

File No. 130910

Committee Item No. 5

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date October 31, 2013

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

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Completed by: Linda Wong Date October 28, 2013

Completed by: _____ Date _____



Board of Supervisors
 City and County of San Francisco
 1 Dr. Carlton B. Goodlett Place, Room 244
 (415) 554-5184 FAX (415) 554-7714

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 BOARD OF SUPERVISORS
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Application for Boards, Commissions, Committees, & Task Forces

Name of Board, Commission, Committee, or Task Force: SOMA Stabilization Fund CAC

Seat # or Category (If applicable): Seat #6 District: District 6

Name: John Elberling

Home Address: Folsom St. San Francisco CA Zip: 94107

Home Phone: 415- Occupation: Chief Executive Officer

Work Phone: 415-896-1882 Employer: GP/TODCO A Inc.

Business Address: 230 Fourth Street San Francisco CA Zip: 94103

Business E-Mail: johnel@todco.org Home E-Mail: _____@mac.com

Pursuant to Charter Section 4.101 (a)2, Boards and Commissions established by the Charter must consist of electors (registered voters) of the City and County of San Francisco. For certain other bodies, the Board of Supervisors can waive the residency requirement.

Check All That Apply:

Registered voter in San Francisco: Yes No If No, where registered: _____

Resident of San Francisco Yes No If No, place of residence: _____

Pursuant to Charter section 4.101 (a)1, please state how your qualifications represent the communities of interest, neighborhoods, and the diversity in ethnicity, race, age, sex, sexual orientation, gender identity, types of disabilities, and any other relevant demographic qualities of the City and County of San Francisco:

35 years of work at TODCO Group providing affordable housing and services to South of Market communities, including senior, SRO, and family households living in 950 units of TODCO Group housing. 17 years of residence in SOMA at present address, now a senior at 67 years of age.

Business and/or professional experience:


See CV attached

Civic Activities:

See CV attached

Have you attended any meetings of the Board/Commission to which you wish appointment? Yes No

For appointments by the Board of Supervisors, appearance before the RULES COMMITTEE is a requirement before any appointment can be made. *(Applications must be received 10 days before the scheduled hearing.)*

Date: 10/9/13 Applicant's Signature: (required) 

Please Note: Your application will be retained for one year. Once Completed, this form, including all attachments, become public record.

FOR OFFICE USE ONLY:
Appointed to Seat #: _____ Term Expires: _____ Date Seat was Vacated: _____

CURRICULUM VITAE 2013

Name: John Henry Elberling
Address: — olsom St.
San Francisco, Ca. 94107
Age: 66 (born — , Oakland, Ca.)

Business Experience

Tenants and Owners Development Corp. ("TODCO") (1978-1994)
GP/TODCO A, Inc. (1994-present)

President and CEO (since 2005), Executive Vice-President (1992-2004) and Director of Projects and Project Design (1978-1991) of six affiliated non-profit housing development/ownership corporations active in San Francisco's South of Market Neighborhood. TODCO's Mission is "South of Market Neighborhood Builders." CEO of all business affairs, including coordination the following housing design, development, on-going residential and commercial asset management activities and resident services programs:

