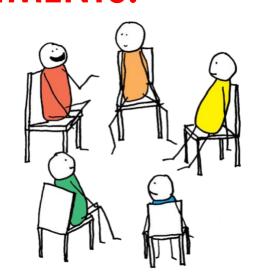
ENVISIONING THE FUTURE OF MIDTOWN PARK APARTMENTS!

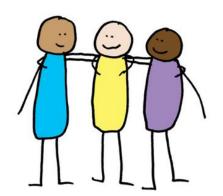
SATURDAY, FEBRUARY 24, 2024
11am – 2pm
GATEWAY HIGH SCHOOL CAFETERIA
1430 Scott Street

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
- Kyle Smeallie, 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
- 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
- o Ventilation: Replacement of bath and kitchen exhaust systems as needed
- Insulation and moisture control
- o Health abatement: mold, asbestos, and lead paint abatement

Building systems

- o 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

- o 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

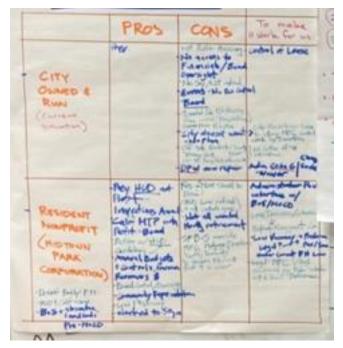
Laundry rooms, office, and community room should be configured for accessibility.

Exterior work

- o 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
- o 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
- o 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



operating income of the property.

City of San Francisco, through the Board of Supervisors, was still the owner of the property, and was the only entity that had the power to allow rent increases – and vetoed several requests for resident-approved rent increases to deal with repairs and improvements.

In 2014, when the HUD loan was retired, the City ended its lease with the Midtown Park Corporation. Not all residents wanted the mortgage to be retired, citing the need for improvements and the desire to maintain the HUD oversight. Under the new situation, the residents no longer have access to financial information, do not have a say in property management decisions, and have no say about the future of Midtown. The new system removed the previous wait-list for new rent als, and moved to implement income certification of all existing tenants. Moreover, the City has chosen to keep over 30 units vacant, leading to short-term strangers arriving in the complex, creating security issues, and affecting the

Residents wished MOHCD could commit to begin to work towards a transition to more resident control. They especially wanted a commitment of no further off-site resident relocations, and a plan for how/when the vacant units would be rented up. Residents were particularly surprised to hear that renovations were being delayed by a new interpretation of the Admin Code which requires on-site construction, even at housing sites, to be carried out by the Department of Public Works. Residents asked why MOHCD could not get a waiver as has been done with other projects, so that the work could proceed with a standard MOHCD contract without additional delays.

Most of the ensuing discussion revolved around the lessons learned from the experience of the Midtown Park Corporation. Residents wished to return to a model like the previous Midtown Park Apartment model, operating

under the HUD controls that had worked well for 40 years; they wished to establish a (paid) Resident Administrator position to interface between the Board of Supervisors and MOHCD. While regular lease decisions and collections would be a task performed by a property management company, the residents should have a say in the contract with the property management, as they had had under the MPC. Resident would develop leasing preferences to maintain low vacancies and the Midtown 'village' community, within what is allowed by current Fair Housing laws.

As the renovations move forward, residents want to be assured that there will be no loss in the level of existing services: ie, maintaining levels of security, laundry rooms, maintenance, janitorial and gardening services, and to keeping regular office hours. To that end, residents want MOHCD and the property manager to recommit to quarterly tenant meetings to discuss and respond to property management issues, as was promised in earlier meetings.

DRAFT Community Control Goals

- Resident review and approval of contract with property management, review and approval of financial documents
- Resident review and approval over leasing policies for vacant units, including preferences and succession rights for family members within Fair Housing Laws
- 3. Regulatory oversight similar to what was provided under HUD loan agreements
- Funded resident administrator position, and capacity building and training for resident leadership