

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: April 24, 2023

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, April 25, 2023

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, April 25, 2023. This item was acted upon at the Committee Meeting on Monday, April 24, 2023, at 1:30 p.m., by the votes indicated.

Item No. 26 **File No. 230426**

Resolution requesting the San Francisco Local Agency Formation Commission (LAFCo) to study future management options for the Midtown Park Apartments and conduct a request for proposals for a facilitator to conduct a resident engagement process to inform this study.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Vote:

Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

RECOMMENDED AMENDED AS A COMMITTEE REPORT

Vote:

Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney

File No. 230426 Committee Item No. 8
Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date April 24, 2023

Board of Supervisors Meeting Date April 25, 2023

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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Completed by: Alisa Somera Date April 20, 2023
Completed by: Erica Major Date April 24, 2023

1 [LAFCo Study - Future Management Options for the Midtown Park Apartments]

2

3 **Resolution requesting the San Francisco Local Agency Formation Commission**
4 **(LAFCo) to study future management options for the Midtown Park Apartments and**
5 **conduct a request for proposals for a facilitator to conduct a resident engagement**
6 **process to inform this study.**

7

8 WHEREAS, Midtown Park Apartments, located at 1415 Scott Street (Assessor's Parcel
9 Block No. 1099, Lot No. 31), is a City-owned apartment complex in the Western Addition
10 neighborhood that opened in 1968 to provide housing to families displaced by urban renewal
11 policies; and

12 WHEREAS, From 1968 to 2014, a tenant board was empowered to make decisions
13 regarding Midtown's management and development; and

14 WHEREAS, On June 12, 2007, the Board of Supervisors unanimously adopted a
15 Resolution approving the principles that will guide the City and Midtown Park Apartments'
16 residents in formulating a long-term ownership structure and development plan for Midtown
17 Park Apartments, a 140-unit residential development owned by the City and County of San
18 Francisco (File No. 070858); and

19 WHEREAS, The Budget and Appropriation Ordinance for Departments - Fiscal Years
20 2022-2023 and 2023-2024 (File No. 220669) allocated \$45,000 to the Clerk of the Board of
21 Supervisors for "Funds to facilitate Midtown ownership/resident control task force," as
22 indicated in line D-18-5 of the summary entitled "Board of Supervisors Budget Spending Plan"
23 that was adopted by the Budget and Appropriations Committee on June 27, 2022, finally
24 passed by the Board of Supervisors on July 26, 2022, and signed by the Mayor on July 27,
25 2022; and

1 WHEREAS, In his role as a commissioner of the San Francisco Local Agency
2 Formation Commission (LAFCo), Supervisor Dean Preston requested that LAFCo study future
3 management options for the Midtown Park Apartments and conduct a request for proposals
4 (RFP) for a facilitator to conduct a resident engagement process to inform this study; and

5 WHEREAS, The Cortese-Knox-Hertzberg Local Government Reorganization Act of
6 2000 (“CKH Act”) (California Government Code, Sections 56000 et seq.) establishes the
7 powers and duties of LAFCo, including Section 56748.a, which states “the commission shall
8 initiate and make studies of existing governmental agencies,” and Section 56378.b, which
9 states “the commission, or the board of supervisors on behalf of the commission, may apply
10 for or accept, or both, any financial assistance and grants-in-aid...from a local government;”
11 and

12 WHEREAS, The legislative findings of the CKH Act (Section 56001) states that “the
13 Legislature also recognizes that providing housing for persons and families of all incomes is
14 an important factor in promoting orderly development;” and

15 WHEREAS, The provision of housing such as the Midtown Park Apartments by the City
16 and County of San Francisco is a governmental service that is within LAFCo’s special study
17 authority under Government Code, Section 56748; and

18 WHEREAS, Pursuant to this broad statutory authority, LAFCo desires to engage a
19 consultant to conduct an assessment of Midtown Park Apartment’s current condition, and
20 identify future needs, facilitate a community engagement process for Midtown Park Apartment
21 residents to explore options for ownership and control of this City-owned housing; and

22 WHEREAS, On February 13, 2023, LAFCo and the Clerk of the Board of Supervisors
23 prepared a memorandum of understanding governing the Board’s transfer of \$45,000 from its
24 budget to an account maintained for LAFCo for expenditures ~~on~~ relating to a professional
25 services contract for a Midtown Park Apartments Resident Engagement Facilitator; and

1 WHEREAS, On March 17, 2023, the LAFCo commission unanimously passed a Motion
2 to authorize its Executive Officer to issue an RFP for a Midtown Park Apartments Resident
3 Engagement Facilitator; and

4 WHEREAS, Any contract resulting from this RFP will require approval from the LAFCo
5 commission; and

6 WHEREAS, Any report or recommendations from LAFCo to the Board of Supervisors
7 related to the Midtown park Apartments are purely advisory; now, therefore, be it

8 RESOLVED, That the Board of Supervisors requests that LAFCo conduct a study of
9 future management options for the Midtown Park Apartments, including resident control
10 and/or ownership; and, be it

11 FURTHER RESOLVED, That the Board of Supervisors requests that LAFCo conduct
12 an RFP for a facilitator to conduct a resident engagement process to inform this study of
13 future management options for the Midtown Park Apartments.

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MYRNA MELGAR

DATE: April 19, 2023

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORT

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Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, April 25, 2023, as a Committee Report:

**230426 LAFCo Study - Future Management Options for the Midtown Park
Apartments
Sponsor: Preston**

Motion requesting the San Francisco Local Agency Formation Commission (LAFCo) study future management options for the Midtown Park Apartments and conduct a request for proposals for a facilitator to conduct a resident engagement process to inform this study.

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, April 24, 2023, at 1:30 p.m.