- **Woolf House - Stage I** (built 1978-1979). 112 units of low-income housing for the elderly and handicapped. Total development cost of \$5,200,000, with mortgage financing by the California Housing Finance Agency, equity funding by the City of San Francisco, and Section 8 program rent subsidy by the U.S. Department of Housing and Urban Development. The project includes approximately 2,500 sq ft of commercial retail space. The project also includes approximately 700 sq ft of nonprofit community services space.
- **Woolf House - Stage II** (built 1981-1982). 70 units of low-income housing for the elderly and handicapped, an addition to Woolf House Stage I. Total development cost of \$5,900,000, with mortgage financing by the California Housing Finance Agency, equity funding by the City of San Francisco, and Section 8 program rent subsidy by the U.S. Department of Housing and Urban Development. The project includes approximately 2,400 sq ft of commercial retail space.
- **Woolf House - Stage III** (built 1981-1982). 30 units of low-income "Assisted Living" housing for the frail elderly. Total development cost of \$4,765,000, with Rental Housing Construction Program financing by the California Department of Housing and Community Development, equity funding by the City of San Francisco.
- **Ceatrice Polite Apartments** (built 1983-1984)(renovated 2006-07). 91 units of low-income housing for the elderly and handicapped. Total development cost of \$8,800,000, with Section 202 program mortgage financing and Section 8 program rent subsidy by the U.S. Department of Housing and Urban Development, and equity funding by the City of San Francisco. The project includes approximately 700 sq ft of nonprofit community services/program space. The project was refinanced and renovated in 2005-07, an \$18 million project, with San Francisco Redevelopment Agency bond financing, HUD mortgage insurance, and equity investment by the Red Capital Group.
- **Mendelsohn House** (built 1987-1988). 189 units of low-income housing for elderly and handicapped. Total development cost of \$16,800,000, with Housing Development Grant program funding by the U.S. Department of Housing and Urban Development, and equity funding by the City of San Francisco. The project includes approximately 5,400 sq ft of nonprofit community services space. Winner of 1990 National American Institute of Architects Honor Award, 1992 National Association of Housing and Redevelopment Organizations Award of

Excellence, 1989 Fannie Mae Foundation Finalist, 1989 California Council American Institute of Architects Merit and People in Architecture Awards.

- **Knox SRO** (built 1993-94) 140 units of earthquake replacement low-income "single room occupancy" housing for general population. Total development cost of \$13,000,000, with loan financing by the State of California Disaster Assistance Program, the San Francisco Redevelopment Agency, and Wells Fargo Bank, and federal tax-credit equity funding by the Federal National Mortgage Association.
- **Leland Apartments** (built 1997-98). 24 two-bedroom units of low-income housing for the physically disabled/family households. Total development cost of \$4,974,000, with Section 811 program mortgage financing and Project Rental Assistance Contract subsidy by the U.S. Department of Housing and Urban Development, and equity funding by the City of San Francisco. Winner of 2000 American Institute of Architects/HUD national Edelman Award, 2001 Fannie Mae Maxwell Awards of Excellence Finalist.
- **Hotel Isabel Acquisition, Moderate Rehab, and Seismic Retrofit** (1996-99). 72 residential hotel units with full renovation and unreinforced masonry structural retrofit. Total development cost of \$8,273,000 with San Francisco Redevelopment Agency, City of San Francisco Seismic Safety Loan Program, and HUD McKinney Homeless Assistance Section 8 program financing and federal low-income housing tax-credit equity funding by the California Equity Fund. The project includes approximately 4,900 sq ft of nonprofit community services/program space. The project includes approximately 700 sq ft of commercial retail space.
- **Delta Hotel/Bayanihan House Acquisition, Substantial Rehab, and Seismic Retrofit** (1999-04). 152 residential hotel units with full renovation and unreinforced masonry structural retrofit. Total development of \$18,000,000 with San Francisco Redevelopment Agency, City of San Francisco Seismic Safety Loan Program financing and federal low-income housing tax-credit equity funding by the Enterprise Social Investment Corporation. The project includes the 8,000 sq ft Bayanihan Community Center operated by the Filipino American Development Foundation, opened in 2006.
- **Eugene Coleman Community House** (built 2004-05). 85 units of low-income housing for the elderly and handicapped. Total development cost of \$19,000,000 with Section 202 program mortgage financing and Section 8 program rent subsidy by the U.S. Department of Housing and Urban Development and grant funding by the City of San Francisco on property owned by the San Francisco Housing Authority. The project includes approximately 7,000 sq ft of commercial retail space. The project also includes approximately 2,100 sq ft of nonprofit community services space.
- **Alice Street Community Gardens** (opened 1986). A 14,000 sq ft community garden/park for YBC Neighborhood senior residents and workers on land owned by the San Francisco Redevelopment Agency with \$100,000 in City of San Francisco funding for initial improvements. The Gardens property was granted by SFRA to TODCO in 2011 for permanent continuation in this public use, and \$125,000 in grant-funded renovations have been installed since then.
- **Woolf House I/II Substantial Rehabilitation** (2011-13). A \$15,000,000 "30 year" substantial rehabilitation/refinancing of its 182 low-income senior housing apartments and common areas utilizing California Housing Financing Agency bonds, Red Capital Group mortgage financing with HUD FHA 221(d)(3) insurance, and low-income housing tax credit equity funding by Bank of America.
- **Hotel Isabel Substantial Rehabilitation** (2011-13) A \$5,000,000 "completion" renovation/recapitalization of its 72 SRO units and common areas utilizing State Department of Housing and Community Development Multifamily Housing Program funding and additional CCSF SSLP funding.

