

SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

Advisory body to the San Francisco Redevelopment Agency

DEVELOPER SEEKS TO INCREASE COMMUNITY DIALOGUE

Development site located at 900 Folsom/260 5th Street

Avant Housing, the project sponsor of the development of a multifamily, mixed use project located at the corner of 5th Street and Folsom Street in San Francisco, has unveiled a website for the community to participate in the ongoing design and evolution of the proposed project. The website, www.900folsom.com, is the first time such an endeavor has been undertaken for a project in SoMa, and will provide a forum for the community to continually provide feedback and review the evolution of the project.

"There are so many influences in SoMa, and so many factors that must be accounted for, we really felt a website dedicated to enhancing the dialogue with the community was absolutely critical," said Eric Tao, a board member of Avant Housing. "We believe presentations and attendance at community meetings are integral to successful development. This will only help to further that dialogue," Tao added.

Avant Housing began taking community input on the proposed project from a very early stage. "This should be an iterative process, so we went to the community as early as possible, and it is paying dividends in the amount of helpful feedback we are getting", said Jesse Herzog, one of the project's managers. Avant Housing envisions the newly launched website will only further the communication lines that have aided the development of the project to date.

Since June of 2007, Avant has made 15 presentations to various community groups interested in the South of Market Neighborhood, in addition to attending meetings on a monthly basis. The presentations commenced with photographs of the existing site; two large parking lots and a two-story office building. Through a series of meetings and feedback from the community, the project has begun to take shape as a centerpiece of the redevelopment of the 6th Street Neighborhood.

"We were originally attracted to this site because any development had the potential to provide a multitude of benefits to the community, right off the bat," said Tao. Because the project is located in the South of Market Redevelopment Project Area, the project would provide incremental tax revenue that could be utilized to finance bonds for improvements to the Project Area. It is currently estimated that the project would

would be able to support \$15-20 million in bonds, which could be used for improvements deemed necessary by the community and the San Francisco Redevelopment Agency.

The project consists of 460 units of housing and over 10,000 square feet of retail on just fewer than two acres of currently underutilized land. In addition, the project will contribute approximately \$25,000,000 in subsidies towards affordable housing. Zoning for this location encourages housing due to the site's proximity to transportation such as BART and MUNI, as well as being located within walking distance of the downtown job center. "This

location encourages walking, bicycling, and using public transportation. The idea is that residents will forget they ever needed their car when they have the City at their doorstep," said Herzog.



In addition to its central location, the project will seek to parallel many other concepts currently unfolding in the latest move towards the construction of sustainable and environmentally conscious

buildings. The project is currently seeking a Leadership in Energy and Environmental Design (LEED) rating of Gold from the United States Green Building Council. Some actions the project is currently pursuing include reducing annual water use by 30% and recycling at least 50% of construction debris.

"By the time this building is finished, we don't think we will be ahead of the curve by being an environmentally sustainable building, we think this will be what the community will have come to expect from projects such as this," said Tao.

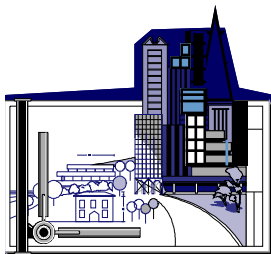
Whether Avant's foresight of future community needs is spot on remains to be seen. Projects generally take a very long time in San Francisco, some times over 6 years from initiation to completion of construction. This long time frame can make it challenging for developers to respond to the evolving needs of the community, while balancing financial and municipal obligations at the same time. Avant Housing hopes to create a new, integrated way forward for positive, urban development.

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 Acting Captain: David Lazar

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 MJM Management DPT	311 820-3550 311 311	Graffiti removal, excessive litter or illegal dumping. Street Cleaning Abandoned Cars Cars parked on sidewalk, blocking driveway.



For the month ending April 2008, burglaries increased by 40% over the same time last year. Auto burglaries decreased by 57%, other thefts decreased by 52% and auto theft decreased by 100% from last year. Robberies decreased by 400%, aggravated assault decreased by 22%, drugs/narcotics decreased by 31% and vandalism decreased by 7%.

