

SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

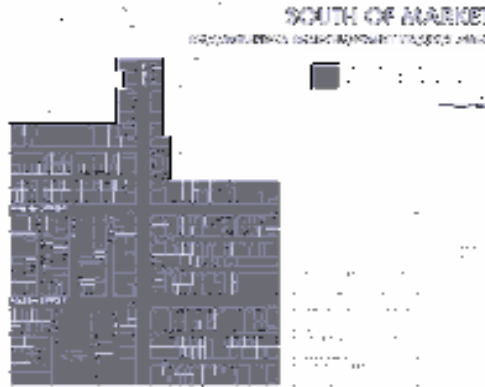
Redevelopment Plan Amendment Update

by Michelle Ponce, SFRA Project Associate

For several years, Redevelopment Agency staff has worked with the PAC to amend the Redevelopment Plan for the South of Market Project Area. Following the PAC's endorsement of final revisions of the Plan Amendment on December 15, 2003, Agency staff has held three community meetings to address questions and concerns from the public. Agency staff is now finalizing the Report to the Board of Supervisors on the Redevelopment Plan Amendment.

The Agency Commission will then consider approval of the Plan Amendment and the Report to the Board of Supervisors. Concurrently, the Planning Commission will review the Plan Amendment for consistency with the City's General Plan. Currently, the Housing

Element of the City's General Plan is pending approval and must be approved prior to the Planning Department's consistency finding. Following the Planning Commission's finding, the Board of Supervisors will consider adoption of the Plan Amendment at a public hearing.



If you have any questions concerning the Redevelopment Plan Amendment, please call **Lisa Zayas-Chien, Senior Planner, at (415) 749-2504.**

To be placed on a list to be contacted prior to the Commission and Board of Supervisors' actions, please call the **PAC office at (415) 487-2166.**

Life at the Dudley Apartments on Sixth Street

Pat Davis is a native San Franciscan who was raised in the Bayview neighborhood. If you asked her if she ever thought that she would end up living on Sixth Street her answer would have been a resounding no.

She finished high school and had a good job working in the city when she fell in with the wrong group of people and began abusing and using drugs regularly. From there it went downhill. But, because of the support system and her children, she has been sober for three years now—for the first time in her life and it feels good, although it is not without a struggle. Her story is like many on Sixth Street but hers is a success story.

Pat's saving grace has been her job and support system at the Homeless Prenatal Program. She receives on the job training as a Community Health Care Worker. The training is a twelve month paid internship. The program prepares formerly homeless mothers for the workplace.

In November 2003 Pat was able to move into a one-bedroom apartment at the Dudley Apartments from a shelter with her two boys. She says, "if I wasn't living at the Dudley I would probably still be living in a shelter." She enjoys living at the Dudley because of the support services that they are able to provide. Hamilton Family Center has teamed up with Mercy Housing to provide residential services in the building. The Supportive Housing Program offers comprehensive on-site support services to assist residents in improving family functioning and maintaining permanent stable housing. Hamilton's staff provides support services in the areas of; mental health, substance abuse, domestic violence, and they also organize social and community-building activities for residents.

Some of the simple things in life that most people take for granted, Pat does not.

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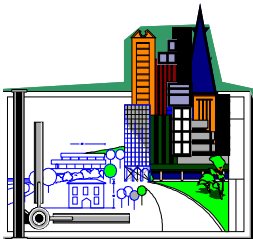
Community Businesses and Organizations Step up to Help SOMA Youth

Whole Foods Supermarket, opened their doors in the South of Market at Fourth and Harrison in January of this year. They are a welcome and much needed resource for the neighborhood. Lisa Block, facilitator for the Gene Friend Recreation Center Advisory Board, recently contacted them for a donation to the third annual Basketball Reception. This is a dinner that is held to honor all of the sponsors of the basketball teams, the young athletes and their families residing in the South of Market neighborhood. Whole Foods volunteered 10 pounds of pasta, 15 loaves of French bread and many jars of pasta sauce. This will be a great help in creating the spaghetti dinner that annually feeds approximately 200 people. Many thanks also go out to the sponsors of the teams that helped to make this a successful basketball season for the youth of SOMA.