- Additional TODCO real estate development activities include the 1982 acquisition and transfer of two South Park residential hotels for low-income housing rehabilitation by another non-profit organization.

Other current TODCO programs/projects under direction of the President/CEO include:

- **Asset Management** oversight of all TODCO housing complexes under subcontract to the contracted property management agents, including all financial planning, capital improvements planning and contracting, and commercial space leasing. Total annual operating income of all projects is approximately \$10,000,000.
- Provision of a comprehensive **Resident Services Program** to all TODCO housing complexes with a 10 person staff and contracted services, at an annual budget of \$2,100,000.
- Extensive involvement in Yerba Buena Center and South of Market development planning and community service planning through the Yerba Buena Consortium (as Chair). This included work from 1992 to 1997 under a professional services contract with the San Francisco Redevelopment Agency for neighborhood development planning and resident survey in the South of Market Earthquake Recovery Redevelopment Area.

Grant Avenue Partnership (1973-1977)

Managing General Partner/investor and barrista/scooper of North Beach coffee/dessert shop in San Francisco.

Civic Offices

Treasure Island Development Authority (1998-present)

Commissioner; Chief Financial Officer. Five-member Redevelopment Authority established for implementation of the Treasure Island Base Reuse Plan by the City of San Francisco;

Official Advisory Bodies

Western South of Market Community Advisory Committee (2005 – 2013)

Member. Advisory body to San Francisco Board of Supervisors for San Francisco Department of City Planning planning process for Western South of Market rezoning.

South of Market Redevelopment Area Project Advisory Committee (2003 – 2005, 2009-2012)

Member. Advisory body to San Francisco Redevelopment Agency planning for the South of Market Redevelopment Area.

Mid-Market Redevelopment Survey Area Project Advisory Committee (1998 - 2007)

Member. Advisory body to San Francisco Redevelopment Agency planning process for proposed Mid-Market Redevelopment Area.

Treasure Island Development Task Force (1997 -1998)

Member, Vice-Chairperson 1997-present. Policy-setting advisory body for City of San Francisco administration and implementation of Treasure Island Base Reuse Plan.

Yerba Buena Gardens Advisory Committee (1993 - 2002)

Member. San Francisco Redevelopment Agency advisory body for operation of "Yerba Buena Gardens" open space/community facilities complex.

Treasure Island Reuse Citizens Advisory Committee (1994 - 1997)

Member. Mayor's Office, City Planning Department, and Redevelopment Agency advisory body for interim and long-term reuse planning for Treasure Island Naval Base.

Community Safety Element Citizens Advisory Committee to the San Francisco Planning Department (1991 - 1997)

Co-Chairperson; Community participation body appointed by City Planning Commission to review the drafting of an updated Community Safety Element of the City's Master Plan, addressing seismic safety issues in response to the 1989 Loma Prieta Earthquake.

