



SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

Advisory body to the San Francisco Redevelopment Agency

NEW ELECTIONS FOR THE SOUTH OF MARKET PROJECT AREA COMMITTEE

The Board of Supervisors adopted a resolution on January 31, 2006 requiring a new election for the South of Market Project Area Committee (SOMPAC) and adding one new seat. The Redevelopment Agency has the responsibility to prepare for, and conduct, the election in which every resident, business owner or operator, and community organization in the South of Market Project Area (Project Area) will be eligible to vote. The elections are scheduled for **Wednesday, May 3, 2006 from 12:00-8:00 PM** at the SOMPAC office located at 1035 Folsom Street, San Francisco, CA 94103 (between 6th and 7th). There will be a pre-election meeting scheduled for **Thursday, April 6, 2006 from 6:00-8:00 PM** at 1035 A Folsom Street (next door to the SOMPAC office).

WHY NEW ELECTIONS NOW

The majority of the current body, which makes up the Project Area Committee (PAC), was elected to the PAC in 1997. There have never been new elections for this body. When a member resigns from the PAC a vacancy is created which is then filled through an application process.

It was Supervisor Chris Daly's understanding that new elections were required upon adoption of the Plan Amendment or when there is a change in the boundaries. After the South of Market Plan was adopted by the Board and signed by the Mayor in December 2005, Supervisor Daly's office requested the City Attorney research what triggers new elections. They found that while they are not required, and California Redevelopment Law is silent on new elections, it is a good idea to hold new elections. Supervisor Daly's office put forth the following resolution:

Resolution amending the Articles of Formation of The South of Market Project Area Committee to (1) require new elections and (2) add a representative who shall be a parent of a student of the Bessie-Carmichael School as a category of membership thereof following the adoption of the Redevelopment Plan Amendment for the South of Market Redevelopment Project Area.

This Resolution was passed on January 31, 2006 by the Board of Supervisors: Ayes: 9-Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, Mirkarimi, Peskin, Sandoval
Absent: 2-Alioto-Pier, McGoldrick

Several PAC members spoke against new elections at the Board meeting. They believe that this is an abuse of scarce city resources at a time when the City is tight on funds, and \$50,000 would simply be a waste of money. Mr. McCarthy (a PAC member since 2001) stated that there are so many other things in this area that we could use the money for other than new elections, such as, wiring programs for the SRO's. Other members noted that this money should be spent on housing in the Project Area. Ms. Stadlman, PAC Chair, (a PAC member since 1997) stated that \$50,000 is not a good use of public funds, and there will be a disruption of the current PAC.

Mr. McCarthy explained that it is exhausting, sometimes meeting 4 nights per week and that there are no perfect committees. The documents that the Redevelopment Agency provided the PAC were very difficult to get through and not everyone was happy but, in the end they compromised. This is the most diverse group of people and they were able to come to a conclusion as a whole regarding eminent domain and many other policy issues within the Project Area. There is an institutional memory on the PAC that exists and it would be hard to regain. In the end, the PAC felt that the \$50,000 should be used for quality of life issues, wiring, housing, etc. While some members of the PAC believe that periodic elections should be held, now is not the time.

The Redevelopment Agency staff has stated that they were not consulted on the drafting of the Resolution and did not become aware of its content until after it was introduced. The Agency General Counsel spoke with the Deputy City Attorney who had drafted the measure and expressed concerns that the resolution was inconsistent with the state law's protection of the independence of the PAC's. The Agency's concerns were expressed at the public hearing before the Board on the adoption of the resolution. Despite these concerns, Agency staff is cooperating with City officials to prepare for and conduct a new PAC election on May 3, 2006.

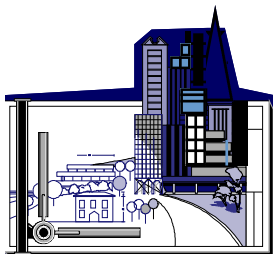
continued on page 3

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 January 2006, burglaries decreased by 55% over the same time last year. Auto burglaries increased by 167%, other thefts decreased by 76% and auto theft increased by 100% from last year. Robberies increased by 100%, aggravated assault increased by 125%, drugs/narcotics decreased by 21%, vandalism increased by 8% and rape increased by 100%.

