

SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

PLAZA APARTMENTS

by Antoinetta III/Chair SOMPAC

The San Francisco Redevelopment Agency acquired the Plaza Hotel located at the corner of 6th and Howard streets and closed escrow on the property in January 2001. As a part of the Redevelopment Plan for the South of Market Project Area, one of the goals is to increase the supply of housing without adversely affecting the scale, density, or architectural character of the Project Area.

On August 20, 2001 the PAC endorsed TODCO (a nonprofit developer) to enter into exclusive negotiations with the San Francisco Redevelopment Agency to develop the Plaza Hotel. The Agency stated that the proposal was in conformance with the Agency Request for Proposals (RFP). One month later in September the Agency allowed that there was insufficient public discussion of this item. Originally there had been two proposals submitted but the Redevelopment Commission rejected both and wanted the RFP to go out a second time with more publicity. It was discussed at the September PAC meeting and again the PAC voted to endorse TODCO to enter into exclusive negotiations with the Agency to develop the Plaza Hotel.

At the October 2, 2001 San Francisco Redevelopment Commission meeting the Commissioners defeated the endorsement for TODCO to enter into Exclusive Negotiations with the Agency for the development of the Plaza Hotel. Because of overwhelming community pressure, the item had been calendared again for the Commission on October 16, 2001 for consideration. Some of the Commissioners were not satisfied that there was only one response to the RFP. It seems that some of the Commissioners thought there might be a monopoly as far as developments in the South of Market by TODCO. As it turned out, TODCO had developed ¼ of all the housing projects in this area. Mr. Olson Lee, Redevelopment's Deputy Executive Director Housing & PIDC Executive Director, reminded everyone that the Redevelopment Commissioners had the right to suspend the RFP. Again, at a November 2001 Redevelopment Commission meeting the Commissioners defeated the endorsement for TODCO to enter into Exclusive Negotiations with the Agency for the development of the Plaza Hotel. Mr. Lee announced that this item was taken to the Board of Supervisors and the Board had voted 10:1 to encourage the Agency to rescind their previous decision and award

the project to a community based organization (CBO). In January 2002 the Redevelopment Commission adopted a set of criteria with regard to when or if the Agency should become involved with the direct development of a property. This marks the beginning of the Redevelopment Agency becoming a developer of housing. In February 2002 it was announced to the PAC that the Redevelopment Commission had decided to develop the Plaza Hotel site. It was explained that the Agency would put together the financing and design concept and then put an RFP out for the construction on the project. The Agency explained to the PAC that it was in the interest of the Mayor and the Commissioners to have the Agency develop the site. There was concern that larger politics were involved and it was uncertain as to how this project would play out in the future.

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The Plaza Apartments located at 989 Howard Street (corner of 6th)



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... Calls can take as long as 2 hours
Mobile Assistance Program MAP Homeless Outreach Van/HOV	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 beatification.
DPW	28-CLEAN (282-5326) 695-2017	Graffiti removal, excessive litter or illegal dumping. Street Cleaning



For the month ending March 2005, burglaries decreased by 56% over the same time last year. Auto burglaries decreased by 19%, other thefts decreased by 88% and auto theft increased by 11% from last year. Robberies decreased by 29%, aggravated assault decreased by 14%, drugs/narcotics decreased by 30% and vandalism increased by 55%.

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

	MARCH 2004	MARCH 2005
Homicide	0	0
Rape	3	2
Robbery	17	12
Aggravated Assault	21	18
Burglary	23	10
Auto Burglary	57	46
Other Thefts	155	18
Auto Theft	9	10
Drug/Narcotics	86	60
Vandalism	9	14

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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 FAX 415 487.2169

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 web page: www.sompac.com
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In April of 2002 the Commission acted with the formation of the Public Initiatives Development Corporation (PIDC), a nonprofit development corporation, to assist the Agency in direct development of future projects. It was announced that the first development would be the Plaza Hotel. The Commission had authorized an initial amount of \$500,000 for start-up costs utilizing Agency staff. The Agency announced that they would develop the site in the same manner that TODCO had proposed.

