

The following was received by LAFCo staff and is included as a pre-submitted written comment to the May 4, 2024 Midtown Apartment resident engagement meeting, part of the Midtown Park Apartment Study conducted by LAFCo. More on the study can be found at the following link: <https://sfgov.org/lafco/midtown>

Samarrae, Khalid (BOS)

From: Phyllis Bowie
Sent: Friday, May 3, 2024 12:10 PM
To: Preston, Dean (BOS); Fernando Marti; Lovett, Li (BOS)
Cc: Arthur Raquel; Bernita Burge; Pat smith; F Wyatt; Marianne; Donald Griggs; Alicia Booker; James Taylor; Khalid Smahi; Manzell Clay; August Chris Johnson; Manika Clay; CTMiller; mary cuffy; Melloney Carroll; Mickael Gumban Pangilinan; Rachel Majitov; rgjonson; Sergey Shcherbakov; stan tall; Hakika Miller-Drisker; Natacha Yarbrough; Diana McKennie; Rufus Watkins; Sam Moss; Adrian Tirtanadi; Adams, Dan (MYR); Kilgore, Preston (BOS); Samarrae, Khalid (BOS); Kyle Smeallie; Alejandro Taban

Subject: Midtown Land Trust Ownership Plan - New Ownership Option
Attachments: Midtown Land Trust Ownership Plan.pdf

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Supervisor Preston, Li and Fernando,

I am appreciative of the awarded contract to LAFCo to assess rehabilitation needs and present viable ownership options for Midtown. I was told you were experts and would uncover new ownership options for Midtown. I have high expectations of LAFCo to do the hard work and to think outside the resident ownership box.

Please help us help ourselves. We need your help to think outside the box and bring to the Midtown residents new innovative ownership options. I am convinced you are the right consultants.

Here is a plan to create a Midtown Land Trust. This has never been done before. Please take note of the action items where we need your expertise to present a new concept of ownership for Midtown residents.

Midtown Land Trust Ownership Model: Midtown residents form a legal Trust with the help of San Francisco Land Trust and Open Door Legal. MOHCD gives the deed for the 6 buildings and the land (land was taken under the imminent domain policy) to the Midtown Land Trust for \$1 dollar under reparations as a result of the documented housing devastation by City supported Urban Renewal in the Fillmore.

Midtown Residents Pros:

1. Residents will stay in their apartments of choice.
2. Residents will continue to pay the same amount of rent.
3. Townhome vacancies will go to families currently living in Midtown and to previous residents who want to return. As a Land Trust, Midtown will control and determine who moves into our community and who manages and maintains our property. This will assure that our current diverse ethnicity with primarily Black residents will remain.
4. The land and the 6 buildings will remain in the Midtown Trust into perpetuity. No option to sell to a developer.
5. Residents will have the opportunity to have a low interest loan to borrow on the property's equity to send children to college and/or to purchase a home in San Francisco. **ACTION:** Contact One United Bank largest national Black owned bank, to begin talks. <https://www.oneunited.com/our-story/>

HOW:

1. **FORM LAND TRUST:**

1. **ACTION: Contact Attorney Adrian Tirtanadi from Open Door Legal.** He has agreed to assist in creating the Midtown Land Trust pro bono. Schedule Adrian to give a presentation to the residents to explain the steps involved. <https://opendoorlegal.org/>

2. **ACTION: Contact Kyle Smeallie of SFCLT to develop a plan and presentation** to use their templates and needed training to support residents' creation of the Midtown Land Trust.

2. **FUNDING:**

1. **Request that MOHCD pay all the rehabilitation and ADA compliant costs** for owed reparations from demolishing Black owned properties in the Fillmore during Urban Renewal and the City and County of San Francisco Midtown property neglect with zero strings attached. This must be a binding signed legal document.

2. **ACTION: Create a Midtown Rehabilitation Quality Assurance Team** of residents to oversee and approve/disapprove quality of work being done to each unit. Including but not limited to how residents are treated during the relocation process. Historically we have experienced disrespect, below standard workmanship and stolen damaged personal property by hired contractors. This team of residents will be paid for their work.

***NOTE:** In 2019 interim MOHCD director Dan Adams approved resident ownership and committed to moving forward with an RFQ. In 2020 all RFQ progress ended with no plans to commence again.

4. **Private Philanthropic Funds:** to fund the Midtown Trust for 50 years of operational costs.

1) **ACTION: Contact Skidmore, Owings and Merrill** architects who designed Midtown in circa 1963. Schedule a meeting for them to present to the residents their idea for a refurbishment of their original design to a state-of-the-art design – (solar, water conservation, roof gardens, reuse of solid materials i.e., solid hardwood doors, cabinets etc.). This should go through their philanthropic and annual giving department so that Midtown Land Trust receives these new architectural plans at no cost. <https://www.som.com/about/>

2) **ACTION: Contact Salesforce** philanthropic annual giving department to present to the residents how their process works for low-income community funding donations for the rehabilitation costs and 50 years of operational costs.

3) **ACTION: Contact Google** philanthropic annual giving department to present to the residents how their process works for low-income community funding donations for the rehabilitation costs and 50 years of operational costs.

4) **ACTION: Contact Metta Fund** philanthropic department to present to the residents how their process works for aging community funding donations. <https://www.mettafund.org/about/>

OTHER ACTION ITEMS:

11. **ACTION: Life Time Lease.** Activate the draft from the Mayor's office of the LifeTime Lease for all legacy Midtown residents. Draft presented in 2018.

12. **ACTION: Contact San Francisco election candidates** to present to Midtown residents how they plan to support our resident ownership and rehabilitation plans.

13. ACTION: Create a list of grant programs that can benefit Midtown's rehabilitation and capacity development with no conditions of government policies and strings.

Thank you for creating a database that has all the Midtown documents stored. Please reply all to this email with the link to the database so all residents have access.

PLEASE HELP:

Midtown residents have suffered for decades through below standard living conditions, non ADA compliance, property neglect, decades of broken promises and political mayhem. Many of our beloved residents were forced out of their homes in the City under duress and have died. This process to assist Midtown has had at least 4 contractors over 20 exhausting years asking us the same questions, making the same notes, and many hours of Midtown residents dedicating our time and energy, many meetings with no documentation with little to no success. For LAFCo to complete this contract successfully and to satisfy the wishes of the Midtown residents, will take hard work, passionate advocacy, research (nationwide ownership models), innovative thinking, commitment, dedication and a high level of professional excellence.

Please reply all to this email to assure transparency.

In Gratitude,
Ms. Phyllis Bowie
Midtown Resident 25 years
Unwavering Strategic Thought Leader

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