

# SOUTH OF MARKET PROJECT AREA COMMITTEE

Volume III Issue 2  
May 2002

## Bayanihan Center

*by William Carney/Sr. Project Manager & Michelle Ponce/Project Associate SFRA*

On January 26, 1999, the Agency entered into a Loan Agreement with TODCO, to acquire and rehabilitate the Delta Hotel. As required in the sale, TODCO leased a portion of the ground floor space to the Filipino American Development Foundation for the Bayanihan Center, to provide services for residents of the Delta Hotel and the greater South of Market area. On August 17, 1999, the Agency approved a \$60,000 personal services contract for a needs assessment, community services plan, business plan and fund development plan to develop, manage and raise funds for the Community Center. Last month the Foundation requested a grant in the amount of \$131,000 for predevelopment costs for tenant improvements for the Community Center. At its April 15th meeting, the South of Market Project Area Committee endorsed the request to fund the proposal, which was then approved by the Agency Commission on April 23, 2002.

The Community Center space is 4,700 square feet and will be housed on the ground floor and in the basement of the Delta Hotel. The programs will include: housing advocacy, small business development, a walking tour in SOMA highlighting the historical significance of the South of Market Filipinos, support services for Filipino WWII veterans, and programs led by other agencies, such as youth and family counseling, employment training, health screenings and drop-in care. The Community Center's objectives are to support the Filipino community and the wider South of Market community, increase awareness about the historical significance of Filipinos in SOMA, advocate for affordable housing, support small business, and contribute to the revitalization of Sixth Street.

The Community Center includes 2,000 square feet of commercial space for a Filipino restaurant on the corner

of 6<sup>th</sup> Street and Mission Street. At the entrance of the Community Center on Mission Street there will be a Filipino art and bookstore, which is 380 square feet. The businesses will serve neighborhood residents and attract patrons outside SOMA to generate activity on the street. The lease revenues from the retail spaces will be used to support operations for the Community Center, and first consideration will be given to South of Market residents for all employment opportunities. The Foundation will work with Urban Solutions and the tenants in developing business plans and tenant improvement costs for the retail spaces. The Mayor's Office of Community Development and the Six on Sixth Retail Revitalization Plan being developed by Urban Solutions and the Agency will be approached to finance tenant improvements for the retail spaces.

The predevelopment costs include: architectural and engineering fees, construction manager, project manager, permits, administration and associated soft costs. The total cost for planning and construction is currently estimated to be \$1,660,981. The Foundation has developed a fundraising strategy to raise this amount through an extensive capital campaign. Construction of the Community Center is expected to be completed in December 2003.

<i>Habitat for Humanity</i>	2
<i>Sixth Street Sidewalk Improvement Update</i>	
<i>SOMA Partnership</i>	3
<i>Safety Fair</i>	
<i>Restorative Justice Project</i>	4
<i>Restorative Justice Project</i>	5
<i>Sixth Street Sidewalk Improvement Update</i>	
<i>Calendar/PAC Members</i>	6

---

## HABITAT FOR HUMANITY

### *Summary of the 1009 Mission Street Housing Development*

The Mission Street homes are eight condominium units for first-time homeownership, located on 1009 Mission Street, at 6th Street. There are seven 3-bedroom units, and one 2-bedroom unit within the building. Final selection of the Mission Street families was approved by Habitat's Board of Directors in February 2002.

A total of 148 families applied for the 1009 Mission Street homes. Of these, 57 qualified financially (meaning that only these 57 satisfied Habitat's requirements in terms of meeting the initial "ability to pay" requirement, based on income and credit guidelines), and were then interviewed by two members of Habitat's Family Partnership Committee. Eight families were selected by the Family Partnership Committee, based on their need for housing, their willingness to participate in Habitat's program of "sweat equity" and financial education, and their involvement with the community. Special attention was given to anyone meeting the San Francisco Redevelopment Agency's priority list or families involved in the South of Market community. Of those applicants who did not qualify for the 1009 Mission Street Homes, 36 were not selected because their need for housing was not as great as the other applicants, 5 were not selected because of changes to their application (undisclosed income or loss of employment), and 8 were not selected because of lack of interest in participating in the Habitat for Humanity program.

The selected 8 families meet all of Habitat for Humanity San Francisco's guidelines: they are able to pay a monthly mortgage, taxes, insurance, and homeowner's association fees which will be no more than 33% of their monthly income; they are currently living in extremely substandard housing conditions, they are willing to participate in Habitat's program of sweat equity and financial education; they are involved in the community and excited to have the opportunity to live in safe, affordable, decent housing in the South of Market community.