Rincon Point/South Beach Redevelopment Area Citizens Advisory Committee (1980 - 1996)

Member. Community participation body appointed by San Francisco Redevelopment Commission for waterfront redevelopment project which includes major commercial, open space, and housing development.

Citizens Advisory Committee for Unreinforced Masonry Building Program (1987 - 1992)

Co-Chairperson; Member of Interdepartmental Task Force. Community participation body appointed by City of San Francisco Chief Administrative Officer to recommend legislation to develop a comprehensive seismic mitigation program for unreinforced masonry buildings in San Francisco, including conservation of impacted affordable housing and small business protection. Work completed with adoption of legislation.

Director's Advisory Group (1980 - 1987)

Member. Community participation body appointed by Executive Director of the San Francisco Redevelopment Agency for the Yerba Buena Center Redevelopment Area which includes major commercial, open space, and housing development.

Chinatown/North Beach Housing Advisory Committee (1984 - 1985)

Member. Community participation body appointed by San Francisco Board of Supervisors to recommend legislation to conserve affordable housing in residential hotels in designated area.

Citizens Housing Task Force (1980 - 1981)

Member. Official body established pursuant to State law to formulate comprehensive City housing policy and implementation program for incorporation in the City Master Plan.

Northeast Waterfront Advisory Committee (1978 - 1980)

Alternate. Community participation body for Northeast Waterfront Survey Area planning process by Department of City Planning, Port of San Francisco, and San Francisco Redevelopment Agency.

Mayor's Select Committee for Yerba Buena Center (1978-79)

TODCO representative to Mayor Moscone's advisory group for the re-visioning of the Yerba Buena Center Redevelopment Project.

University of California at San Francisco Chancellor's Committee on Traffic and Transportation (1976 - 1977)

Chairperson 1976-77. Joint community-university committee established to oversee study and public participation process for preparation of UCSF Traffic and Transportation Plan adopted in 1978.

Citizens Advisory Panel for Transit Improvement to the San Francisco Board of Supervisors (1973 - 1977)

Co-Founder. Citizens' group established to monitor implementation of City "Transit First Policy."

Boards of Directors

Yerba Buena Consortium (1982 - 2013)

Yerba Buena Consortium LLC (2013-present)

Incorporator; Director; President 1984 to 2013 and Manager of successor LLC. Non-profit community coordinating focal point of the housing, health, and social service providers serving the Yerba Buena Center 2,000 person elderly/handicapped population. Co-Recipient of 1999 national Rudy Bruner Award for Excellence in the Urban Environment.

Yerba Buena Community Benefit District (2009-present).

Charter Member representing TODCO Group. SOMA CBD provider of neighborhood cleaning and safety services, along with marketing and community benefit grant programs.

San Francisco County Leadership Council, United Way of the Bay Area (1989 - 1995; 1997 - 2000)

Member. The CLC functions as United Way's program board for San Francisco County. Member of Nominating Committee (1991-93), Needs Assessment/Funding Emphasis Committee (1990-91), Balance and Equity Committee (1993).

Mission Bay Consortium (1986 - 1990)

Incorporator; Director; Secretary 1986 to present. Non-profit coordinating organization of 13 San Francisco non-profit housing development corporations participating in planning for the Mission Bay Project.

Treasure Island Homeless Development Initiative (1994 - 1997)

Incorporator, Director, Treasurer. Consortium of nonprofit housing, homeless services, and homeless advocacy organizations implementing development of the "homeless services component" for the Treasure Island Base Reuse Plan per federal law.

Regional Leadership Council, United Way of the Bay Area (1995 - 1997)

Member. The Regional Council functions as United Way's program board for activities shared by all five Bay Area Counties.

San Franciscans for Reasonable Growth (1984 - 1996)

Incorporator; Director; Treasurer 1984-5, and 1988 to 1996. Non-profit public interest organization addressing issues of growth affecting San Francisco and the Bay Area through advocacy.

