

SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

Advisory body to the San Francisco Redevelopment Agency

BOARD OF SUPERVISORS TO CONSIDER THE SOUTH OF MARKET REDEVELOPMENT PLAN

The San Francisco Redevelopment Agency Commission adopted the Proposed Amendment of the South of Market Earthquake Recovery Redevelopment Plan on October 4th, 2005. The next step is for the Board of Supervisors to approve the Plan Amendment.

The Board of Supervisors will hold a public hearing on Tuesday **November 22, 2005, at 4:00 p.m.**, 2nd Floor Legislative Chamber, located at 1 Dr. Carlton B. Goodlett Place, San Francisco, California to receive public comments and consider the proposed Amendment to the Redevelopment Plan for the South of Market Earthquake Recovery Redevelopment project Area. At any time not later than the hearing, any person may file in writing to the Clerk of the Board at City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102, a statement of objections to the Plan Amendment. In addition, any and all persons having any objections to the proposed Plan Amendment may also appear at the hearing and show cause why the Plan Amendment should not be approved.

The Plan Amendment proposes to convert the South of Market Earthquake Recovery Redevelopment Project Area to a standard redevelopment project area and will authorize the Redevelopment Agency of the City and County of San Francisco to use tax increment financing and, in certain limited cases, eminent domain to alleviate physical and economic conditions of blight. To address the concerns of property owners in the proposed amended Project Area, the Plan Amendment would limit eminent domain power to the following types of properties: 1) properties containing Single-Room Occupancy hotels that have been cited repeatedly for violations of applicable laws, codes and ordinances; 2) properties containing unreinforced masonry bearing wall buildings that have not been seismically reinforced by the date required by City ordinance; 3) properties containing uses that have led to recurrent problems of public safety and welfare; 4) properties located on Sixth Street that are vacant or significantly underutilized or used as a surface parking lot; and 5) properties located on Sixth Street that exhibit one or more conditions of blight as defined by the California Community

Redevelopment Law. The Project Area is also proposed for expansion to include the parcels and blocks around the Bessie Carmichael School near 7th and Harrison Streets. A copy of the legal description of the boundaries of the proposed amended Project Area is available free of charge upon request.

In order to finance projects and programs that would alleviate conditions of blight, the Plan Amendment also includes: 1) an amended expiration date, which extends the redevelopment plan by 10 years (from June 11, 2010 to June 11, 2020); 2) extended deadlines for the Agency to incur debt (June 11, 2020) and repay indebtedness (June 11, 2030) secured by tax increment funds; and 3) an increased aggregate amount of tax increment the Agency may receive (from \$102, 000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at any one time (from \$60,000,000 to \$80,000,000).

The Agency proposes to carry out a comprehensive program to alleviate the adverse effects of blight in the Project Area by implementing the five main elements of the Plan Amendment's program: 1) improving residential conditions and encouraging residential activities; 2) improving economic conditions and encouraging business activity; 3) promoting area quality of life and social services; 4) addressing infrastructure and transportation needs; and 5) assuring appropriate neighborhood land uses and design.

Following the close of the public hearing, the Board will consider approval of the proposed Plan Amendment. Interested persons may view the text of the proposed Plan Amendment by visiting www.sompac.com.

*For further information please contact
Mike Grisso, SFRA Project Manager
for the South of Market Project Area at:*

415-749-2510

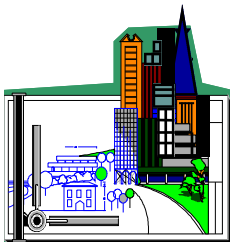
*770 Golden Gate Avenue
San Francisco, CA 94102*

SOUTH OF MARKET COMMUNITY RESOURCE GUIDE

SOUTHERN POLICE STATION

850 Bryant Street at 7th San Francisco, CA 94103
 553-1373 Fax 553-1073 Anonymous tip line: 552-4901
 Station Captain: O'Leary

911 Emergency Dispatch	911	Call for immediate threat to life or property, violence, murder, robbery in progress, use of weapons, fire or medical emergency in progress.
SFPD Non-Emergency number	553-0123	Quality of life calls-no immediate threat to life or property. Non-violent crimes, crack smoking, drug dealing on street, drinking alcohol on street, etc...
Mobile Assistance Program MAP Homeless Outreach Van	431-7400 (any day 24 hours)	Drunks on the street who are non-violent or passed out or seem to need help, but who don't seem to need medical attention. Homeless sleeping on sidewalk, driveways or porches.
The San Francisco Tool Lending Center	1:00-6:00 pm Wed- Fri Sat 9:00-5:00 701-8665 (Tool)	Lends hand tools and offers educational workshops. Provides residents and property owners access to tools free of charge, to promote neighborhood beautification.
DPW DPT	282-5326 695-2017 553-9817 553-1200	Graffiti removal, excessive litter or illegal dumping. Street Cleaning Abandoned Cars Cars parked on sidewalk, blocking driveway.



For the month ending August 2005, burglaries decreased by 25% over the same time last year. Auto burglaries increased by 100%, other thefts decreased by 35% and auto theft decreased by 27% from last year. Robberies increased by 25%, aggravated assault increased by 69%, drugs/narcotics increased by 100% and vandalism increased by 100%.