### **Summary Statistics for the 1009 Mission Street Selection**

- **Total number of people served: 35**
- **Number of adults: 16**
- **Number of children: 19**
- **Average age of children: 9.5**

Habitat for Humanity  
78 Ocean Avenue  
San Francisco, CA 94112  
(415) 406-1555  
[www.habitatsf.org](http://www.habitatsf.org)  
*Envisioning a World Without Homelessness And Poverty  
Housing*

---

## Sixth Street Sidewalk Improvement Update

*by William Carney/Michelle Ponce*

SOMPAC NEWSLETTER  
1035 Folsom Street  
San Francisco, CA 94103

### Newsletter Advisory Board

PAC Executive Committee  
PAC Members  
SFRA

SOMPAC Newsletter is published quarterly. Send inquires, address changes, and all other correspondence to SOMPAC  
1035 Folsom Street  
San Francisco, CA 94103

Telephone 415 487.2166  
FAX 415 487.2169

E-mail: [Community@sompac.com](mailto:Community@sompac.com)  
Web Page: [www.sompac.com](http://www.sompac.com)

Copyright © 2002 SOMPAC

Since our last issue, the Agency has continued to work with the Department of Public Works and Urban Solutions to build new sidewalks on Sixth Street between Market and Harrison streets. Through a basement loan program, the Agency provides funds to Sixth Street property owners to either abandon or reinforce their sub-sidewalk basements, in order to support the new sidewalks. In February DPW began construction on Phase One of Sixth Street between Harrison and Howard streets. DPW will widen some portions of the sidewalks and install new paving, historic light poles, street trees and bulb-outs. This fall DPW is scheduled to start construction on Phase Two of Sixth Street between Howard and Market Streets.

In addition to new sidewalks, the Agency has increased sidewalk cleaning efforts on 6<sup>th</sup> Street beginning in March. Through the services of KTB Management Group, Inc. and SOMA Partnership, the Agency provides funding for steam cleaning, power washing, litter removal and graffiti abatement. KTB provides power washing twice a month and graffiti removal three days a week on 6<sup>th</sup> Street from Natoma to Clementina Street. In addition, KTB provides steam cleaning twice a month on 6<sup>th</sup> Street from Market to Clementina Street and subcontracts with SOMA Partnership to provide litter removal seven days a week on 6<sup>th</sup> Street from Natoma to Clementina Street. Through this work, SOMA Partnership provides job readiness training and job placement to formerly homeless individuals, who are committed to obtaining full-time employment.

---

## THE SOMA PARTNERSHIP

by *Salle Hopkins, Executive Director*

SoMa Partnership started in San Francisco in August 1999 based on a program model developed in New York by the Association of Community Employment Programs for the Homeless (ACE). Seed money also originated from New York, with a five-year timeline for the Partnership to become financially independent. We initially sought support from businesses and today we have 180 dues-paying members, most of which are small businesses in SoMa.

SoMa Partnership operates with a rigorous, two-part job readiness and employment retention training program. Program participants begin by entering *Project Come-back*, the six-month job readiness program component. Job readiness skills—conflict resolution, communicating with supervisors, resume writing, interviewing techniques, paycheck budgeting, etc;—are critical for people reentering the work force. During this time, participants work 20 to 24 hours a week, removing litter and sweeping sidewalks and gutters. This program assists individuals in developing social and daily living skills that contribute to stability.

Upon graduation, participants enter *Project Stay*, our two-year after-care program. Our professional staff provides vocational counseling and guidance, work performance assessments and employment support. *Project Stay* greatly increases the likelihood of a successful transition to financial independence and lasting self-sufficiency. Both programs provide cash stipends for the participants.

To locate program participants, SoMa Partnership makes outreach to social service agencies an important priority. Currently we are partnering with 35 organizations; many of these that refer those clients facing greater obstacles towards permanent employment. One vocational counselor recently wrote, “We are confident that client referrals to the Partnership moves them substantially closer to productive employment.”

San Francisco’s business community has praised the quality and consistency of the Partnership’s civic improvement work. As one business member noted in a letter to the Board of Supervisors, “There has been a remarkable improvement in the downtown areas for which the Partnership has taken responsibility.”