Southern District Preliminary Crime Report for South of Market Project Area Month Ending: January 2006

Part I Crimes for SOM Project Area	January 2005	January 2006
Homicide	0	0
Rape	0	1
Robbery	0	12
Aggravated Assault	8	18
Burglary	11	5
Auto Burglary	18	48
Other Thefts	72	17
Auto Theft	0	10
Drug/Narcotics	48	38
Vandalism	12	13

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

Telephone 415 487.2166
 FAX 415 487.2169
 E-mail: community@sompac.com
 web page: www.sompac.com
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**Procedures for the election of members to
Redevelopment Project Area Committees in the
City and County of San Francisco**

*(for a full copy of this document, please visit the
SOMPAC website: www.sompac.com)*

**ARTICLE §300.
VOTER AND CANDIDATE ELIGIBILITY**

§301. General Eligibility Requirements

In order to qualify to vote for or be a candidate for election as a member of a PAC, a person must present proof that he or she is at least 18 years of age or older and either resides within the Project Area or owns and operates a business within the Project Area, and has done so for at least the past thirty (30) days. Community Organizations may cast one vote per organization and may designate a person to vote in the election. Community Organizations may become candidates for PAC seats upon presenting proof described in Section 304 below. Proof of voting eligibility shall be affidavit given before or at the time of voting. Evidence of eligibility, consisting of a California driver's license or California identification card or similar evidence and such other evidence satisfactory to the Agency as is required pursuant to the provisions set forth in Sections 302, 303 and 304 below, shall also be presented at the time of registration.

**§302. Required Proofs for Residential
Owner-Occupant Category**

In addition to the proof required by Section 301 above, persons seeking to prove their eligibility for the category of Residential Owner-Occupant must provide evidence of current ownership and occupancy of property within the Project Area, or of current residence in the household of an owner occupant, by such means as a copy of a governmental document denoting the owner and one document verifying occupancy, such as a utility bill, printed check or other similar documents.

**§303. Required Proofs for Residential
Tenant and Business Owner Categories**

In addition to the proof required by Section 301 above, persons seeking to prove their eligibility for the Residential Tenant or Business Owner categories must provide evidence of their current residential occupancy or business operation and ownership by such means as a copy of personal identification, a rental agreement or lease of property within the Project Area, copies of rent

receipts, utility bills and/or copies of business licenses or permits, or any similar documentation. Residents whose names do not appear on a lease or rent receipt may verify their status by declaration, provided that they provide personal identification documenting their address.

§304. Required Proofs for Community Organizations

Community Organizations shall be entitled to be candidates for the PAC or to appoint one person to vote in the PAC election upon submission of evidence satisfactory to the Agency that they meet the definition in §206 (*please visit www.sompac.com for full document*) above, whether by document (such as an office lease) or by affidavit signed by an officer or board member. Persons who cast votes on behalf of a Community Organization in the PAC elections shall, in addition to the proof required by Section 301 above, submit a board resolution or letter signed by a person authorized to bind the Community Organization which appoints that person to cast the Community Organization's vote.

§305. Multiple Eligibility Categories

A person who is eligible in more than one membership category shall be entitled to cast only one ballot in only one category and shall be entitled to be a candidate in only one membership category, regardless of the number of properties which that person owns or other conditions which otherwise provide the basis for category eligibility. Entities and businesses that are not natural persons, such as partnerships or corporations, shall select only one person to vote or be a candidate for election on behalf of that entity or business.

ARTICLE §400. VOTER REGISTRATION

Prior to voting, any person desiring to vote must register in person with Agency staff by filling out and submitting to the Agency a registration affidavit of eligibility under penalty of perjury in a form to be determined by the Agency. Registration shall be permitted on the day of the election. Disabled persons who wish to cast absentee ballots pursuant to Section 704 shall register in person in advance, or shall be registered by a deputy registrar appointed by the Agency. Deputy registrars shall require the voter to execute the affidavit under this Article and examine the evidence of eligibility required by Article 300 above.