Southern District Preliminary Crime Report for South of Market Project Area Month Ending: April 2008

SOMPAC NEWSLETTER
 1035 Folsom Street
 San Francisco, CA 94103

Newsletter Advisory Board
 PAC Executive Committee
 PAC Members
 SFRA Staff

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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www.sompac.com
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Part I Crimes for SOM Project Area	APRIL 2007	APRIL 2008
Homicide	0	0
Rape	1	1
Robbery	15	3
Aggravated Assault	9	7
Burglary	5	7
Auto Burglary	42	18
Other Thefts	23	11
Auto Theft	6	3
Drug/Narcotics	45	31
Vandalism	15	14

SUMMER RETAIL JOB OPPORTUNITIES

by Queena Lu/SOMA Employment Center

South of Market Employment Center continues to work closely with the tenants of the Westfield San Francisco Centre expansion. In preparation for the expected summer job opportunities, SOMECEC hosted a job fair at the Metreon on May 14th 2008. Several employers including Auntie Anne's Pretzel, Bloomingdales, Borders, Banana Republic, Foot Locker, Club Monaco, Tourneau, PSC Security, Kenneth Cole NY, Strike A Pose Studios, and City Park attended the job fair to recruit qualified candidates from the community. SOMECEC will be hosting two more job fairs in August and October 2008 for the Westfield San Francisco Centre. SOMECEC is marketing the job fairs throughout the SoMa community.

In addition, we will be having Customer Interaction Training to help jobseekers improve their chance of success at the job fair and in their job search. The Customer Interaction Training is one-week job readiness training in partnership with JVS that teaches participants customer service skills, including communication, listening skills, conflict resolution, exemplary work ethics, co-worker relations, applications, interviewing skills and more. Moreover, employer presentations and Bloomingdales' on-site tours are part of the job readiness training. Participants will learn tips to make a great first impression and stick out among the crowd in their job search.

We are currently recruiting for Auntie Anne's Pretzel and Strike A Pose Studios located in the Westfield San Francisco Centre, which will be opening in early June of 2008. Applications are available at the SOMECEC office.

For further information contact the South of Market Employment Center

288 7th Street, 2nd Floor

(415) 865-2105

www.missionhiringhall.org

NEW BUSINESSES COMING TO 6TH STREET

Urban Solutions

OPENING SOON:

- **Sinow Optometry (eyewear)**
71 Sixth Street
- **Miss Saigon (Vietnamese restaurant)**
Corner of 6th & Howard
- **Northeast Community Federal Credit Union (banking)**
Corner of 6th & Howard
- **Passion Café (coffee, pastry, sandwiches café)**
- **Rancho Parnassus (creative technology center and café)**
132 Sixth Street
- **SF Print (copying, printing, shipping) OPEN**
Corner of 6th & Mission



For further information please contact Urban Solutions at: (415) 553-4433

GARDENING GROWS YOUR LIFE SPAN-COMMUNITY GARDEN AT VMD PARK

by Raymon Smith

Centenarians around the world come from many different backgrounds and professions, but one of the most common hobbies among them is gardening. As exercise, gardening strengthens the muscles, as a discipline it requires patience and cultivates fortitude and in the end it brings rewards and joy to its practitioners.

The Victoria Manalo Draves community garden plots were opened in October 2006 in conjunction with the opening of the park. There are a total of 20 plots with one reserved for wheel chair accessible, two for the Bessie Carmichael School and one for the Gene Friend Recreation Center. The garden is open to the public a couple of times per year and is otherwise kept locked so that only the gardeners have access. The fee to maintain a plot is approximately \$10-15 per year. To be placed on the waiting list, please contact Marvin Yee at (415) 581-2541.

You are invited to attend the VMD Community Garden Open House on Thursday, June 29, 2008 from 1:00-3:00 p.m. at the garden located at the corner of Folsom and Cleveland Streets.



