



SOUTH OF MARKET PROJECT AREA NEWSLETTER

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The PAC Chair's Message by Charles Range

I would like to wish everyone a Merry Christmas and a Happy New Year.

A very significant and major concern of myself and other members of the PAC is the need for **community ownership of its institutions including dwellings.** Land and property is rapidly being 'gobbled up' by private investors whose concern for efficient community development may take a back seat to the bottom line - profit. Therefore, community members and community based organizations must collaboratively join together with assistance and support through the Redevelopment process to gain ownership or control of land and properties in the South of Market Area in order to guarantee preservation of our community mix and to build future capital assets.

Your community plan should include a modern school to replace Bessie Carmichael, which has far outlived its life expectancy; also, available housing for families and individuals that is well designed, constructed, and economically feasible to ensure the historical mix of South of Market residents. The

diversity of the community should be maintained while retaining the mixed economy by maintaining flexible support for the new businesses of tomorrow. The plan should include the removal of economical and structural blight and the fostering of a safe and prosperous community where our children can plan and learn and our seniors can stroll to any business without fear for their safety. And public transportation should be adequate and well designed where automobile traffic does not adversely impact the quality of life for every individual and entity in the community.

The current plan being developed by the SOMPAC and the Redevelopment Agency will have a profound impact on the quality of life for residents, employees, and employers in the South of Market in the future. Your involvement in the process is crucial to its success. **I challenge you to become involved, share your creativity, and demand that the plans for your community will be new and innovative in the new millennium.**

ONE COMMITTEE MEMEBR'S CONCERNS by Antoinetta Stadlman III, Chair, Housing Committee

"Ms Stadlman has been an activist member of the South of Market community for the past five years. She has provided consistent leadership for the community of SRO hotels and their residents. Her Housing Committee meets at 5:30 PM on the first Monday of each month.

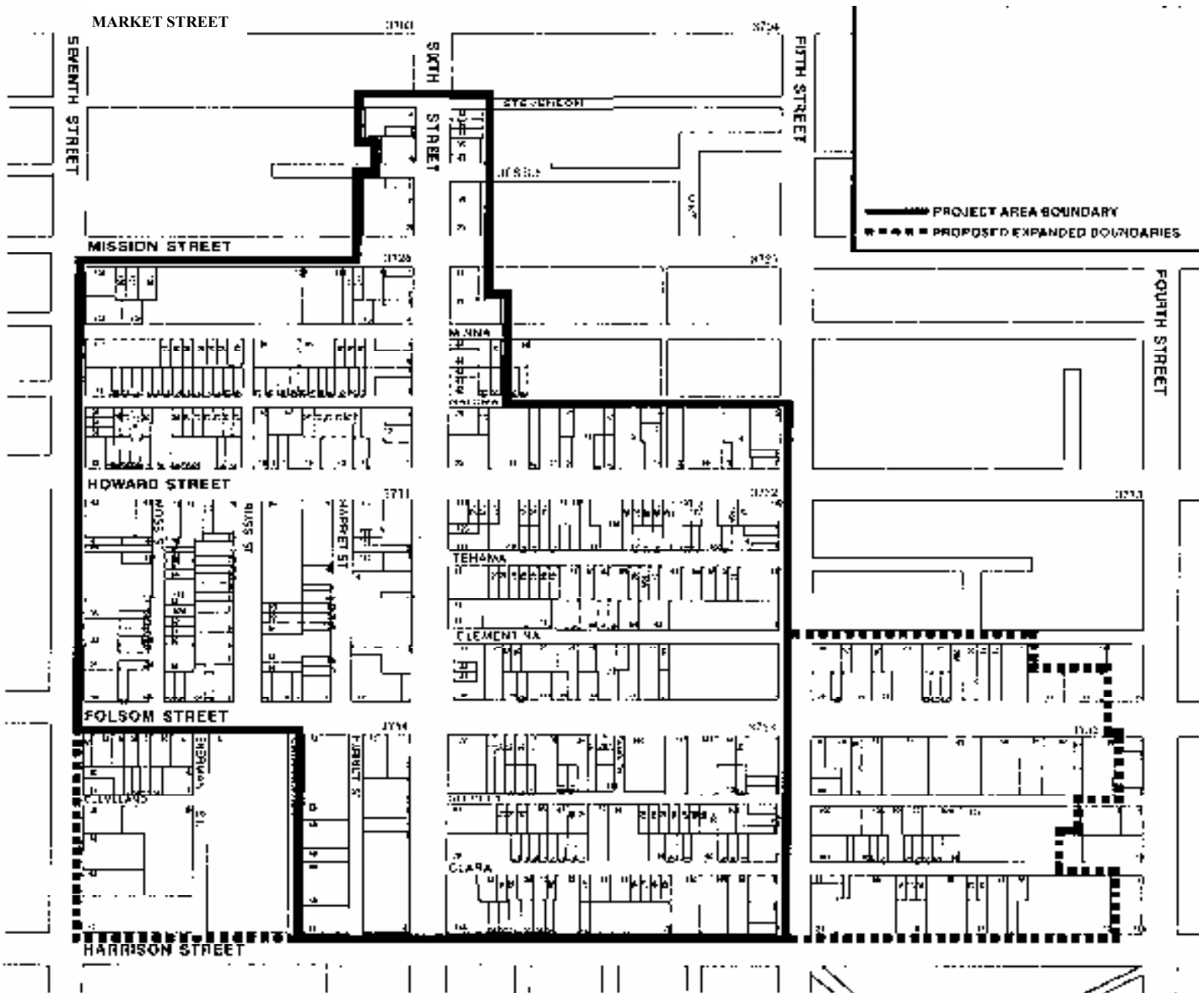
My involvement in community housing issues in our neighborhood emerged out of my efforts to make my hotel, the Baldwin House, a safer place for everyone to live. Sixth Street is the heart of PACland (see map on page two), which is the site of an incredibly diverse array of housing, including many precious