§402

Any person eligible to vote in more than one membership category must choose one category only in which to vote at the time of registration.

continued on page 4

**ARTICLE §600.
NOTICE OF ELECTION AND PRE-ELECTION
INFORMATINAL MEETINGS**

§601. Notice Requirements

At least ten (10) days prior to a scheduled pre-election meeting, a notice specifying the dates, times and places of the election and the pre-election informational meeting (s) and describing the Project Area (in text or by diagram) and purpose of the meeting (s) shall be published once in a newspaper of general circulation within the City and, to the extent mailing addresses are obtainable at a reasonable cost, shall be mailed to all residents, businesses and community organizations within the Project Area. The Agency shall be responsible for compiling a mailing list and shall make a good faith effort to obtain mailing addresses for all residents, businesses and community organizations at a reasonable cost. The notice shall be mailed first-class mail, but may be addressed to "Occupant." In lieu of mailing separate notices for each meeting required in connection with the formation of a PAC, the Agency may provide a single combined notice setting forth all the dates, times and locations of all such meetings, hearings and elections: provided, however, that at least one such notice shall publicize the opportunity to serve on the PAC and be sent at least 30 days prior to the election of PAC members. In addition, the Agency may post notices, distribute flyers or undertake such other actions as it deems necessary or advisable in order to further inform Residential Owner-Occupants, Residential Tenants, Business Owners and Community Organizations of the formation of the PAC.

§602. Pre-Election Informational Meeting (s)

The Agency shall conduct at least one (1) public meeting in the Project Area to explain the election process, distribute candidate filing forms, and answer any questions pertaining to eligibility requirements for voters and candidates, the scheduled date (s), time (s) and location (s) of the election or similar matters. During the pre-election informational meeting (s), the Agency shall accept completed candidate filing forms and election statements, and shall distribute copies of the following:

- a. These PAC election procedures;
- b. The Articles of Formation for the project area;
- c. Chapter 4, Article 6.5 of the Community Redevelopment Law (Health and Safety Code Section 33385 et seq.) (governing project area committees);

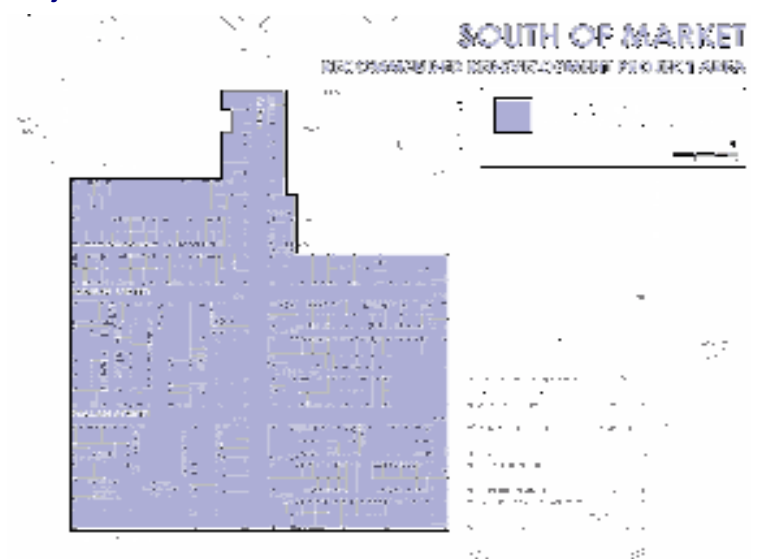
- d. Section 33347.5 of the Health and Safety Code (report of the project area committee);
- e. Section 33366 of the Health and Safety Code (vote required to adopt the redevelopment plan); and
- f. The Preliminary Plan for the Project Area

The Agency shall briefly discuss these PAC Election Procedures, the proposed Project, the role of the PAC in connection therewith, the application of the Political Reform Act (California Government Code Section 87100 et seq.) to PAC members and the eligibility to serve on and required composition and size of the membership of the PAC.

