

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.

14
15
16
17
18
19
20
21
22
23
24
25