Several months passed until the Agency brought the schematic design to the PAC for review. Ms. Carson, Senior Project Manager PIDC, presented the design to PAC members. She stated that there would be 9 floors with a total of 106 units.

On December 18, 2003 there was a groundbreaking ceremony held for the Plaza Hotel. Demolition was not scheduled until February 2004 however, the ceremony was being held in December to acknowledge Mayor Brown's activities with regard to affordable housing in the city.

In March 2004 the Agency announced that the proposal from the contractor for the Plaza was currently under review at the Agency. The new Project Manager for the PAC, Mike Grisso, announces that construction was proceeding on schedule and that the Plaza should be complete in October 2005.

At the March 7, 2005 meeting of the PAC's Housing Committee Erin Carson of Redevelopment announced that the Plaza Hotel would be used for the Direct Access to Housing Program (DAH). This was the first time the PAC had learned that the building had been turned over to the DAH program at the Mayor's request according to Agency staff. It was implied that this was a done deal and there was nothing that could be done about it.

Direct Access to Housing (DAH)

DAH will house formerly homeless people with concurrent mental health, substance abuse, and chronic medical conditions. DAH accepts single adults into permanent housing directly from the streets, shelter, acute hospital or long-term care facilities. Residents are accepted into the program with active substance abuse disorders, serious mental health conditions, and/or complex medical problems. DAH residents are recruited if they are high users of the public health system (according to Department of Public Health staff this will save taxpayers money by keeping them out of emergency rooms) and

have on-going substance abuse, mental illness and/or medical problems. People with a history of a felony conviction (including child sexual abuse or endangerment), arson, drug addiction and alcohol abuse are not restricted from access to a DAH facility. Currently the Sixth Street corridor has the largest concentration of sex offenders in the City. The South of Market Recreation Center is located one block from the Plaza. All residents of the DAH facilities have tenant rights and all services offered to residents are voluntary.

The DAH literature explains that the San Francisco Department of Public Health (DPH) acquires sites for the DAH program through a practice known as "master leasing". The renovated buildings combined with on-site services stabilize properties (SRO's) that have often been problematic for the surrounding neighbourhood. One of the strategies for the San Francisco DPH is identifying privately owned buildings that are vacant or nearly vacant. Funding for the DAH program comes from the city general fund. The total cost to provide permanent housing and support services in DAH buildings is approximately \$1200 per month per resident. The Plaza will be a new building and does not fall into this category for uses as problematic or under utilized.

The PAC is very concerned and has expressed outrage that this \$23 million dollar building would be turned over to the DAH program at the request of the Mayor. The PAC questioned the purpose of their role within the Agency as an advisory body. The public questioned why the Agency is not consulting the PAC on this matter. The PAC worked on goals for several years and now we appear to have no say in the development of the area. It was agreed and voted on that given the fact that the Redevelopment Agency proposes to turn the Plaza Hotel over to the DAH Program, the South of Market Project Area Committee recommends that the Agency focus on new construction of mixed-income and moderate-income ownership projects that are developed by someone other than the Agency.

Mr. Lee explained that this project fits into the Mayor's overall plan for housing the homeless and the reason that this is going forward now is because these resources were not available when the Plaza was first being developed. He said that when the resources became available, PIDC took the opportunity to utilize them. Mr. Franklin, Director of the Mayor's Office of Housing and Board Member of PIDC, echoed Mr. Lee by saying that this is an opportunity to provide permanent affordable housing for the homeless and this is the Mayor's top priority. It should be noted that Redevelopment Commissioner, Mr. Romero, sat on the Mayor's 10 year Homeless Plan and was Committee Chair

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of the Permanent Supportive Housing Committee and is also a member of the PIDC Board.

The concerns from the community are that there were too many people in the area with chronic problems that are housed in one place; you cannot use 6th Street as a containment zone. If you want to give people struggling to break free of their addictions a chance to do so successfully, you don't house them in an area where the liquor store is a couple doors up the street and the drug-dealer is around the corner, you will only be setting up the people you are trying to help to fail. Many residents who currently live on 6th Street in supportive housing maintain that it is a daily struggle to stay off the drugs and sober when they step out of their front door and see friends that they formerly used with and are able to buy drugs in front of their residence. And from the viewpoint of the larger neighborhood, the use of the Plaza as part of the DAH program only increases the illegal drug trade and addiction-related problems in the area.

