

1 [Approval of Guiding Principles for Determining the Future of Midtown Park Apartments (1415
2 Scott Street, San Francisco)]
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4 **Resolution approving the principles that will guide the City and Midtown Park**
5 **Apartments’ residents in formulating a long-term ownership structure and development**
6 **plan for Midtown Park Apartments, a 140-unit residential development owned by the**
7 **City and County of San Francisco.**
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9 WHEREAS, The City and County of San Francisco, a municipal corporation, is the
10 owner of “Midtown Park Apartments” located at 1415 Scott Street, San Francisco (Lot 31,
11 Assessor’s Block 1099), which real property is currently under the jurisdiction of the Mayor’s
12 Office of Housing (“MOH”); and,
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14 WHEREAS, the City currently leases Midtown Park Apartments to the Midtown Park
15 Corporation, a California nonprofit corporation (“Corporation”); and,
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17 WHEREAS, the resident population at Midtown Park Apartments is racially and
18 ethnically diverse and comprised of households with incomes ranging from very low to
19 moderate; and
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21 WHEREAS, the Corporation has created a representative board comprised of residents
22 who currently reside at the complex (“Resident Board”); and,
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24 WHEREAS, the purpose of the City’s lease to the Corporation is to ensure that
25 moderate and low-income housing is available to the public; and,
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27 WHEREAS, the lease also empowers the Corporation’s Resident Board to oversee the
28 operation of Midtown Park Apartments, providing them with the rights and obligations
29 associated with such oversight including the right to set rents and approve operating budgets,
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1 and the obligation to maintain Midtown Park Apartments in good order and repair at all times;
2 and,

3 WHEREAS, in order to continue to house residents in safe, decent, affordable units,
4 Midtown Park Apartments must be substantially rehabilitated; and,

5 WHEREAS, appropriate resources to address the rehabilitation plan still need to be
6 identified; and,

7 WHEREAS, MOH has recommended that the City's ownership of Midtown Park
8 Apartments be terminated as soon as a new ownership structure acceptable to both the City
9 and the Corporation can be determined; and,

10 WHEREAS, the Resident Board is in the process of determining the feasibility of a new
11 long-term ownership structure that could include, but would not be limited to non-profit
12 ownership of affordable rental housing, affordable co-operative ownership and/or affordable
13 condominium ownership; and,

14 WHEREAS, MOH is committed to working with the tenants to complete the planning for
15 a transfer of ownership and substantial rehabilitation of Midtown Park Apartments; and,

16 WHEREAS, any transfer of ownership must be approved by the Board of Supervisors;
17 and now, therefore, be it,

18 RESOLVED, that the Board of Supervisors does hereby approve the following guiding
19 principles for MOH's collaboration with the Resident Board to create an acceptable long-term
20 ownership structure and development plan for Midtown Park Apartments:

- 21 1. To prevent displacement – No tenant will be evicted because his or her income is too
22 high or too low.
- 23 2. To involve tenants – Tenants' input on a viable plan is important and the City is
24 committed to creating forums for the tenants to discuss their ideas and concerns about
25 Midtown Park Apartments with the City.

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- 1 3. To protect long-term affordability – Creating a development that can be feasibly
2 operated and maintained while keeping housing costs affordable to Midtown Park’s low
3 and moderate income tenants is essential. . The affordability standard used will be
4 consistent with City policy and with other MOH-funded affordable housing. .
- 5 4. To explore alternative ownership structures – Working with the Resident Board and
6 other interested tenants, MOH will work with tenants to explore alternatives to the
7 current City ownership.
- 8 5. To ensure safe, sanitary and decent housing – MOH will work with the Resident Board
9 to find the funds that are necessary to upgrade the condition of the Midtown Park
10 Apartment's buildings and grounds for the long-term.

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