*to page 5*

## SAFETY FAIR

*Sponsored by SAFE*

Please join SAFE (Safety Awareness for Everyone), Neighborhood Safety Partnership, Safety Network, the Office of the District Attorney, the San Francisco Police Department, the Department of Human Services, Campaign Kidz and the Rose at the **Sixth Street Safety Fair on June 8th, 2002 from 11 am to 3 pm at Minna Alley between 5th and 6th Streets.**

### *Who is SAFE and What is the Sixth Street Safety Fair?*

San Francisco SAFE, Inc. is a community crime prevention program that works in cooperation with the San Francisco Police Department (SFPD) to help San Franciscans protect themselves from becoming victims of crime. SAFE is an organization that has been in existence for 25 years, the last 20 as a nonprofit corporation. SAFE is committed to empowering individuals, neighborhoods and communities by involving them in crime prevention. SAFE’s crime prevention activities including facilitating neighborhood watch groups, providing safety presentations for all age groups, developing security strategies for businesses and residences and building relations between the SFPD and the community.

SAFE and SFPD are recipients of a grant from the State Office of Criminal Justice Planning to improve safety of the Sixth Street corridor. The grant allows the SFPD to put additional officers in the area and allows SAFE to devote a staff person exclusively to the Sixth Street corridor. Past SAFE activities in the Sixth Street corridor include: organizing neighborhood and building watches, presenting programs for youth at Bessie Carmichael Elementary School and the South of Market Recreation Center, providing the elderly with invaluable information on personal safety and elder abuse, conducting a survey on the safety of the area. A number of issues resulting from the survey surrounding safety were at the forefront on people’s minds. In response to the survey, the Sixth Street Safety Fair is being organized to bring in community resources, government agencies, and service providers to inform the public about the many resources available to improve the safety of Sixth Street.

**For more information, please contact:**

**Gene Calderon or Irina Chatsova at 553-1984.**

---

# RESTORATIVE JUSTICE PROJECT

by Amy Petersen

For the past seven months, a group of neighbors and stakeholders of the South of Market and Tenderloin communities have been challenging each other to think about crime in a different way. This group has evolved from a loose collection of folks into a strong, unified, and personally invested Steering Committee for the South of Market and Tenderloin Restorative Justice Project. The South of Market and Tenderloin Restorative Justice Project Steering Committee has forged new partnerships, put ideals into practice and created a model for a Community Court. This Community Court will empower individuals and communities to address underlying causes of criminal behavior and prove to skeptics that even the most stereotyped, marginalized and under-resourced neighborhoods can spin their own gold.

In July of 2001, the DA's Community Court model was presented to neighbors of the South of Market as a way to deal with some of the "quality of life" crimes that neighbors were claiming to experience. But neighbors had serious questions for the DA; "whose quality of life," "how much direction can the community have in deciding how a Community Court would work?" "What if we don't like it?" The District Attorney signaled to the community that if they came up with a better model for a community court they would still have the support of the DA's Office.

The Steering Committee formalized in October and began to develop a community court model. They wanted to make sure that their model would function on the basis of building relationships and holding community members accountable to those relationships. The Steering Committee quickly realized that a justice which is based on relationships and which seeks to heal those relationships damaged by crime must, by definition, be pursued in the context of community. The District Attorney's Office had realized this as well, and they were respectful of the Steering Committee's work. The combination of resources has been important to the success of the model.

The criminal justice system can enforce laws and exercise its power over those who offend in San Francisco, yet this system is much less powerful at having any affect on the minds and hearts of offenders. Communities do have the power to influence one another by practicing mutual responsibility. The criminal justice system has the power to protect, defend and monitor the legal parameters of community justice programs. Together, the community and the criminal justice system can respond to crime through building community cohesiveness, strengthening partnerships and emphasizing accountability with the South of Market and Tenderloin Community Court.

## **Community Cohesiveness**

The more connected community members are, the more likely they are to restrain from negative behavior that might damage their sense of connectedness. If a community sees itself as a collective, it will act more responsibly towards the welfare of its members. Relationships are harmed by crime, and the community is rarely recognized as a victim of crime. Therefore, harm to the sense of cohesiveness goes unattended. A community should have some say in how crime is handled when the community is the victim.

## **Partnerships**

With the number of non-profits, social service programs, neighborhood organizations, schools and cultural institutions that proliferate the South of Market and Tenderloin, it is vital that any program that attempts to reintegrate neighbors into the fabric of community must give that neighbor access to the resources in their neighborhood. The South of Market and Tenderloin Community Court will attempt to connect cited individuals with the services and projects that give them a chance to repair the harm done through the criminal act. People coming through the Community Court will participate in meaningful neighborhood clean-ups, repairs and projects that allow them to share responsibility for neighborhood conditions and safety.

## **Accountability**

Steering Committee members have worked tirelessly to get input from other neighbors, research Restorative Justice concepts and programs across the country and ensure that fairness and justice will allow this Community Court to be effective. Accountability to the Principles of Restorative Justice has given the Steering Committee a framework from

---

which to build their ideas. The Community Court will give both panelists and people coming through the court an opportunity to make these principles work. Cited individuals coming through the court will be able to understand how their behavior affected other human beings and how it may have impacted neighbor's feelings of fear and safety. Panelists are able to work with the cited individual to identify and address underlying community conditions that may contribute to criminal behavior.