Sponsors include:

- Forrest City Development
- Koshland Committee
- Pontiac Hotel
- South of Market Project Area Committee
- Gene Friend Recreation Center Advisory Board
- E-Line, Inc.
- Fred's Liquor & Groceries
- Police Officers Association

If you would like information to help sponsor a team next season, please contact Gene Friend Recreation Center (415) 554-9532 or stop by and watch a game at 270 6th Street (corner of Folsom).



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

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Southern District Preliminary Crime Report for South of Market Project Area Month Ending: March 2004

	MARCH 2004	JAN-MARCH
Homicide	0	0
Rape	3	5
Robbery	17	54
Aggravated Assault	21	45
Burglary	23	60
Auto Burglary	57	277
Other Thefts	155	428
Motor Vehicle Theft	9	39
Recovered Vehicle	5	29

Sixth Street Sidewalk Improvement Update

by Michelle Ponce, SFRA Project Associate

Since June 1999, the Redevelopment Agency has been offering interest free and forgivable loans to Sixth Street property owners to reinforce or abandon their sub-sidewalk basements through the Basement and Sidewalk Enhancement Program. This program provides funds to private property owners for structural support of new sidewalks along Sixth Street. On May 4, 2004, the Commission approved an additional \$1,000,000 to the Basement and Sidewalk Enhancement Program to complete the structural improvements to the remaining sub-sidewalk basements north of Howard Street.

The Redevelopment Agency and the Department of Public Works are working on the Sixth Street Sidewalk Improvement Program to install new and wider sidewalks, antique style light poles, trees and bulb-outs on Sixth Street between Market and Harrison streets. Construction on Phase One of Sixth Street between Harrison and Howard streets was completed in 2002.

Passing of the Guard at the Redevelopment Agency

by Michelle Ponce, SFRA Project Associate

Bill Carney, Senior Project Manager for the South of Market Project Area and the Yerba Buena Center Project Area, will be retiring from the Redevelopment Agency in May, 2004. Mr. Carney has served 25 years at the Agency through various positions, including Senior Landscape Architect and Project Manager of the Transbay Survey Area. Mr. Carney has been instrumental in the design and development of Yerba Buena Gardens, the Museum of the African American Diaspora (MOAD) and Jessie Square. Through his dedication to improving the quality of life for residents of the South of Market, Mr. Carney has provided countless hours to developing and preserving affordable housing, strengthening small business, supporting community facilities, and enhancing the image of Sixth Street. Mr. Carney will return to a career in urban design and landscape architecture, which he did prior to working at the Agency. Also, he will renew his poetry writing. We look forward to reading future works from the perspective of a man whose vision can be seen amongst the trees, lighting, and smiles of people whose living conditions have improved in the South of Market. His presence will be missed by many in the South of Market.

Michelle Ponce, Project Associate for the South of Market Project Area, will also be leaving the Agency at the end of June, 2004. Ms. Ponce has been a strong liaison to the PAC and other community organizations. Ms. Ponce has played a valuable role in the development of the Six on Sixth Economic Revitalization Program and the Redevelopment Plan Amendment. She has been an ardent supporter of the Filipino-American community in the South of Market through her work with the development of the Bayanihan Center and Binstleiff Theatre. Her passion and commitment to the South of Market community will be remembered.

The Agency has recently appointed Mike Grisso as the Project Manager for the South of Market Project Area. He will assume these duties after Bill Carney's retirement. Mr. Grisso is currently a Senior Planner at the Agency, where he has worked on the proposed Transbay and Mid-Market Redevelopment Areas. His current responsibilities include assisting the Transbay Citizens Advisory Committee and the Mid-Market PAC, organizing public workshops, planning and urban design work, documentation of existing conditions, and financial feasibility analysis. Prior to working at the Agency, Mr. Grisso was a Director with Sedway Group/CB Richard Ellis, a real estate consulting firm based in San Francisco, where he specialized in market and financial feasibility analyses, economic impact studies, and policy analysis. He has also worked for the New York City Economic Development Corporation and spent five years as a high school teacher at an alternative public school in Harlem.