units of housing for those with the lowest incomes. Redevelopment brings the possibility of material improvement in the community, but there are risks as well, and it is the responsibility of the PAC to see that proposed improvements do not come at the expense of already threatened low-income units or the balance of the neighborhood.

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There are many more issues which need to be fleshed out when developing plans for an urban community. Come join us; the challenge is exciting and rewarding.



South of Market Project Area map w/extended boundaries

The General Scope of the Project Area Committee and where it all Began by Marcia Ban Coordinator & Jerry Clark, Asst. Coordinator

First there was SOMPSC, the South of Market Problem Solving Council. For nine years the community came together, at their behest, for monthly meetings to hear what housing projects, children’s services, crime and safety, and economic vitality issues were going to be discussed. Many of the proposals based on Community consensus were accomplished but the feeling of true oversight and involvement was not there. Then, in 1997 the Redevelopment Agency, by mandate of State law, along with the assistance of the League of Woman Voters, and the community, oversaw the election of SOMPAC, the South of Market Project Area Committee. (see map above).

“What we do and whom we serve in the South of Market is not always decided by a line on a map or a scratch in the sand”

The PAC consists of 21 volunteers elected by participants from the South of Market Project Area. These people have direct involvement and links to the welfare of the community. The concept of people being empowered to make decisions that directly affect their lives and community is overwhelming. We welcome you to join us and participate in the process.

SUMMARY OF GOALS AND OBJECTIVES FOR THE SOUTH OF MARKET PROJECT AREA

SRO Housing

Lowest cost housing in PACland will receive the highest priority in: restoring the number of units to pre-earthquake (1989) levels at rents current at displacement; with then current tenants getting first priority when displaced; and requiring all units to meet at least code standards.

All Affordable Housing

The Plan will promote maintaining the affordability of all housing types, and shall require that all new, converted, or rehabilitated private housing in PACland shall have at least 10% affordable units, rental or ownership.

All Housing

The Plan will maintain a balance of housing for all income levels, both rental and ownership, balanced with commercial and light industry in PACland.

Business and Jobs

The Plan will promote economic vitality with priority for mixed-use, neighborhood serving businesses, and employment and job training for local residents.