After we were finally informed about the new plans for the Plaza, several PAC members asked the Agency if they had completed any studies to see how this development would affect the area or was there any consideration given to the PAC's goals and objectives that we had worked on for over 7 years? Mr. Franklin responded that this would be the best housing on the block and it would end up benefiting the neighborhood. Mr. Trotz, Director of Housing & Urban Health at DPH, explained that the only other alternative to housing the chronically homeless population is to institutionalize them. Here, Trotz comes close to getting to the real root of this problem, and that is that back in the '60s the State abandoned its traditional role as the provider of services to the severely mentally ill.

I have suggested that the city work on getting services into the private hotels instead of taking over a new building at a cost of \$23 million; the costs of construction and the subsequent management of the property just don't appear to be the highest and best use of taxpayer dollars. Various non-profit agencies, of which Conard House is only one, place hundreds of their clients in scores of privately operated SRO hotels throughout the city. As it is now, virtually none of the private hotels have any on-site services at all, and this makes them inappropriate housing for many of these agency clients, more than a few whom are incapable of "Independent Living", i.e. lacking the ability to perform routine personal tasks ranging from going to the bathroom to going to the store.

It would seem a more effective use of public funds to require that private hotels accepting such clients be required to offer up sufficient space/resources for varying degrees of on-site support services, to be provided by one or more of the numerous agencies involved in this manner of work. While the city would then be concentrating its resources on providing actual medical/mental health/addiction related services to those who need them, the private operators would continue to manage the building, buzz people in, sign in visitors, deal with the usual janitorial/maintenance issues and continue performing the routine tasks of running an SRO.

The community was incensed that the entire Plaza situation was not discussed in a public forum and they felt that they had been shut out of the decision process just as had been the PAC. There was no notification to the community. Ms. Carson, Sr. Project Manager for the Plaza explained that PIDC notified the PAC's Housing Committee (March 7, 2005) as soon as they obtained permission from the PIDC Board.

Oddly enough, Mr. Katzman, Conard House Executive Director-who will be providing on-site services at the Plaza, was at the Single Room Occupancy (SRO) Hotel and Stabilization Task Force meeting on March 2, 2005 explaining that the Plaza will have "106 formerly homeless residents, all of whom have a psychiatric disability, 70 percent of whom are dually diagnosed. For that property there are five case managers, one program director, and two property managers."

If Mr. Katzman was at a public meeting on March 2nd describing in detail the future population of the tenants at the Plaza, why wasn't the PAC consulted or notified until the March 7th Housing meeting? A project of this magnitude does not come as far as the Plaza had at the time we were informed of it in a matter of weeks or even months. Obviously this had been in the works for some time. The PAC expressed concern that the 6th street corridor and surrounding area already contain a needle exchange, shelters, and a methadone clinic, not to mention the active drug trade.

Mr. Lee announced that the Department of Public Health (DPH), John Stewart Property Management Co., Conard House (providing on-site services for residents), and PIDC would have to sign a Letter of Intent (LOI) in order to proceed. The details of that document are currently being worked out. According to Ms. Carson, at this point it doesn't appear that PIDC will have to go to the Redevelopment Commission for a formal action

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on the LOI, but they will continue to provide informational memos to the Commission on the Plaza, which would include any progress on the LOI.

Mr. Yee (Redevelopment Commissioner) stated at the April 5, 2005 Redevelopment Commission meeting that such a contract would have to be approved by the PIDC Board, the Health Commission, and the Board of Supervisors. Mr. Yee stated that in his opinion, the Agency Commission was the policy and key decision maker on matters such as contracts, and he was concerned because only two members (out of 7) of the Commission were represented on the PIDC Board, he feels that the Agency staff (4 positions) had control instead of the Commission, on important matters such as letting of contracts. Mr. Yee went on to explain that the Commission was not fully informed on the activities of PIDC, and he was curious if the composition of the PIDC Board of Directors was a requirement of law. Ms. Rosen (Executive Director of the Redevelopment Agency and PIDC Board Member) replied that the Agency Commission formed PIDC as a separate organization and adopted a cooperative agreement between the Agency and PIDC, which established the rights and responsibilities of PIDC. The Agency and PIDC had been operating under the direction of the Commission through the Cooperative Agreement with PIDC. All of the Commissioners were provided with the full agenda packets and minutes.