In Fall, 2004, DPW is scheduled to start construction on Phase Two of Sixth Street between Howard and Market Streets.

The Agency has also continued to fund sidewalk cleaning and tree maintenance on Sixth Street. Through the services of KTB Management Group, Inc. (KTB) and SOMA Partnership, the Agency provides funding for steam cleaning, power washing, litter removal and graffiti abatement on Sixth Street from Natoma to Clementina Street. In addition, KTB cares for the Agency's newly planted trees along Sixth Street between Howard and Harrison Streets.

**Please contact Jack McGann at KTB at
(415) 720-8485, for
additional information.**

Life at the Dudley Apartments on Sixth Street *continued from page 1*

There is contentment from the sun shining through her apartment windows, the fact that she is able to wash & dry clothes in the building, and the garbage shoot inside the building so that her children do not have to go outside to dump the trash. The support services provided at the Dudley are one of her greatest comforts.

Pat finds it difficult walking outside of the building and witnessing the drug use first hand. Often times she sees people from Narcotics Anonymous out on the street using. On particularly hard days Pat will have a fleeting glimpse of what it would be like to start using again and how easy it would be. What brings her back are her two children upstairs and her faith in a better life ahead. Her church, River of Life, picks them up every Sunday morning and drops them off later in the day. She doesn't understand why people would choose to live on Sixth Street. She says that she feels "safer at the Dudley than I would at an SRO Hotel because the managers of the Hotels don't care what goes on in them."

Pat says the worst part of living on Sixth Street is "there is not much shopping that I can do on Sixth Street." She shops for groceries at Safeway on 16th Street. Pat has two boys ages 13 & 8 years old. "The drug addicts and bums on Sixth Street make it impossible to walk down the street, they harass my children and make it difficult for them. They camp out and drink on the sidewalks," effectively blocking pedestrian traffic. However, Pat says Sixth Street used to be much worse.

One of the biggest drawbacks to living on Sixth Street with children is the lack of safe open play space for her kids. She does not use the Tutubi Park on Minna Street because she says every time she has gone past the park, it seems to be empty and locked up. She doesn't feel that the Recreation Center is safe. Pat does use the South of Market Health Center for her health needs. She finds it frustrating at times but it has been her only source of medical care.

Pat's children both attend schools in another part of the city. Her boys are fortunate to attend the Glide after-school program, which allows them to go to camp, and have mentors. It has taken 2 ½ years to get the mentors but it has been worth it. Glide also has a parent's support program that she attends every Tuesday. Pat says that she is currently trying to move to another Mercy housing complex located at 8th and Howard streets. She wants to move into a three bedroom apartment so that her boys have more room. She is currently in a one bedroom, which makes it difficult with her 13-year-old son. However, there are 92 families ahead of her on the waiting list at Mercy.



Pat Davis in front of the Dudley Apartments

Pat's future looks bright as she will complete training to become a Community Health Care Worker. She will soon be attending City College of San Francisco to take Spanish classes so that she can converse more easily with her client base. In the end, Pat is grateful to be in a safe and healthy environment and have the support that she does. Her faith keeps her optimistic and her next endeavor will be to start a college fund for her two boys.

Sixth Street News

by Jung Yun, Development Associate, Urban Solutions

Mythic Pizza is soon to open on Sixth Street. Mythic Pizza is a San Francisco-based pizza and sandwich retailer located on Haight Street, which will be opening its second pizzeria at 32 Sixth Street. Asked of his business expectation, co-owner Saad Benchora replied enthusiastically: "I think business will be good here. The hotel residents and nightlife patrons need more places to eat during the day and at night. We want to open as soon as possible." Mythic Pizza is accessing Six on Sixth funds to revamp the former bar into a take-out and eat-in pizza parlor. With their spot secured through 2016, the owners of Mythic Pizza are planning on a long-term investment in the street. Keep an eye out for the grand opening of Mythic Pizza this summer.

