

SOUTH OF MARKET PROJECT AREA NEWSLETTER

Volume IV Issue 3
February 2003

SIX ON SIXTH: A FRESH OPPORTUNITY FOR REVITALIZATION

by John Conley

"Sixth Street...is one of the livelier blocks in the city, with bodies sprawled on the sidewalk, garbage bag ladies resting on their bundles, panhandlers, and crazy guys without shoes. But if you walk fast enough, squeeze your pocketbook under your arm and keep your eyes on the ground, you will probably reach Tu Lan, an extraordinary Vietnamese restaurant, in one piece."

Patricia Unterman, San Francisco Chronicle Datebook, June 6, 1981

Written twenty-two years ago, the review still clings to Tu Lan's windowed façade at 8 Sixth Street. Unless you look hard to find the publication date, you might think the piece was penned last week.

Running from Highway 280 to Market Street, Sixth Street could be the symbolic entrée to the heart of San Francisco, a pedestrian-friendly thoroughfare where the variety of products and services found within four blocks is matched by the diversity of its clientele. Sixth Street's culture, its proximity to downtown and its public transportation accessibility once combined to make the street a civic asset to San Francisco. In a new partnership with the San Francisco Redevelopment Agency and the South of Market Project Area Committee, Urban Solutions is intent upon revitalizing this asset.

Six on Sixth is a fresh opportunity for business and property owners on Sixth Street between Market and Harrison Streets to take advantage of low-cost loans, matching grants, and free architectural design assistance offered by the San Francisco Redevelopment Agency in coordination with the South of Market Project Area Committee.

"Reducing the street's 30% retail vacancy rate to that of healthy neighborhood commercial districts will be a catalyst for change in SOMA," says Roger Gordon, Urban Solutions Executive Director. "We are beginning to see the incremental economic impact of new business development on Sixth Street. Each façade or tenant improvement leads to more interest among other Sixth Street merchants who want to help their business while enhancing the image of their block. All this helps to attract new customers."

Six on Sixth has three components:

1. Façade Improvement Program - Funds are available to beautify the façade of your store or building and can be used for repair or replacement of doors and windows, storefront cleaning and painting, safety grill and guard removal, signage, awning and lighting repair or replacement, and other façade improvements.

2. Tenant Improvement Program - Tenant Improvement funds are earmarked to assist property owners in bringing commercial spaces back into marketable condition. Money is available for demolition, construction, equipment, cabinetry, plumbing, HVAC, electrical, and other work necessary to bring a vacant space back to life.

3. Business Assistance Program - Business owners planning to start a new business or to remodel, expand, or otherwise revitalize their existing business on Sixth Street can apply for amortized loans and free design assistance.

Six on Sixth Program Summary						
	Design Assistance	Forgivable Loan	Non-Forgivable Loan			
	Maximum	Maximum	Maximum	Equity Contribution	Interest Rate	Term
Façade Improvements	\$3,000	\$9,500 one-to-one match	\$25,000	15%	6%	7 years
Tenant Improvements	\$5,000	\$25,500 one-to-two	\$114,000	15%	6%	15 years
Business Assistance	\$3,000	Not Applicable	\$72,000	15%	6%	5 years

Urban Solutions is now accepting applications for Six on Sixth. **For more information, and to apply, contact John Conley at 415-553-4433 x14;**

PLAN AMENDMENT UPDATE

The Redevelopment Agency has continued to work with the Committee for Plan Amendment (CPA) to revise the South of Market (SOM) Redevelopment Plan. The proposed Redevelopment Plan Amendment would enable the Redevelopment Agency to further alleviate blight in the SOM Project Area.

The Plan Amendment is currently being reviewed by Project Area Committee members. There will be an ongoing dialogue between the Agency and PAC over the next couple of months. When the PAC has thoroughly reviewed the Plan Amendment, it will go before the Redevelopment Agency Commission, the Planning Department and the Board of Supervisor's.