The South of Market and Tenderloin Community Court will be off the ground on July 1<sup>st</sup>. If you'd like to find out more about the South of Market and Tenderloin Community Court be a guest at the official "Ready to Go" event that will hi-light the establishment of the Steering Committee, the essential agency partnerships with the DA's Office and Police Department, and how the Community Court can be enhanced with your involvement.

**"Ready to Go" will take place on June 5<sup>th</sup> from 8am-12pm at Saint Anthony's Poverello Room at 119 Golden Gate Avenue. For further information about this event or the South of Market and Tenderloin Community Court call Amy Petersen at the Safety Network Program (415) 538-8100x202 to be connected to Steering Committee members.**

For more information please contact:  
**Amy Petersen**  
**Safety Network Program**  
**International Institute of San Francisco**  
**657 Mission Street Suite 500**  
**San Francisco, CA 94103**  
**(415) 538-8100 ext. 202**  
**[apetersen@iisf.com](mailto:apetersen@iisf.com)**

---

*from page 3*

*Project Comeback* and *Project Stay* are prime examples of effective, workable support programs for San Francisco's homeless. These programs demonstrate how the public and private sector can work together. The Clean City Coalition held a summit in February 2001. Attendees proposed that the City, along with its businesses and citizens, needed to support doable model programs; those that partner private and public monies. That's exactly what the Partnership does. At this year's Homeless Summit (in which the Partnership took part), one working group recommended identifying model employment programs that were both effective and respectful. Again, that's exactly what the Partnership does.

In January 2002, the San Francisco Redevelopment Agency awarded us, along with KTB, Inc, a contract to provide litter removal along 6<sup>th</sup> Street, which SOMPAC endorsed. I was proud to read Marcia Rosen's memorandum to the Redevelopment Commission that declared, "KTB and SoMa Partnership's proposal has the strongest combination of experience, financial strength and coordination of services." We at SoMa Partnership look forward to similar opportunities for bringing together the strengths of our program along with the support of the business community and the additional resources of the public sector.

**For more information: 415.552.9201 or [www.somapartnership.org](http://www.somapartnership.org).**

"Serving the South of Market Project Area since 1997"



South of Market Project Area  
Committee  
1035 Folsom Street  
San Francisco, CA 94103

Phone: 415.487.2166  
Fax: 415.487.2169

SOMPAC Minutes  
available online via  
[www.sompac.com](http://www.sompac.com)

## SOMPAC MEMBERS

CBO: Mercy Housing California/ Amy Bayley	SRO Residential Tenant/ Larry Davis	CBO: South of Market Employment Center/ Don Marcos	CBO: SF Medical Outreach Program/ Charles Range
Non-SRO Residential Tenant/ Jim Berk	Non-SRO Residential Tenant/ Jim Garrison	Residential Owner/Non-Occupant/ Angus McCarthy	SRO Residential Tenant/ Antoinetta Stadlman
SRO Residential Tenant/ Diane Burke	CBO: Urban Solutions/ Roger Gordon	6 <sup>th</sup> Street Merchant/Retail/ Phil McKnight	Non-SRO Residential Tenant/ Mark Swenson
Business Owner/Service/ Marty Cerles	CBO: SF Tenants Union/ Marlies Hensel	Residential Owner/Occupant/ Wilma Parker	SRO Residential Tenant/ <b>VACANT SEAT</b>
Residential Owner/Occupant/ Leonard Creed	CBO: West Bay Multi-Services Inc Edwin Jocson	SRO Hotel Owner/ Dipak Patel	PAC STAFF: Marcia Ban Coordinator Karen Nolan Assistant Coordinator Tel 487.2166 Fax 487.2169
SRO Hotel Owner/ Dr. Mahendra J. Dave	Business Owner or Representative/Wholesale Henry Karnilowicz		

# JUNE 2002

	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Housing 6:00 PM	4 SFRA City Hall RM 416 4:00 PM	5 Crime & Safety 6:00 PM	6 Economics 12:00 Noon	7 Human Services 12:00 Noon	8
9	10 Executive 8:30 AM	11 SFRA City Hall RM 416 4:00 PM	12	13	14	15
16	17 PAC 6:00 PM	18 SFRA City Hall RM 416 4:00 PM	19	20	21	22
23	24	25 SFRA City Hall RM 416 4:00 PM	26	27 CPA 6:00PM	28	29
30						