Drafted the seismic component of the lawsuit against San Francisco's "Downtown Plan," and negotiated the seismic component of the resulting 1988 Settlement Agreement with the City.

San Francisco Planning and Urban Research Association (1993 - 1995)

Director. Civic association focusing on urban development and 'good government' issues.

North Beach Corporation (1987 - 1991)

Incorporator; Director; Treasurer 1987-91. Non-profit housing development corporation proposed for low income housing rehabilitation and neighborhood business assistance in San Francisco's North Beach neighborhood. No activity; corporation dissolved in 1991.

North of Market Development Corp. (1983 - 1988)

Director; President 1986 to 1988. Non-profit housing development corporation administering \$4,883,000 of City and federal development funding for the North of Market Hotels project, 460 units of low-income housing in four rehabilitated residential hotels.

CDA-TODCO, Inc. (1978 - 1984)

Director; Treasurer 1979-83. Non-profit owner of "Dimasalang House," 147 units of low-income elderly housing in Yerba Buena Center, San Francisco. Resigned due to unethical project management.

Hastings Public Interest Law Foundation (1981 - 1982)

Director. Non-profit student-organized foundation established in 1981 to support legal intern programs.

San Francisco Tomorrow (1979 - 1981)

Director; Chair, Port Committee 1980-1. Non-profit urban environmental advocacy organization addressing San Francisco Development issues.

Telegraph Hill Neighborhood Association (1975 - 1979)

Director; Treasurer 1976-7. Non-profit multi-purpose community center (medical clinic, child-care, youth program, etc.) in San Francisco's North Beach neighborhood.

Grant Avenue Association (1973 -1975)

Director. Secretary 1974-5. Neighborhood merchants organization in San Francisco's North Beach Neighborhood which organizes the annual Grant Avenue Street Fair.

Community Organizations

Council of Community Housing Organizations (1981 - present)

TODCO representative to trade association of San Francisco non-profit housing development corporations addressing City housing development policy and regulations. Drafted the 1988 "Program for Affordable Housing Production."

SOYAC (Serving Our Youth and Community) (1999-2002)

Member. Advocacy coalition of SOMA youth groups addressing needs of Central City children and youth, including reconstruction of Bessie Carmichael Elementary School.

South of Market Anti-Displacement Coalition (2000-2002)

Member. Advocacy coalition of SOMA community groups addressing gentrification and social/economic justice issues impacting the South of Market including the 2000 "Yes on L/No on K" ballot initiative campaign.

Coalition for Jobs, Arts, and Housing (1998-2000)

Steering Committee Member. Advocacy coalition of Central City community groups addressing gentrification and displacement issues impacting lower income communities of San Francisco.

Sixth Street Merchants and Residents Association (1988 - 1998)

Member. Advocacy group of Sixth Street businesspeople and residential hotel tenants addressing disinvestment, crime, and community needs in "skid row" environment.

Yerba Buena (Marketing) Alliance (1991 - present)

Member. Promotional association of businesses, public agencies, and community interests associated with the Yerba Buena Center Redevelopment Area.

South of Market Problem Solving Council (1987 - 1998)

Steering Committee Member. Community advocacy organization formerly assisted by United Way of the Bay Area addressing housing, small business, and other development impact issues affecting the South of Market neighborhood.

Housing Alliance for Seniors (1988 - 1989)

Member. Community advocacy organization addressing housing concerns of the elderly in San Francisco.

South of Market Planning Alliance (1983 - 1988)

Member. Community advocacy organization addressing housing, small business, and other development impact issues affecting the South of Market neighborhood, leading to 1990 South of Market Special Use District Rezoning.

Advocates for the South of Market (1982 - 1986)

Chairperson, Housing Committee 1982-6. Successor to SPUR Resource Committee addressing implementation of its recommendations.