JUNE 2008 6th STREET MAINTENANCE PROGRAM STEAM CLEANING SCHEDULE

MJM Management Group

The sidewalks on Sixth St. from Market to Folsom, including 100 feet into the alleys, are steam cleaned twice a month. The start times on the scheduled days are at 7:30 p.m. The schedule is as follows;

DAY	DATE	LOCATION
WEDNESDAY	06/11/08	6th STREET MARKET TO MISSION EACH SIDE
THURSDAY	06/12/08	6TH STREET MARKET TO MISSION EACH SIDE
FRIDAY	06/13/08	6TH STREET MARKET TO MISSION EACH SIDE
WEDNESDAY	06/25/08	6TH STREET MARKET TO MISSION EACH SIDE
THURSDAY	06/26/08	6TH STREET MARKET TO MISSION EACH SIDE
FRIDAY	06/27/08	6TH STREET MARKET TO MISSION EACH SIDE

We appreciate your feedback. For any questions, comments or concerns please call Tajiri Winesberry at (415) 559-8167

POSITIVELY 6TH STREET FAIR

by Lisa block and John Markham

On Saturday, August 2nd, 2008, the Positively 6th Street Fair Planning Committee will host Positively 6th Street Fair 2008, the Seventh annual 6th Street community fair. Bringing the entire 6th Street community together in an all-embracing spirit of love, respect, diversity, and acceptance, the fair combine's music, dance, and entertainment provided by multi-ethnic and multi-generational artists from the local community with access to free community resources. This joyful event celebrates creativity and life and offers our less fortunate sisters, brothers, elders, and children a welcomed respite from the struggles in their daily life.

The mission is to connect local residents, some of whom are homeless or formerly homeless, with tools for personal change, improve the perceived image and reality of the neighborhood through positive celebration, increase community cohesion, demonstrate that 6th Street is home to a viable community, provide positive role models and sources of entertainment for inner-city youth.

The 6th Street corridor and Tenderloin neighborhoods house the majority of the city's homeless population. The Positively 6th Street Planning Committee collaborates with local subsidized housing developments, social service agencies, and community based organizations to outreach to low-income, transitionally housed, and homeless individuals from the two neighborhoods. Representatives from over 35 non-profit, for-profit, community-based, and city organizations that offer a variety of services, including health, mental health, housing, and job coordination services, will set up booths at the Fair. They will provide a range of information from where to obtain free lunches to how to write a resume. In order for fair-goers to take advantage of the free services offered at the Fair, including free hair cuts provided by local beauty schools and hot dogs provided by the Southern Station Police Department, they will need to show a Fair "passport" proving (with signatures) that they have visited a set number of the service booths. Thus, this annual event will direct low-income residents to the tools for their success, thereby empowering them and giving them incentive to stay off the streets.

Positively 6th Street is one of the few events where the community truly joins together. Last year, the SFPD from the Southern Station donated and grilled over 500 hot dogs, the San Francisco Food Bank gave away 200 grocery bags filled with fresh food, and hair cutters from Esthetics Institute, the Bay View Barber College provided over 100 free hair cuts. Two nurses and a group of dental professionals volunteered their services. Volunteers gained a sense of belonging to and pride in their community, which encourages low-income residents to maintain housing and deters low-level criminals from committing additional crimes that negatively affect the community. Over 30 local businesses donated to the fair.

1,000 - 2,000 people enjoyed the festivities that unfolded on Minna Alley off of 6th Street on the first Saturday of August 2007. The crowd was higher last year due to Great weather, and in fact in previous years we had up to 1,800 participants. The children's play area featured games, snow cones, cotton candy, face painting, and a bounce house, all donated especially for this event. It was the one day out of the entire year that children played safely in the streets in this impoverished yet soulful corner of the city.

