be supportive services for the residents, but all of the details have not been worked out yet. TNDC provides on-site services and CHC contracts out services.

**Mr. Falcone** stated that they would like to come back for further discussion when they have more information on the project. **Mr. Smith** suggested that **Mr. Falcone** contact the SOMPAC office when they would like to return and they could be placed on the Housing Subcommittee agenda.

**Agenda Item 11. Housing Goals & Objectives for FY 2008-09 by Raymon Smith (6:27 PM)**

This item was tabled until next month.

**Agenda Item 14. Committee Member Announcements (6:28 PM)**

**Ms. Aquino** announced that the HS & HS Subcommittee will meet tomorrow at noon and she would urge everyone to attend.

**Mr. Smith** urged everyone to attend the Housing Subcommittee meetings where the remaining \$1.2 million in SRO rehabilitation funds will be discussed in the future.

**Mr. Melone** reminded everyone that there will be two ballot measures regarding rent control on the June Ballot.

**Public Comment (6:30 PM)**

**Mr. Castro** introduced himself as a Community organizer with SOMCAN. He stated that he facilitates community focus groups for residents and the biggest concern is the need for very low-income housing for families. **Mr. Castro** stated that many families express frustration that the only option available to them is to leave the city because the housing costs are too high.

**Meeting Ends (6:31 PM)**

**Raymon Smith  
Chair**