San Franciscans for Reasonable Growth (pre-incorporation 1979 - 1984)

Steering Committee Member. 1979 campaign for "Proposition O" growth control measure and advocacy group for addressing development impacts in San Francisco. Drafted the 1980 "Notices of Intent" which greatly influenced the City's 1985 "Downtown Plan."

San Francisco Plan Initiative (1983)

Steering Committee Member. Campaign organization for 1983 "Proposition M" growth control initiative.

South of Market Coalition (pre-incorporation as Yerba Buena Consortium 1979 - 1982)

Chair, Development Committee. Community coordinating focal point of the housing, health, and social service providers serving the Yerba Buena Center 2,000 person elderly/handicapped population; drafted the 1981 "Yerba Buena Center Neighborhood Plan."

SPUR South of Market Study Resource Committee (1981)

Member. Community review group for neighborhood planning study sponsored by San Francisco Planning and Urban Research Association.

San Francisco MUNI Coalition (1977 - 1978)

Member. Advocacy group addressing problems of San Francisco's public transit system.

Inner Sunset Action Committee (1971 - 1973)

Chairperson, Transportation Committee 1972-3. Neighborhood organization addressing UCSF impacts, Golden Gate Park planning, and other transit, open space, and pedestrian safety issues.

San Francisco
BOARD OF SUPERVISORS

Date Printed: September 24, 2013

Date Established: August 19, 2005

Active

**SOMA COMMUNITY STABILIZATION FUND COMMUNITY ADVISORY
COMMITTEE**

Contact and Address:

Claudine Del Rosario
1 So. Van Ness Avenue
5th Floor
San Francisco, CA 94103

Phone: (415) 701-5580

Fax: (415) 749-2501

Email: claudine.delrosario@sfgov.org

Authority:

Planning Code Section 418.7(b), Ord. No. 108-10.

Board Qualifications:

The SOMA Community Stabilization Fund Community Advisory Committee shall advise Mayor's Office of Community Development (MOCD) and the Board of Supervisors on the administration of the SOMA Community Stabilization Fund.

The Community Advisory Committee shall be composed of seven members appointed as follows: one member representing low-income families who lives with his or her family in SOMA; one member who has expertise in employment development and/ or represents labor; one member who is a senior or disabled resident of SOMA; one member with affordable housing expertise and familiarity with the SOMA neighborhood; one member who represents a community-based organization in SOMA; one member who provides direct services to SOMA families; one member who has small business expertise and a familiarity with the SOMA neighborhood.

The Community Advisory Committee shall comply with all applicable public records and meetings laws and shall be subject to the Conflict of Interest provisions of the City's Charter and Administrative Code. The initial meeting of the Advisory Committee shall be called within 30 days from the day the Board of Supervisors completes its initial appointments. MOCD shall provide administrative support to the Committee.

The members of the Community Advisory Committee shall be appointed for a term of two

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San Francisco
BOARD OF SUPERVISORS

years; provided, however, that the members first appointed shall, by lot at the first meeting, classify their terms so that three shall serve for a term of one year and four shall serve for a term of two years. At the initial meeting of the Committee and yearly thereafter, the Committee members shall select such officer or officers as deemed necessary by the Committee. The Committee shall promulgate such rules or regulations as are necessary for the conduct of its business under this Section. In the event a vacancy occurs, a successor shall be appointed to fill the vacancy consistent with the process and requirements to appoint the previous appointee. When a vacancy occurs for any reason other than the expiration of a term of office, the appointee to fill such vacancy shall hold office for the unexpired term of his or her predecessor. Any appointee who misses four meetings within a 12-month period, without the approval of the Committee, shall be deemed to have resigned from the Committee.

Within 90 days of the effective date of Section 418.1 et seq., the Director of MOCD shall propose rules, regulations and a schedule for administrative support governing the SOMA Community Stabilization Fund to the Board of Supervisors for its approval.

Reports: The Committee shall develop annual recommendations to MOCD on the Expenditure Plan.

Sunset Date: None.