

Timeline of Key Midtown Events

DATE	EVENT
2004	MOH Director, Matthew O. Franklin, begins.
2006	<p>Midtown Park Apartment residents came to MOHCD because roofs were leaking, building systems were failing and some of the buildings' staircases needed immediate repairs. After MOHCD began working with the resident council, a technical consultant and a series of private property management agents assessed the status of the property both physically and financially.</p> <p>The conclusion of this investigation revealed that Midtown Park ("Midtown") had millions of dollars in deferred maintenance that could only be addressed with a significant recapitalization and renovation. Additionally, MOHCD determined that Midtown had a significant operating deficit, due in large part, because rents were not regularly increased, nor were they being properly collected or assessed. Midtown was only able to operate due to a combination of capital incursion from MOHCD and total depletion of cash reserves.</p>
2007	<p>Emergency Repairs were completed with City funds. The City also paid all of the Property's capital repair costs because the Property did not have cash flow and as a result, had not generated revenue to pay for capital repair costs.</p> <p>6/5/2007 – BOS – Midtown Guiding Principles Resolution. <i>See "020 – File #070858, Reso #325-07, BOS_Midtown Guiding Principles".</i></p>
2008	MOHCD Director, Doug Shoemaker, begins.
2011	The John Stewart Company was the sole respondent to a competitive property management program that MOHCD assisted the Midtown Park Corporation to conduct.
2012	MOHCD Director, Olson Lee, begins.
2013	<p>The John Stewart Company was unable to secure insurance for Midtown Park Apartments and provided a termination on November 22, 2013.</p> <p>Mercy Housing Management Group was selected through a competitive process and began managing Midtown after an emergency meeting with the Midtown Park Apartments</p>

	<p>Board was conducted on December 23, 2013 due to The John Stewart Company no longer managing Midtown.</p> <p>To avoid not having a third-party property manager as required under the City Lease with Midtown Park Corporation, the City terminated the Lease with Midtown Park Corporation on December 27, 2013.</p>
February 2012 -2015	<p><i>Tenant Education.</i> Mercy Housing, as developer to a potential new construction development or substantial rehabilitation, began meeting with residents regularly including a monthly meeting with a resident council comprised of former Midtown Board members and other residents. Mercy and Michael Simmons, Mercy's development consultant, conducted a yearlong resident education program to explain each step of the development process. This was followed by multiple workshops with residents to assess their needs and priorities. This included creating an Our Goals Statement that governed the planning process. The Our Shared Goals Statement expanded upon the Board of Supervisors Guiding Principles Resolution (File No. 070858, Resolution No 325-07). Based on this collaborative planning process, an architect and contractor were selected through a Request For Qualifications ("RFQ") process including residents. An initial plan was developed, which would retain buildings 1 through 3 and replace buildings 5 and 6 with a senior and family building. Various alternative schemes were developed to retain or replace Building 4.</p> <p><i>Please see the documents listed below.</i></p> <ul style="list-style-type: none"> • <i>"021 – Midtown Our Shared Goals_created 2-2012"</i> • <i>"006 – Final Midtown Syllabus 5-22-12",</i> • <i>"007 – Pyatok_Midtown – Site Studies Package- 1-28-13", and</i> • <i>"008 – Conceptual Estimate Scheme A 2.19.13"</i>
2014	<p>Mercy Housing Management Group begins property management of Midtown in January 2014.</p> <p>During Mercy Housing Management Group management, the roofs were temporarily replaced and completed in 2014. The roofs were temporarily replaced because Mercy, as developer responsible for the substantial renovation, and MOHCD assumed that a substantial rehabilitation would begin in 2019. Temporary roofs have an assumed useful life of 5 years.</p>