Commissioner Yee's main concern was the composition of the Board. He wanted to know if there could be more representation by the Commission. Mr. Yee did not think it was appropriate that the Agency staff had a majority over the Commissioners. Ms. Rosen reminded Mr. Yee that the Commission adopted the PIDC by-laws. Mr. Yee wanted to know if the Commission could amend the by-laws? Ms. Rosen explained that the Agency staff could report back on the procedures for amending the by-laws. Ms. Rosen reminded Mr. Yee that PIDC's activities are limited to the development of the Plaza Apartments project.

DPH and PIDC staff organized two tours of Direct Access to Housing (DAH) sites for the PAC and members of the public in an attempt to mitigate some of the concern and outrage. In all, approximately 10 people visited DAH sites; with few convinced that this would be a good program to put into the Plaza. That is not to say that the housing and facilities weren't all first-class, at least by SRO standards, with completely redone kitchens and community spaces,

but the real problem remains, a population with severe difficulties is being housed in an entirely inappropriate area, to the detriment of both the population intended to be housed at the Plaza, as well as to the community at large.

As it stands now, the Plaza is a standing item on the PAC Housing Committee agenda. The PAC has voiced their concern regarding the Plaza and has passed two Motions stating that they do not want the Agency developing housing and that they oppose the reclassification of the Plaza Hotel to DAH housing. The LOI will have to go before the Health Commission, the Board of Supervisors, PIDC Board and possibly the Redevelopment Commission.

The PAC is left wondering how they fit into this planning process for their neighborhood and community as an advisory body to the Redevelopment Agency. The South of Market PAC Members, like those of other PAC's, CAC's and Task Forces around the City, are feeling the betrayal, breach of trust and are tired of being excluded from the process. The information is not reaching the community or advisory boards that were elected to oversee and advise on their respective areas. In this case the Agency has not followed the public process and has once again cut another deal behind closed doors.

For further information on the Plaza:

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Erin Carson PIDC Sr. Project Manager 749.2535

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San Francisco Redevelopment Agency

Marc Trotz, Director Housing & Urban Health

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Antoinetta Stadlman SOMPAC Chair 552.4803

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South of Market Project Area Committee

For further information on DAH: www.endhomelessness.org/best/directaccess.htm

PAC Housing Committee meets the first Monday of the month at 1035 Folsom Street at 6:00 pm

www.sompac.com

SIXTH STREET IMPROVEMENT PROJECT UPDATE PROGRESS UPDATE SIXTH STREET IMPROVEMENT PROJECT

by Jamie Cutlip/Urban Solutions

Urban Solutions is working to encourage new businesses to locate on Sixth Street. In the past, many property owners neglected to advertise vacancies on the street, often because they had little expectation of finding a tenant. Urban Solutions gathered descriptions of the available spaces, lease rates and square footage and posted this information on two websites used by commercial real estate brokers, Costar and Loopnet. These sites are the main source of information in San Francisco about available commercial space.

In addition, Urban Solutions has persuaded a number of property owners to place "For Lease" signs on their vacant retail spaces with a contact telephone number. Staff have encouraged property owners to clean their spaces and remove debris to make them more attractive to potential retail tenants. Urban Solutions takes potential tenants around Sixth Street to view available spaces and having seen their reactions to the condition of some of the spaces, staff have advised property owners on how to increase the marketability of their spaces.

Josh Schnabel, an intern at Urban Solutions, developed a business attraction brochure highlighting neighborhood amenities, and business opportunities. This packet has been distributed to business development organizations like Renaissance and the Filipino American Development Corporation, which are often the first line of contact for entrepreneurs seeking help with their business plans.