The election will be held on Wednesday, May 3, 2006 from 12:00-8:00 PM at the SOMPAC office located at 1035 Folsom Street (between 6th and 7th). The Agency will announce the winners in each category of representation as soon as possible after the ballots for each category have been tallied by the department of elections. The candidate with the highest number of votes in the applicable category shall be elected. In the event of a tie, the person or organization to be designated for that position shall be selected by lot drawn by the Agency at a meeting open to the public. The Agency will report the election results to the Board of Supervisors. Following receipt of the election results and resolution of any challenges, the Board of Supervisors shall announce the results of the election and the names of all the Project Area Committee members, including the names of the Community Organizations which were elected. At the same time the Board will by Resolution, find that the election procedures were followed in the election and confirm the Project Area Committee members.

**For further information please contact:
Mike Grisso/Project Manager SFRA
415.749.2510 mike.grisso@sfgov.org**

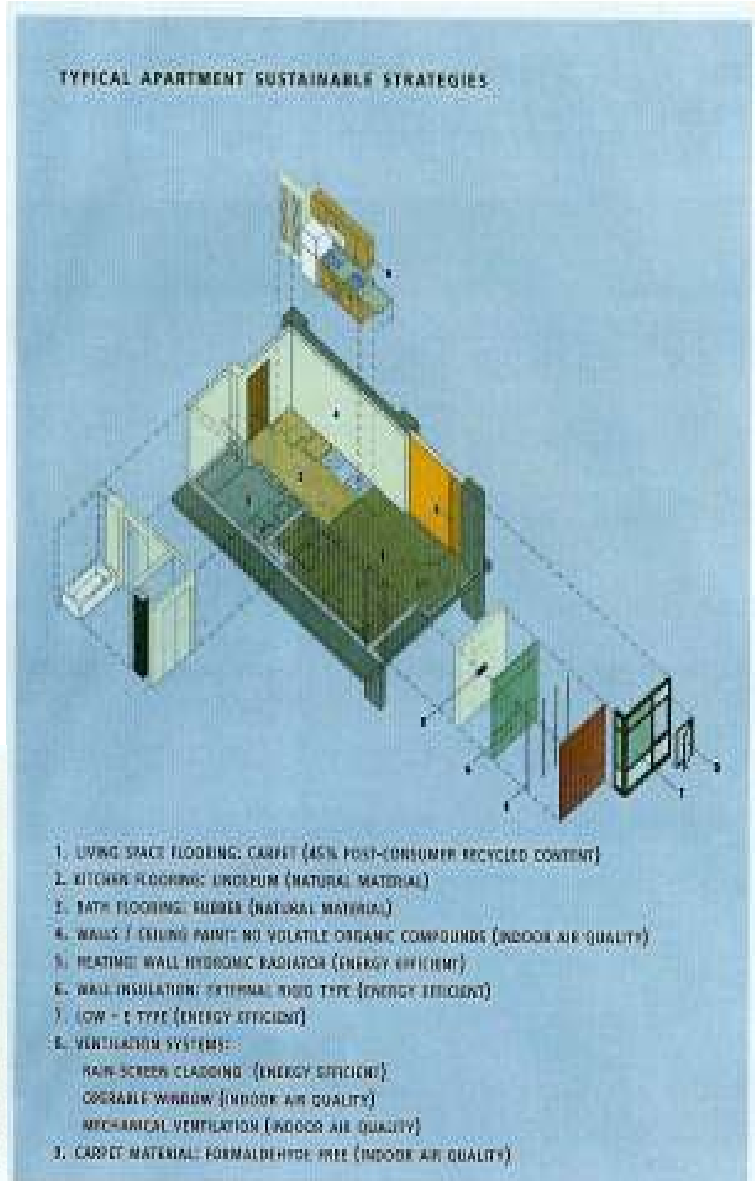
Project Area Boundaries



SIXTH STREETS FIRST GREEN BUILDING

Public Initiatives Development Corporation (PIDC) and the San Francisco Redevelopment Agency (SFRA) held a grand opening of the Plaza Apartments, located at 988 Howard Street (corner of Sixth), on Wednesday, March 15, 2006. Guest speakers included Agency and PIDC staff, Redevelopment Commissioners, The Mayor and residents of the Plaza.

