

# ENVISIONING THE FUTURE OF MIDTOWN PARK APARTMENTS!

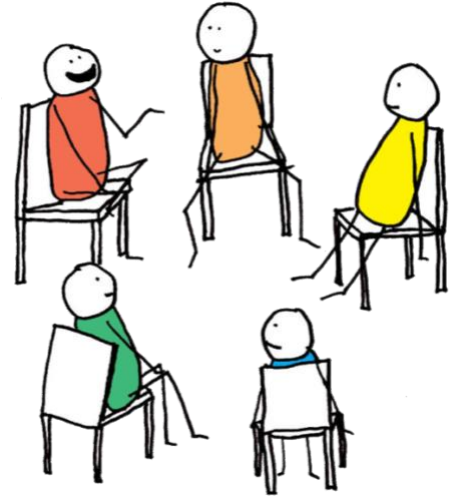
**SATURDAY, FEBRUARY 24, 2024**

11am – 2pm

**GATEWAY HIGH SCHOOL CAFETERIA**

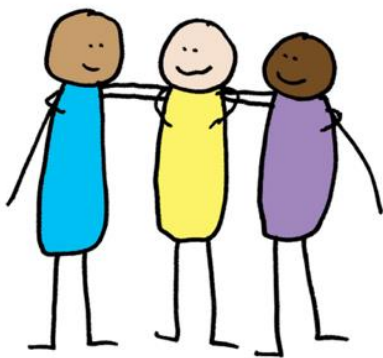
1430 Scott Street

Lunch provided



**Dear Midtown Resident,**

Please join us for our second Midtown visioning workshop. Architects Steve Suzuki and Fernando Martí are working with Midtown's residents, the office of the Supervisor, and the City's Local Agencies Formation Committee (LAFCo) to provide an independent review of the buildings' capital needs and ongoing needs, and to help envision a long-term housing model.



On February 24, we will have an update on the buildings' conditions, a primer on finances, and an in-depth pros-and-cons discussion of future scenarios. This is an invitation to come together, voice your concerns and hopes, and collectively decide the way forward!!

For more information, contact:

- Fernando Martí, [el.compay.nando@gmail.com](mailto:el.compay.nando@gmail.com)

- Kyle Smeallie, [kyle.smeallie@sfgov.org](mailto:kyle.smeallie@sfgov.org)

# MIDTOWN PARK APARTMENTS

## Community Visioning and Needs Assessment Process

### Workshop #2

February 24, 2024, 11AM - 1:30PM  
Gateway High School Cafeteria

#### AGENDA

1. Introductions and recap (10 min)
2. MOHCD updates: Emergency repairs (5 min)
3. Physical needs assessment update (30 min)
  - What we learned from our site visit, next steps
  - Questions
4. Resident goal: aging in place and building improvements (20 min)
5. Breakout discussion - two groups (20 min)
  - Degrees of accessibility improvements
  - Additional improvements (laundries, storage, community room, courtyard)
7. BREAK, Refreshments (15 min)
8. Housing Finances discussion (20 min)
  - Up-front capital costs: Systems upgrades (plumbing, electrical, structural) plus Improvements (senior-friendly units, possible elevators, laundry, community room, etc.)
  - Operating incomes and expenses: Income (rents, subsidies, laundry, etc.) plus Expenses (property management, security, maintenance, insurance, reserves, taxes)
9. Pros and cons of two scenarios through lens of resident goals (40 min)
  - Current model
  - Resident-run nonprofit
10. Closing
  - Takeaways from discussion
  - Next workshop (tentatively March 30)

#### Midtown Community Goals

(from January 20, 2024 Workshop)

1. Permanent Affordability
2. Healthy state-of-the-art buildings
3. Aging in place
4. Community control of property management
5. Capacity-building & resident leadership
6. Preferences & succession for family
7. Community ownership & Equity
8. Economic development

# MIDTOWN PARK APARTMENTS

## Community Visioning and Needs Assessment Process

### Workshop #2 SUMMARY

February 24, 2024



### COMMUNITY GOALS

We began the February 24 Midtown Community Visioning workshop with a short recap of the community goals refined in the previous January 2024 Workshop, as a way to guide our discussions and ground them in community values. It was clear from the January discussions that affordability, dignified housing, and the ability for residents to age in place were of paramount importance. Residents expressed many times feeling disrespected by the City and the previous nonprofit developer. Residents' ability to have control over decisions affecting their lives, whether in property management priorities or in the renovation of the buildings was key. In addition to affordability, stability and control, was a desire to find pathways for community ownership and the ability to build equity, without in any way affecting the stability of residents who wished to remain renters.