This summer, two new businesses are scheduled to open on Sixth Street, Mythic Pizza and Hooker's Gumbo Shack. In addition, Club Six is expanding into the retail space adjacent to the existing club, where they will have live music and open for business earlier in the evening.

Urban Solutions gratefully acknowledges the work of Josh Schnabel, a graduate student who spent a semester interning at Urban Solutions, working on Sixth Street business attraction.

*For further information contact Urban Solutions
1083 Mission Street, 2nd Floor
San Francisco, CA 94103
415.553.4433
www.urbansolutionssf.org*

by Sheri Costa/Department of Public Works

On behalf of the San Francisco Redevelopment Agency, the Department of Public Works is directing and monitoring Stacy and Witbeck, the general contractor performing the improvements on Sixth Street, Market to Howard.

Thus far, the general contractor has completed the installation of the main water line. Soon, crews from the Water Department will connect the pipes running from each property to the new main line. The contractor is currently working with the Water Department on scheduling the date for the final connections.

Sidewalk improvements, which include sidewalk widening and bulb-outs along Sixth for increased pedestrian safety, have already begun between Mission and Howard. Fencing is being installed to protect pedestrians and area businesses from the sidewalk work, which involves breaking up concrete. Openings in the fence will allow for easy access to local businesses and vendors making deliveries can use the contractor's work area for unloading goods to local shops.

In brief, the project is moving steadily along, and we are still on target to return a newly renovated Sixth Street back to the community mid to late October. We thank you for your patience.

For further inquiries, please contact Sheri Costa, Public Affairs Officer, Department of Public Works, at 415.437.7009 or at sheri.costa@sfdpw.org.

For Lease signs attract interest in vacant retail spaces on Sixth



FAQ's South of Market Plan Amendment

The San Francisco Redevelopment Agency has developed this summary of answers to frequently asked questions about the proposed Amendment to the South of Market Redevelopment Plan, based on community meetings and over eight years of discussions with the elected Project Area Committee (PAC). The PAC has endorsed the Plan Amendment, which is now scheduled for consideration by the Board of Supervisors, beginning in Fall 2005. If you would like further information, please call the Agency at 749-2400.

Q: What is the purpose of the South of Market Redevelopment Plan Amendment?

A: The Plan Amendment would enhance the revitalization program for the South of Market (SOM) Project Area, especially along the Sixth Street Corridor. The existing SOM Earthquake Recovery Redevelopment Plan was adopted to address damage from the Loma Prieta Earthquake and to provide economic assistance to neighborhood-serving businesses and related establishments. The Plan Amendment would include but not be limited to the following key actions:

- Increase the scope of redevelopment activities to address a range of blighting conditions in the area.
- Adopt new redevelopment goals and objectives developed by the PAC.
- Expand the boundary of the original Project Area to include the area around Bessie Carmichael School.
- Authorize Owner Participation Agreements and the ability of the Agency to acquire certain limited kinds of blighted properties through eminent domain, if owners are unwilling to address the blight themselves or negotiate a fair market value sale.
- Extend the Agency's ability to incur and repay debt by an additional ten years and increase the aggregate amount of tax increment that the Agency may use.

Q: What area does the Redevelopment Plan include?

A: The South of Market Redevelopment Project Area includes most of the area between Stevenson and Harrison Streets, Fifth and Seventh Streets.

Q: What is the process for approving the Redevelopment Plan Amendment?

A: After the Agency Commission has approved the Plan Amendment, and the Planning Commission has found the Plan Amendment consistent with the City's General Plan, the Board of Supervisors will review the Plan Amendment at a public hearing and consider its approval.

Q: Why is the Plan Amendment necessary to eliminate blight in the SOM Project Area?

A: Although there has been ongoing Agency-assisted development and private investment in the Project Area, conditions of blight remain and indicate a need for greater redevelopment activity to fully revitalize the area. The physical and economic conditions of blight in the Project Area are so prevalent that they cannot reasonably be expected to be reversed without redevelopment, and as such, have become a burden on the community that cannot be reversed or alleviated without the assistance of the Agency through the authority of the CRL. The heavy prevalence of blight has significantly deterred investment and improvement of the Project Area.