Southern District Preliminary Crime Report for South of Market Project Area Month Ending: August 2005

Part I Crimes for SOM Project Area	AUGUST 2004	AUGUST 2005
Homicide	0	0
Rape	1	1
Robbery	8	10
Aggravated Assault	13	22
Burglary	12	9
Auto Burglary	0	5
Other Thefts	88	57
Auto Theft	15	11
Drug/Narcotics	0	18
Vandalism	0	11

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 Marcia Ban
 1035 Folsom Street
 San Francisco, CA 94103

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 E-mail: community@sompac.com
 web page: www.sompac.com
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Neighbor Power **Action** Alert!

NEW SOMA VICTORIA MANALO DRAVES PARK

Thursday, November 17, 2005

6:00 PM

Gene Friend Recreation Center

270 6th Street @Folsom

Community-Wide Meeting

Join your neighbors and get involved in organizing a
“Friends of” park group to keep your future park clean, green and safe!



Sponsored by:



NEIGHBORHOOD PARKS COUNCIL



For more information, contact Colleen Flynn,
Stewardship Program Manager at Neighborhood Parks Council,
621-3260 ext. 102 or cflynn@sfneighborhoodparks.org

RAYMOND HOTEL REOPENS AS RAMAN SENIOR HOUSING

Approximately 80-100 residents were left homeless after a fire was ignited at the 1907 70 unit Raymond Hotel located at 1011 Howard Street on April 15, 2001, Easter Sunday.

The majority of Raymond residents were relocated by the Red Cross and The City to other hotels located in the Tenderloin and South of Market.

Originally the rehabilitation was intended to take anywhere from 6 to 9 months. In May of 2002 it was announced that the owners would add an additional floor and an elevator to the building. In October of 2002 the Raymond Hotel received approval to add the additional floor of 28 rooms.



Raymond Hotel fire April 15, 2001

In July of 2003 it was announced that the contractor for Raymond Hotel, had installed vinyl windows without the knowledge that the building is located in the South of Market Preservation District. The Planning Department stated that the windows would have to be replaced with wood windows to meet the current planning codes for that site. The owner of the Raymond Hotel appealed the Planning Department decision and the vinyl windows remain.

After over 4 years and \$1.2 million, the renovations and an additional floor at the now 85 unit Raman Hotel will house seniors under the Mayor's "Housing First" program. The program is administered through the Department of Human Services. The hotel will be master leased by the Tenderloin Housing Clinic. They will provide a case worker and a manager that will coordinate the on-site medical and counseling services by various agencies. The ground floor will house THC's office and a community room for residents.

The Raman's reopening is the city's newest permanent supportive housing facility dedicated solely to housing homeless senior citizens. The directive came from the Mayor to assist in housing all homeless seniors living in emergency shelters to transition to permanent supportive housing. The rooms will be rented at \$470 per month. Approximately 12 residents that were initially displaced due to the fire will be returning to their apartments.



New Raman Senior Hotel October 2005

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/ Tammy Alpers 756.1509	Residential Owner/Non-Occupant Angus McCarthy 269-1780	CBO: SF Medical Outreach Program/ Charles Range 436.0111	Non-SRO Residential Tenant VACANCT SEAT
Business Owner/Service/ Marty Cerles 864.7861	CBO: Urban Solutions/ Jenny McNulty 553.4433	SRO Residential Tenant/ Jeoflin Roh 346.4760	SRO Residential Tenant VACANCT SEAT
CBO: GP/TODCO John Elberling 896.1880	CBO: South of Market Employment Center/ Don Marcos 865.2105	SRO Residential Tenant/ Antoinetta Stadlman 552.4803	Sixth Street Merchant VACANCT SEAT
Residential Owner/Occupant/ Sally Espinoza 713.8275	Residential Owner/Occupant/ Wilma Parker 981.3530	Non-SRO Residential Tenant/ Mark Swenson 543.6833	South of Market Project Area Committee 1035 Folsom Street (between 6th & 7th) San Francisco, CA 94103 Tel (415) 487.2166 Fax (415) 487.2169 www.sompac.com
Non-SRO Residential Tenant/ Jim Garrison 487.0972	SRO Hotel Owner/ Dipak Patel 672.1203	CBO: SF Tenants Union/ David Wilbur 826.2140	
Business Owner or Representative/ Wholesale Henry Karnilowicz 621.7533	SRO Hotel Owner/ Nasir Patel 885.0773	CBO: Serving either Project Area Youth, Teen or Family VACANCT SEAT	

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

<u>HOUSING COMMITTEE</u> First Monday of the month 6:00 PM	<u>CRIME & SAFETY COMMITTEE</u> First Wednesday of the month after the first Monday bi-monthly 6:00 PM	<u>EXECUTIVE COMMITTEE</u> Second Monday of the month 12:00 Noon
<u>HUMAN SERVICES COMMITTEE</u> First Wednesday of the month after the first Monday bi-monthly 5:00 PM	<u>ECONOMICS COMMITTEE</u> First Thursday of the month after the first Monday bi-monthly 12:00 Noon	<u>GENERAL PAC</u> Third Monday of the month 6:00 PM