Sixth Street also welcomes the arrival of brand design and management firm

Vehicle SF, which moved its operations across South of Market from Townsend Street to 277 Sixth Street in April.

Integrating traditional and emerging media, Vehicle SF creates

branding and media solutions for its clients including local names like Levi's and the San Francisco International Film Festival. Wrapping the corner of Sixth Street and Clementina, Vehicle's building will soon receive a paint job among other façade improvements.

Club Six is soon to host art shows. A team of artists and entrepreneurs, including Lindsey Byrnes, will be opening the On Sixth Gallery on Friday June 11th at 7pm inside Club Six. They plan to have monthly openings and keep the artwork displayed in the club. Currently permitted to host large music and entertainment events, Club Six is the perfect Sixth Street space for Byrnes and her art gallery team to curate their long envisioned art exhibitions. Welcome!

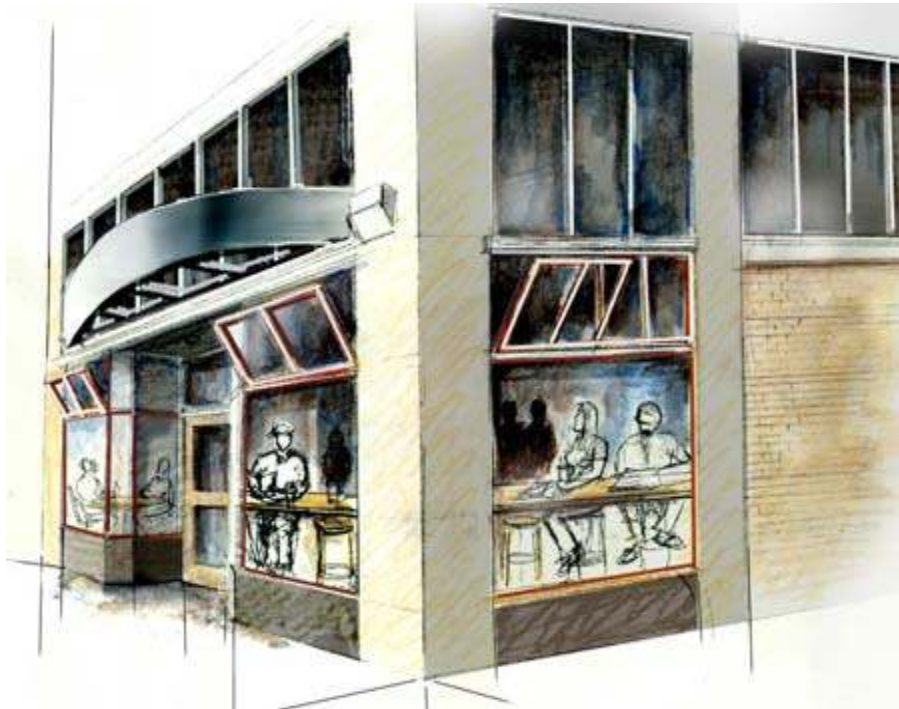
Urban Solutions continues to show potential tenants vacant commercial space along the Sixth Street corridor. Urban Solutions is currently assisting the **Hunter Hotel** and the **Desmond Hotel** to begin a

series of façade improvements, including new paint jobs funded by the Six on Sixth program. The **Alder Hotel** and the **Sharon Hotel** will be following close behind with a combination of façade improvements and internal renovations to attract new tenants into the long-time vacant street level spaces. Looking forward to joining the Sixth Street beautification effort, **Lit**, Sixth &

Mission Street's favorite corner

bar, is also planning to take part in the Six on Sixth program this summer.