Q: What redevelopment activities are proposed and how will they alleviate blight in the SOM Project Area?

A: The Agency's primary strategy for addressing blight in the Project Area is to improve and preserve affordable housing, thereby improving conditions without displacing residents. Complementing this core strategy, a variety of other programs serve to enhance both the growing residential neighborhood and the overall area. These programs include economic development, streetscape improvements and sidewalk cleaning, and assistance to community service and cultural organizations.

Q: Will the Plan Amendment replace the Planning Code?

A: The Redevelopment Plan and Plan Amendment maintain the existing Planning Code and provide for the Planning Department to continue to administer land use and zoning controls of private development in the Project Area.

Q: How has the Redevelopment Agency involved the public in the Plan Amendment process?

A: Since 1997, Agency staff has worked with the PAC and the wider community to increase the effectiveness of redevelopment activities by amending the existing Redevelopment Plan. Extensive meetings with the PAC and its committees, together with wider community meetings, have reviewed and refined the proposed program and carefully crafted the documents implementing it. Quarterly newsletters have kept the South of Market community informed of these meetings and encouraged public participation. On April 21, 2003, the PAC endorsed the Plan Amendment.

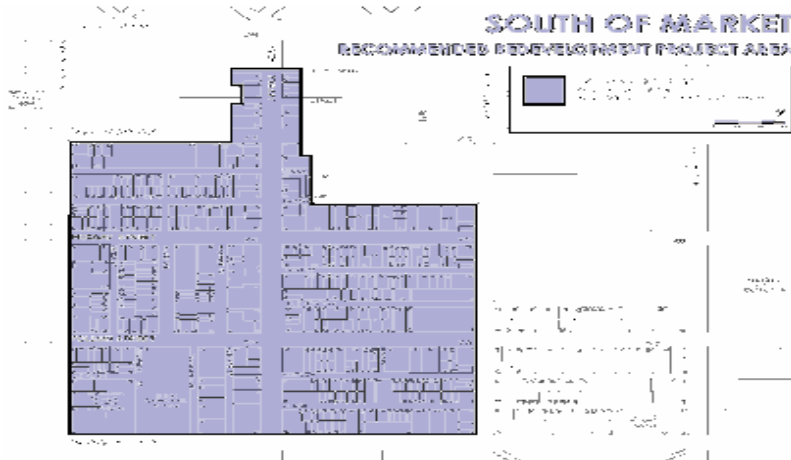
Q: Whom may I contact for more information on the Plan Amendment?

A: If you have questions or comments, please call Mike Grisso, Project Manager, at (415) 749-2400.

SOUTH OF MARKET PROJECT AREA COMMITTEE

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SOMPAC Minutes & Agendas
 are available online via
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CBO: GP/TODCO John Elberling 896.1880	CBO: South of Market Employment Center/ Don Marcos 865.2105	SRO Residential Tenant/ Jeoflin Roh 346.4760	2 SRO Residential Tenants VACANCY
Residential Owner/Occupant/ Sally Espinoza 713.8275	CBO: West Bay Multi-Services Inc. Marlo Matillano 431.9336	SRO Residential Tenant/ Antoinetta Stadlman 552.4803	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	Residential Owner/Occupant/ Wilma Parker 981.3530	Non-SRO Residential Tenant/ Mark Swenson 543.6833	
Business Owner or Representative/ Wholesale Henry Karnilowicz 621.7533	SRO Hotel Owner/ Dipak Patel 672.1203	CBO: SF Tenants Union/ David Wilbur 826.2140	
Residential Owner/Non-Occupant Angus McCarthy 269-1780	SRO Hotel Owner/ Nasir Patel 885.0773	Non-SRO Residential Tenant VACANCY	

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 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 5:00 PM	<u>ECONOMICS COMMITTEE</u> First Thursday of the Month After the First Monday 12:00 Noon	<u>GENERAL PAC</u> Third Monday of the Month 6:00 PM