#### Midtown Community Goals

1. Permanent Affordability
2. Healthy state-of-the-art buildings
3. Aging in place
4. Community control of property management
5. Capacity-building & resident leadership
6. Preferences & succession for family
7. Community ownership & Equity
8. Economic development

### BUILDING RENOVATIONS DISCUSSION

On the February 24, 2024 Midtown Community Visioning workshop, residents heard an update from the architect and engineering team on the Physical Needs Assessment of the six-building complex, followed by a discussion of the range of accessibility improvements desired by residents, as well as possible additional improvements to the property (laundries, storage, community room, courtyard). Based on this discussion, we

have prepared the following as a draft “scope of work” for renovations according to the resident’s wishes. In particular, residents were concerned about previous plans to convert the current multi-bedroom townhouse units into smaller flats, even if those flats might be more senior-friendly or even fully accessible. Residents reacted negatively to the lack of participation in those decisions, and the loss of space and bedrooms for existing residents. The decisions seemed to be guided more by the previous nonprofit developer’s desire to add more and smaller units to the complex, rather than giving residents an opportunity to discuss alternatives that tried to meet the accessibility goals while respecting resident’s wishes to maintain the general size of their units. The following scope is premised on keeping the units as the current predominantly townhouse model.

### **DRAFT Resident-led Scope of Work**

- **Unit Renovations**
  - Senior-friendly unit renovations: grab bars and wider door clearances, etc.
  - Windows: replace exterior windows and sliding patio doors with double-pane windows, DO NOT REPLACE sliding doors with swinging doors, unless tenants request this change for their unit
  - Balconies: Repair patios and replace/expand awning coverage to improve rain protection.
  - Heating: Upgrade hydronic heating with individual thermostats to control each room
  - Ventilation: Replacement of bath and kitchen exhaust systems as needed
  - Insulation and moisture control
  - Health abatement: mold, asbestos, and lead paint abatement
- **Building systems**
  - Roof: new 20-30 year roof system
  - Structural retrofit work
  - Fire safety upgrades: fire alarm, fire sprinklers in corridors and units, and corridor lighting.
- **Elevators**
  - As each building is renovated, elevators should be installed to serve each floor, including primary and secondary corridors (secondary corridors are the ones that serve the upper level of townhouses).
- **Laundries and community uses**
  - Laundries: expand laundry capacity to serve all households and include laundries in each building.
  - Storage: TBD, additional storage was not discussed, but there may be space to in the basement garages to create small storage units for residents.
  - Community room: TBD, increased community room capacity was not discussed
- **Common area accessibility**
  - Laundry rooms, office, and community room should be configured for accessibility.
- **Exterior work**
  - Accessible path of travel throughout all common areas of the property
  - Building access ramps at the first level entrances of all buildings
  - Ramps to the garage spaces at all buildings
  - NO perimeter fence or gates, and NO enclosures of exterior staircases
  - Additional cameras, and dedicated booth for storing camera footage
  - Attention to maintaining clear sightlines and visibility throughout the complex
  - Family-friendly landscape improvements, better tree maintenance

### **MIDTOWN GOVERNANCE DISCUSSION**

Before 2014, Midtown Park Apartments was run through a resident-run nonprofit for over 40 years, the Midtown Park Corporation (MPC). Under the Midtown Park Corporation, residents had access to all financial information, had a board that hired the property manager and provided oversight over management decisions. MPC operated under HUD regulatory agreements, which provided protections and oversight, including annual inspections. The