If you are interested in reviewing the Plan Amendment please attend our PAC meetings held the 3rd Monday of every month at 6:00 PM at the PAC offices (unless rescheduled due to a holiday) or attend our CPA meetings held on the fourth Thursday of every month at 6:00 PM at the SOM-PAC offices.

SOMPAC COMMITTEE UPDATES

HOUSING

The Housing Committee has been working on the SRO Rehabilitation Loan Program. After ongoing discussions, they have recommended the program with changes to the Redevelopment Agency for consideration.

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
Web Page: www.sompac.com

Copyright © 2003 SOMPAC

SOMPAC COMMITTEE UPDATES *con't*

CRIME & SAFETY

The Crime & Safety Committee has come up with three goals for the year 2003; coordination with representatives to work with Community Courts & The Restorative Justice Project, the possibility of working with Adopt-A-Block, and encouraging the Agency to provide funding for crime abatement in the project area.

ECONOMICS

The Economics Committee is currently working on marketing & outreach for the Economic Revitalization Plan (*see front page*).

HUMAN SERVICES

The Human Services Committee is working on locating an appropriate space within the project area for the Indian Cultural Center.

COMMITTEE FOR PLAN AMENDMENT

The CPA has diligently worked on zoning for the project area. Their recommendations have been forwarded to the planning department for consideration. They are currently reviewing the Revised Plan Amendment.

Southern District Preliminary Crime Report Month Ending: December 2002

	December 2001	December 2002	% Change
Homicide	0	0	0%
Rape	1	4	300.00%
Robbery	45	25	-44.44%
Aggravated Assault	26	22	-15.38%
Burglary	73	67	-8.21%
Other Larceny	229	207	-9.60%
Auto Boosting	187	132	-29.41%
Motor Vehicle Theft	49	44	-10.20%
Recovered Vehicle	N/A	N/A	N/A
District Total:	610	501	-17.86%

SOMA PARTNERSHIP

by Jim Garrison

SoMa Partnership is now well into its fourth year of community service and improvement to the South of Market, especially in the Project Area. Recently it looked like the agency would have to shut its doors permanently. Last year the neighborhood lost *Safe on Sixth*, which provided much-needed and much-appreciated neighborhood improvement efforts to our long blighted—and ignored—area. Fortunately SoMa Partnership seems headed towards much better times.

For those of you who don't know, SoMa Partnership is a transitional employment program for formerly homeless women and men in recovery. Supported by cash stipends (the organization's single largest expense) and bonuses, the participants are paid to provide daily street cleaning on designated routes. Concurrently, they also receive ongoing training from program staff with weekly workshops, monthly support meetings, and skill-building opportunities (e.g., conflict resolution, budgeting and money management, basic computer and Internet lessons). SoMa Partnership operates two programs. *Project Comeback* (described above) runs from three to nine months. When placed in a job, these "graduates" receive an additional two years of after-care and proactive support through *Project Stay*.

SoMa Partnership provides daily trash removal from the Sixth Street Corridor. It also has added pro bono sidewalk and gutter cleaning around Bessie Carmichael Elementary School, Soma Recreation Center and SOMPAC's office. The Partnerships' work is critical for this area. The onslaught of trash, needles, bottles and broken glass, and human feces seems to be unending at times. I am very happy that SoMa Partnership provides to civic improvement in our neighborhood, as well as employment hope for those in the Project Area.

Two things happened that allowed SoMa Partnership continue its operations. It received first-time funding from the City through a Department of Human Services' contract. Simultaneously, Salle Hopkins, the executive director, entered into negotiations with a Seattle-based for profit business called CleanScapes. After several meetings, the two agreed to experiment in a potentially-successful public/private endeavor.

CleanScapes has invested a substantial amount of capital, equipment and labor that provides greatly enhanced on the job training for SoMa Partnership's participants. Soft-skills building (punctuality, personal hygiene, professional deportment) is coupled with hard-skills instruction in CleanScapes' maintenance equipment use and upkeep. One key goal of this model program is to create tangible employment skills and opportunities for men and women wanting to break out of the economic dependence of public support. Another goal is provide commercial services to businesses, merchants associations, neighborhood associations, and residents.