June 4, 2014	<p><i>Rent Modification Program (“RMP”) implemented.</i> The Rent Modification Program (“RMP”) was revised several times with the final revision occurring May 2018. The goals of the rent modification program were to:</p> <ul style="list-style-type: none"> • Keep current residents in their homes; • Keep Midtown rents affordable; (meaning all residents regardless of income pay 30% of annual gross income toward rent) • Make rent adjustments in a fair and reasonable manner; and • Provide enough rental income for Midtown to stabilize operations. <p><i>Please see “017 – Rent Modification Program – Final 2016” and “017.01 – RMP_May 2018 Revision”.</i></p>
Winter 2016 to Summer 2018	<p><i>Mold/Mildew and general repairs completed by Cahill Construction.</i> This work consisted of remediating mold, replacing headers at windows where there had been leaks, replacing flooring, repairing bathrooms, and replacing some kitchens. Mercy Housing, the property management company at the time as well as the housing developer responsible for the substantial rehabilitation, did not replace heaters but replaced some registers and cleaned out the system. The replacement of registers are a temporary fix since at the time, it was anticipated that a major renovation would follow in 2019.</p> <p><i>Please see “003 – Cahill Work Update 2018”, which is a summary of the work.</i></p>
October 2017	MOHCD Director, Kate Hartley, begins.
April 2018	<p>Resident protest and defeated plan to demolish two (2) of the six (6) building at Midtown because residents felt there were no guarantees for their return. (<i>SF Weekly</i>, 4/25/2018)</p> <p>This plan included demolition of forty-four (44) units in two Geary Street buildings and construct a new five story 100-unit apartment building with elevators for ADA accessibility, offices and a new community room. This building would be mostly large one-bedrooms to address the needs of seniors. The plan also included renovating buildings 1 through 4 for families. This plan was the result of multiple charrettes with residents and senior MOHCD staff.</p> <p><i>Please see the documents listed below.</i></p>

	<ul style="list-style-type: none"> • "022 – 180322_Midtown_100% DD Set" • "014 – Mercy Housing_Design Charette_5-19-2018", • "015 – MOHCD Director Letter to Midtown Residents_7-20-2018", • "018 – Midtown Petition_18-08-21", and • "019 – Midtown Overview_Final09.18.18"
May 2019	<p>Residents sent a letter to MOHCD Director, Kate Hartley, and Mayor, asking MOHCD to cease plans to do a significant renovation.</p> <p>As a result of the residents' concerns over demolishing a building, the design team with residents developed a renovation only plan. This plan included renovation of all buildings, adding an elevator to Building 1 and turning floors one and two into flats producing fourteen (14) accessible units, which meets a 10% rule. The plan also added a free-standing office, laundry, and community room between buildings 1 and 2.</p> <p>Please see "010 – Pyatok Midtown Park, Presentation 3-19"</p>
July 2019	MOHCD Acting Director, Daniel Adams, begins.
October 2019 through March 2020	MOHCD Acting Director states to residents that MOHCD has no plans to renovate. MOHCD is only operating Midtown and will keep vacant units vacant to provide temporary and/or emergency housing for people living in the City's existing affordable housing buildings.
December 31, 2019	Mercy Housing ceases managing Midtown.
January 1, 2020	Kalco Properties Inc. begins managing Midtown.
March 2020	Shelter-In-Place as a response to coronavirus-19 begins March 20, 2020.
April 2020	MOHCD Director, Eric D. Shaw, begins.
October 1, 2020	<p>Ordinance No. 213-30, Administrative Code Chapter 37 passes.</p> <p>CBS New Bay Area, article dated October 15, 2020, had the ending statement that <i>"The fight is not over, next they're planning to work on a path to ownership that was promised to families who moved here decades ago."</i> The CBS New Bay area article was about the residents winning <i>"The longest-</i></p>

	<i>running rent strike in San Francisco . . “ in relation to the Board passing Ordinance No. 213-30, Administrative Code Chapter 37”, which allowed rents to be rolled back to 2014 levels and increased by Rent Board increases for Legacy Families</i>
April 1, 2021	Administrative Code Chapter 37 implementation begins at Midtown.
April 19, 2021	<p>City’s Civil Service Commission approves MOHCD to enter into a Professional Services Agreement with Kalco Properties, Inc.</p> <p><i>See “002.07 – CSC_4-19-21_Item_#7_PSCs” and ,“002.08 – CSC_5-3-21_Item_#3_Minutes_4-19-21”.</i></p>
Summer 2022	<p>MOHCD begins emergency repairs planning.</p> <p><i>Please see the documents listed below.</i></p> <ul style="list-style-type: none"> • <i>“011 – Midtown Repair Project_DPW_23-0914”,</i>