Human Services

The Plan will promote and facilitate a clean, healthy, and safe environment, and the availability of social and health services, for those living and working in PACland.

Crime

The Plan will improve liaison with police and other organizations to insure that illegal activities are not tolerated and that safety is a top priority.

Safety

The Plan will prepare individuals and businesses for disasters as well as minimize environmental hazards.

Transportation and Parking

The Plan will balance all transportation, parking, and pedestrian functions to meet PACland needs.

Communications

The Plan will promote and support communications, networking, and organization of individual residents and those working in PACland. to work on local problems.

Neighborhood Development and Land Use

The Redevelopment Agency will promote proper land use in the PACland to fulfill the General Plan policies, particularly those concerning mixed-use neighborhoods and affordable housing, and to meet these Goals and Objectives.

SOUTH OF MARKET WORKSHOPS HELD OCTOBER 28, AND NOVEMBER 6, 1999

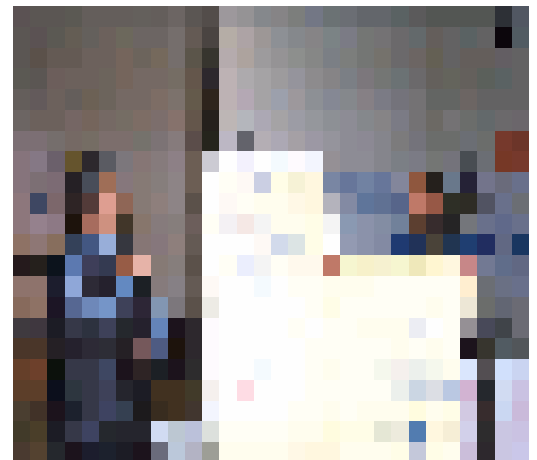
by Rhonnel Sotelo, Senior Planner, Redevelopment Agency

On October 28th and November 6th, SOMPAC, in association with the Redevelopment Agency, hosted two community workshops that attracted over 100 people. After hearing presentations from the Agency and PAC members, the public engaged in spirited and meaningful discussions regarding their priorities for the South of Market Redevelopment Project Area. In large part, participants validated and supported the work of the PAC. In the upcoming months, Agency staff will be preparing a follow-up report that will share the findings of the workshop with all those who participated. Thanks go out to all who made these events a success.

COMMITTEE FOR PLAN AMENDMENT (CPA)

The Project Area shown in the map on page two is currently an Earthquake Recovery Project. Any further redevelopment efforts depend on achieving full Project status for PACland. This will take at least the next year and require more public input at every

The CPA, with the Redevelopment Agency, is organizing the process for the PAC which will end, and the Plan effected, with the Board of Supervisors' approval.



SOUTH OF MARKET PROJECT AREA COMMITTEE

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"Serving the South of Market Project Area since 1997"



Future Plan Amendment Tasks

Plan Goals and Objectives

Purpose: For the Agency to adapt the PAC’s Goals and Objectives. To seek PAC approval for the Plan’s Goal’s and Objectives (March?).

Project Boundaries

The Agency proposes to not add the two expansion areas (shown dotted in the map on P.2) and might propose withdrawing the Harrison boundary to Folsom. Both propositions have been rejected by the PAC in the past. In addition there have been suggestions that the boundary in the Mid-Market Survey Area be adjusted.

Purpose: For the Agency to adopt a fiscal Blight Analysis Report and seek PAC approval for the final boundaries (April).

Plan Amendment Report

Purpose: For the Agency to produce a draft Plan Amendment document and seek PAC approval (May).

More to come ...

Monthly SOMPAC Committee Meetings

held at the SOMPAC office, 1035 Folsom Street

Housing Committee
First Monday of the month, **5:30 pm**

Economics Committee
First Thursday **12:00 noon**

Executive Committee
Second Monday **8:30 am**

Crime and Safety Committee
First Wednesday **6:00 pm**

Human Services Committee
First Friday after the first
Monday **12:00 noon**

General PAC
Third Monday **6:00 pm**