Personally, I voted against Prop N, which slashed the public stipends of the City's transient population. Yet it passed. Clearly a majority of voters were exasperated by a growing population of homeless and marginal "street people." Popular perception also made these folks responsible for the degradation of the City's mythic beauty. More has been written about the filthiness of S.F.'s neighborhoods than ever before. Yet we're now starting to see city and county offices straining to provide the support services mandated by Prop N. DPW, on the other hand, is struggling with looming budget deficits and their street maintenance services are spread very, very thin.

SoMa Partnership's and CleanScapes' joint effort seems one possible solution for the shortfalls of Prop N. Homeless folks need professional program support in finding and keeping jobs. They also need marketable skills they can use as collateral for landing these jobs. They receive such opportunities in *Project Comeback* and *Project Stay*. We in PA-Cland—as well as many Soma merchants and residents—also benefit because of the profession cleaning services provided at no cost to the general community.

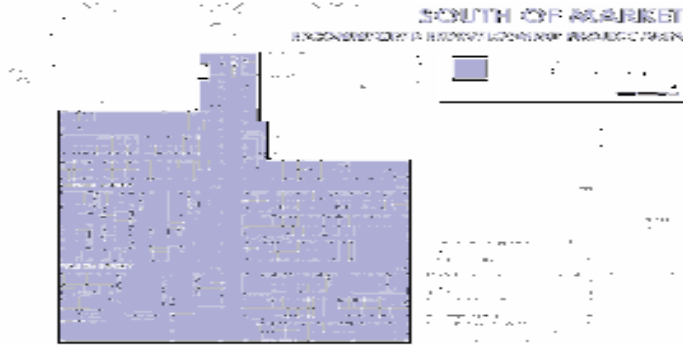
For more information contact SOMA Partnership at 415-552-9201

"Serving the South of Market Project Area since 1997"

1035 Folsom Street
San Francisco, CA 94103

*SOMPAC Minutes & Agendas
Available online via
www.sompac.com*

Phone: 415.487.2166
Fax: 415.487.2169



SOMPAC MEMBERS

CBO: Mercy Housing California/
Shadow Morton

SRO Residential Tenant/
Diane Burke

Business Owner/Service/
Marty Cerles

Residential Owner/Occupant/
Leonard Creed

SRO Hotel Owner/
Dr. Mahendra J. Dave

Non-SRO Residential Tenant/
Jim Garrison

SRO Residential Tenant/
Joanna Hagerty

CBO: West Bay Multi-Services Inc.
Edwin Jocson

Business Owner or Representative/
Wholesale
Henry Karnilowicz

CBO: South of Market Employment
Center/
Don Marcos

Residential Owner/Non-Occupant/
Angus McCarthy

CBO: Urban Solutions/
Jenny McNulty

Residential Owner/Occupant/
Wilma Parker

SRO Hotel Owner/
Dipak Patel

CBO: SF Medical Outreach Program/
Charles Range

SRO Residential Tenant/
Antoinetta Stadlman

Non-SRO Residential Tenant/
Mark Swenson

CBO: SF Tenants Union/
David Wilbur

6th Street Merchant/Retail/
Vacant

Non-SRO Residential Tenant/
Vacant

SRO Residential Tenant/
Vacant

PAC STAFF:
Marcia Ban Coordinator
Karen Nolan Assistant Coordinator
Tel 487.2166
Fax 487.2169

MARCH 2003

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
3 HOUSING 6PM	4	5 CRIME & SAFETY 6PM	6 ECONOMICS 12 NOON	7 HUMAN SERVICE 12 NOON
10 EXECUTIVE 8:30 AM	11 SFRA CITY HALL RM 416 4PM	12	13	14
17 PAC 6PM	18 SFRA CITY HALL RM 416 4PM	19	20	21
24	25 SFRA CITY HALL RM 416 4PM	26	27 CPA 6PM	28
31 HOLIDAY				