The Plaza Apartments is a mixed-use development providing 106 green and sustainable studio apartments with comprehensive support services, residential amenities, retail and a community theatre to provide for San Francisco's neediest and lowest income residents. With 2200 square feet of retail and a state of the art performing arts space located on the first and basement levels, the Plaza Apartments is SOMA's newest and most exciting addition to the South of Market Redevelopment Project Area revitalization efforts. For further information please contact: Erin Carson Senior Project Manager 415.749.2535 Public Initiatives Development Corporation (PIDC)



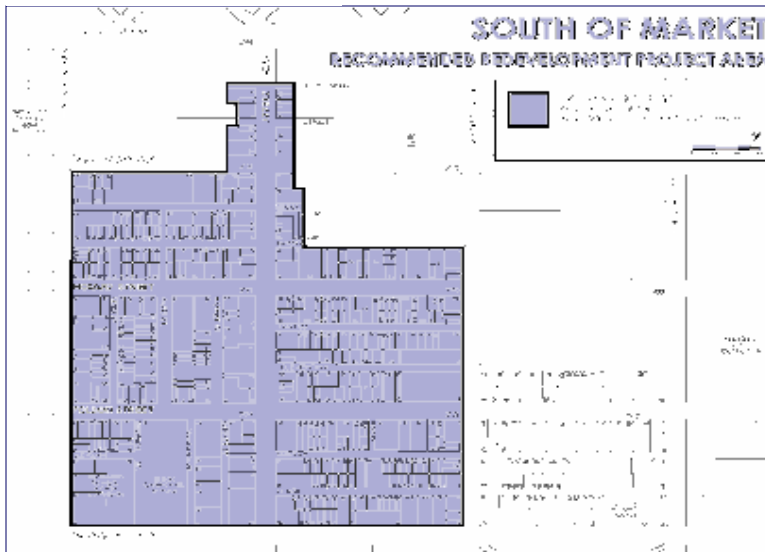
Jim Berk, a longtime advocate for the South of Market community, passed away recently. As a former member of the SOMPAC from 1997 to 2002, Jim was the founder of Safe on Sixth, a grassroots organization aimed at improving the quality of life in his neighborhood. Jim's knowledge of land use contributed to the founding of the SoMa Leadership Council and most recently, he served on the Western SoMa Citizens Planning Task Force representing senior citizens. Formerly employed by Stanford University, Jim was once married and leaves behind several children and grandchildren. SoMa is a better place because of the time he spent with us.



SOMPAC

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

Business Owner/Service/ Marty Cerles 864.7861	CBO: South of Market Employment Center/ Don Marcos 865.2105	Non-SRO Residential Tenant/ Mark Swenson 543.6833
CBO: GP/TODCO John Elberling 896.1880	Residential Owner/Occupant/ Wilma Parker 981.3530	CBO: SF Tenants Union/ David Wilbur 826.2140
CBO: Urban Solutions/ Tracy Everwine 553.4433	SRO Hotel Owner/ Dipak Patel 672.1203	CBO: Serving either Project Area Youth, Teen or Family VACANT SEAT
Residential Owner/Occupant/ Sharon Grace 543.3685	SRO Hotel Owner/ Nasir Patel 885.0773	3 Non-SRO Residential Tenant VACANT SEATS
Business Owner or Representative/Wholesale Henry Karnilowicz 621.7533	CBO: SF Medical Outreach Program/ Charles Range 436.0111	2 SRO Residential Tenant VACANT SEATS
Residential Owner/Non-Occupant Angus McCarthy 269-1780	SRO Residential Tenant/ Antoinetta Stadlman 552.4803	Sixth Street Merchant VACANT SEAT

MONTHLY SOMPAC MEETINGS ALL MEETINGS ARE OPEN TO THE PUBLIC

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