



**Mayor's Office of Housing and Community Development  
CITIZEN'S COMMITTEE ON COMMUNITY DEVELOPMENT**

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**FULL COMMITTEE MEETING**

**Tuesday, January 21<sup>st</sup>, 2014  
1 South Van Ness Ave., Room 5080  
5:00 p.m. – 7:00 p.m.**

**MINUTES**

1. **Call to Order** - By Brian Cheu at 5:05 pm  
**Committee Members Present:** Eddie Ahn, Jamie Allison-Hope, Utuma Belfrey, Peter Cohen, Ximena Delgado, Anushka Fernandopulle, Miquel Penn, Irene Yee Riley,  
**City Staff** Brian Cheu- MOHCD, Julia Sabory- MOHCD, Randy Quijada- OEWD, Pierre Stroud-MOHCD  
**Community Members:** Mary Watkins, Rufus Watkins, Joshua Arce, Olivia Geter, Carl Prito, Marchell Johnson
  
2. **Public Comments – Public Comment was moved to the first item.**
  - Rufus Watkins – Midtown Park Apartments is a beacon of hope. This group of residents is asking MOH to rescind the letter of termination. Received letter two days before Christmas.
  - Mary Watkins – Doesn't understand what is going on. Why was it done over the holidays? There is a lack of information. Midtown is a diverse community. Feels misinformed about co-op option and feels that it hasn't been moved on. Midtown has a lot of senior residents. Would like something in writing and someone to help them understand the process. Feels that Mercy Housing is a conflict of interest.
  - Marchelle Johnson – Is the current President of the Board of Directors of Mid town Apartments. Feels that displacement is going to happen. Originally heard that level two buildings would be leveled but is now hearing that it may be six buildings. They are concerned with the process. Have heard terms rehab and demolition and would like clarity. Feels as though they are going to be displaced. Identifies as a victim of redevelopment.
  - Olivia Geter – Is the current Secretary of the Board and is a resident. Agrees with the other comments. Has lived in Midtown since 1986. Is fearful of what will happen next. The wording on the lease is 'they are to give up the premises.' Trying to understand how the coop model was taken off the table. Where did the decision get made that 'a coop wasn't feasible?'
  - Joshua Arce – Works for Brightline and has worked with Midtown for the past 7 years.

MOH Staff Joan McNamara responded that she has created a Fact Sheet about the issues surrounding the Mid Town Apartments and that it will be provided to the Committee and

the public the following day. The Committee members were concerned about this issue and pledged to learn more and follow up with the residents.

**3. Approval of minutes (Action Item)**

A. Motion to approve of November 19, 2013 minutes seconded and approved by Committee.

**4. Director's Report (Discussion Only)**

Introduction of the new Committee member Miquel Penn. Committee members and staff introduced themselves.

**5. Committee Member's Report (Discussion Only)**

**6. New Business (Discussion and Possible Action)**

A. Consolidated Plan Discussion and Strategy Session

Gloria Woo, the Director of Compliance and Data Analysis for MOHCD, presented on the MOHCD Consolidated Plan and the current efforts of the Department

Purposes of Consolidated Plan

- i. A planning document for San Francisco's community development and affordable housing activities, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders
- ii. A submission for federal funds under HUD's formula grant programs
  - Community Development Block Grant (CDBG)
  - Emergency Solutions Grant (ESG)
  - HOME Investment Partnerships (HOME)
  - Housing Opportunities for Persons With AIDS (HOPWA)
- iii. A strategy to be followed in carrying out HUD programs
  - Other HUD funding programs require that a jurisdiction have a HUD-approved Consolidated Plan or that the application for funds include a certification of consistency with a HUD-approved Consolidated Plan
- iv. A management tool for assessing performance and tracking results

Overall Goal of HUD Community Planning and Development Programs

To develop viable urban communities by providing

- Decent housing
- A suitable living environment
- Expanded economic opportunities principally for low- and moderate-income persons

General Timeline for 2015-2020 Consolidated Plan

November 1, 2013 – December 31, 2013

- Collect and review existing community development and housing-related reports and plans to identify relevant data, findings, recommendations, strategies
- Determine methods for collecting information on needs (literature review, meetings with other City departments, CBOs and others, public hearings, focus groups, surveys, etc.) and decide on who's doing what
- Determine technical assistance needs and secure a consultant
- Set a detailed timeline
- Decide on who's involved and roles and responsibilities

January 1, 2014 – May 31, 2014

- Collect data and information on needs through determined methods
  - Existing reports and plans
  - Four neighborhood meetings
  - Survey of San Francisco residents
  - 20+ topic-specific focus groups
  - Survey of service providers and other experts
  - Consultation with approximately 30 other City departments
- Synthesize and analyze needs data and information
- Draft needs assessment section of Con Plan
- Research on objectives and strategies that are most effective in meeting our goal
- Start to develop objectives and strategies

May 1, 2014 – August 31, 2014

- Develop objectives and strategies
- Prioritize what Con Plan funds will be used for
- Develop performance measures
- Work with stakeholders on this phase

September 1, 2014 – September 30, 2014

- Draft Con Plan available for public review and comment  
Public hearings on proposed objectives and strategies

B. Selection of 2014 meeting calendar

The Committee reviewed the Neighborhood meeting dates as well as other potential dates the CCCD will need to meet. Confirmation will take place at the February meeting given that we are still confirming spaces for the Community meetings.

7. **Adjournment**

Brian Cheu adjourned the meeting at 7:00 pm

**NEXT MEETING SPECIAL MEETING DATE: February 18, 2014**

The meeting room is wheel chair accessible. If you need translation services, a sign-language interpreter, or any other accommodations, please call 415-701-5598 at least 72 hours in advance. For speech/hearing impaired callers, please call TYY/TDD 415-701-5503. For information on MUNI routes, please call 415-673-6864.