Please contact Urban Solutions at (415) 553-4433, for additional information.

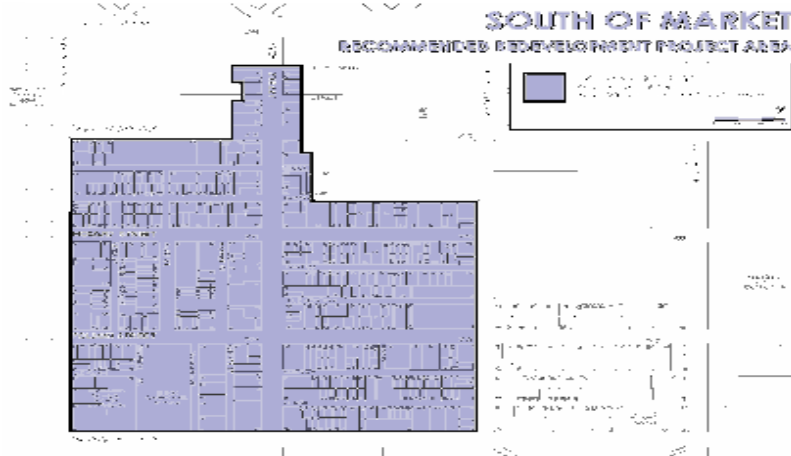


Rendering of the new Mythic Pizza, opening at 32 Sixth Street this summer

SOUTH OF MARKET PROJECT AREA COMMITTEE

1035 Folsom Street
 San Francisco, CA 94103
 Phone: 415.487.2166
 Fax: 415.487.2169

SOMPAC Minutes & Agendas
 are available online via
www.sompac.com



SOMPAC MEMBERS

SRO Residential Tenant/ Diane Burke 861.8170	Business Owner or Representative/ Wholesale Henry Karnilowicz 621.7533	Residential Owner/Occupant/ Wilma Parker 981.3530	CBO: SF Tenants Union/ David Wilbur 826.2140
Business Owner/Service/ Marty Cerles 864.7861	CBO: South of Market Employment Center/ Don Marcos 865.2105	SRO Hotel Owner/ Dipak Patel 672.1203	SRO Residential Tenant VACANCY
SRO Hotel Owner/ Dr. Mahendra J. Dave 650.994.6689	CBO: West Bay Multi-Services Inc. Mario Matillano 431.9336	CBO: SF Medical Outreach Program/ Charles Range 436.0111	Non-SRO Residential Tenant VACANCY
CBO: GP/TODCO John Elberling 896.1880	Residential Owner/Non-Occupant Angus McCarthy 269.1780	SRO Residential Tenant/ Jeoffin Roh 573.7207	San Francisco Redevelopment Agency 770 Golden Gate Avenue SF, CA 94102 749.2400
Residential Owner/Occupant/ Sally Espinoza 713.8275	CBO: Urban Solutions/ Jenny McNulty 553.4433	SRO Residential Tenant/ Antoinetta Stadlman 552.4803	PAC Office Tel 487.2166 Fax 487.2169
Non-SRO Residential Tenant/ Jim Garrison 487.0972	6th Street Merchant/ Matt Musa 543.7337	Non-SRO Residential Tenant/ Mark Swenson 543.6833	

Monthly SOMPAC Committee Meetings
(open to the public) 1035 Folsom Street, San Francisco, CA 94103

HOUSING COMMITTEE

First Monday of the Month
6:00 PM

CRIME & SAFETY COMMITTEE

First Wednesday of the Month
 After the First Monday
6:00 PM

EXECUTIVE COMMITTEE

Second Monday of the Month
12:00 Noon

HUMAN SERVICES COMMITTEE

First Wednesday of the Month
 After the First Monday
5:00 PM

ECONOMICS COMMITTEE

First Thursday of the Month
 After the First Monday
12:00 Noon

GENERAL PAC

Third Monday of the Month
6:00 PM