

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

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

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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 executed a memorandum of understanding for interdepartmental services for the Clerk of the  
24 Board to reimburse LAFCo expenditures on a professional services contract for a Midtown  
25 Park Apartments Resident Engagement Facilitator for an amount not to exceed \$45,000; 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           MOVED, That the Board of Supervisors requests that LAFCo conduct a study of future  
9 management options for the Midtown Park Apartments, including resident control and/or  
10 ownership; and, be it

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

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