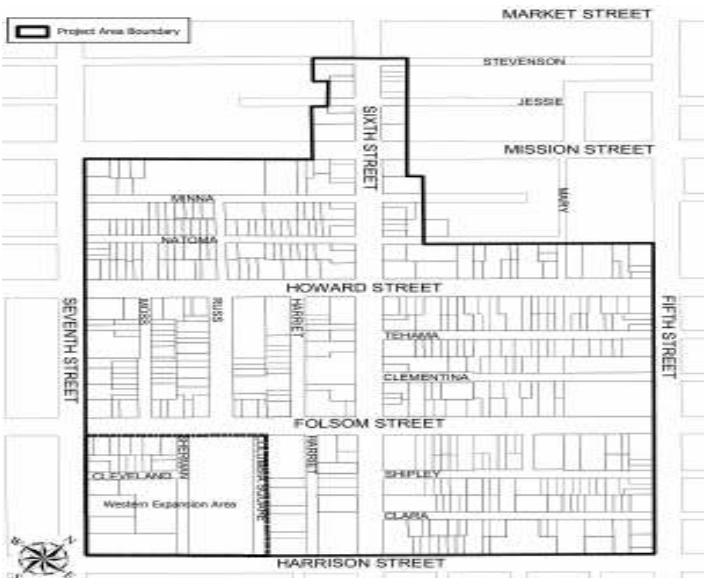
One of the highlights in the past few years has been the involvement of Captain Dennis O'Leary and the officers of the Southern Station. For the last couple of years, he would arrive at the fair with 500 hotdogs (that were donated by the San Francisco Police Department) and would grill them and hand them out to community members, free of charge. It was great to have members of the community interacting with their Police Captain in a casual setting. However this year, the fair's Steering Committee has decided that they would like to see the level of involvement between the new Captain and the community increase. We would like to have the police officers walk around the fair interacting with members of the community.

The 6th Street neighborhood is too often seen as a blighted, inner-city area, home to the disenfranchised and the criminals, and riddled with narcotic sales and substance abuse. For the past six years, the fair has united neighborhood residents, demonstrated that the 6th Street Corridor is a functioning community, and spurred positive progress. As 6th Street continues to develop rapidly, the fair plays an increasingly important role in maintaining the identity of the neighborhood.

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

<p>Non-SRO Residential Tenant/ Ingrid Aquino 415-255-9150 Member Since 2006</p>	<p>CBO: SOMA Employment Center/ Don Marcos (415) 865-2105 Member Since 1997/2006</p>	<p>CBO: SF Medical Outreach Program/ Charles Range/Vice Chair (415) 436-0111 Member Since 1997/2006</p>
<p>Residential Property Owner/Occupant Stephen Best (415) 254-7041 Member Since 2007</p>	<p>SRO Residential Tenant/ John Markham 415-503-1843 Member Since 2006</p>	<p>6th Street Retail/Commercial/ Marie Romero (415) 879-0438 Member Since 2006</p>
<p>SRO Residential Tenant Maureen Burns (415) 495-7381 Member Since 2007</p>	<p>CBO: Senior Action Network/ John Melone/Parliamentarian 415-546-1333 Member Since 2006</p>	<p>SRO Residential Tenant/ Raymon Smith (415) 240-6449 Member Since 2006</p>
<p>Residential Owner/Non-Occupant/ William Curry, III (415) 648-4254 Member Since 2006</p>	<p>Residential Property Owner/Occupant Joshua Morgan (415) 846-6444 Member Since 2007</p>	<p>SRO Residential Tenant/ Antoinetta Stadlman/Chair (415) 552-4803 Member Since 1997/2007</p>
<p>CBO: SOMCAN/ Chris Durazo (415) 348-1945 Member Since 2006</p>	<p>SRO Hotel Owner/ Dipak Patel (415) 672-1203 Member Since 1999/2006</p>	<p>Non-SRO Residential Tenant/ Mark Swenson (415)-543-6833 Member Since 2001/2007</p>
<p>Business Owner Service/ Henry Karnilowicz (415) 621-7533 Member Since 2000/2007</p>	<p>SRO Hotel Owner/ Nasir Patel (415) 260-3905 Member Since 2005/2007</p>	<p>CURRENT VACANCIES: CBO's: (3) Non-SRO Residential Tenants (2)</p>

**Monthly SOMPAC meetings are held
 the third Monday of the month at 6:00 p.m.
 All meetings are open to the public-please join us.
 Meetings are held at 1035 Folsom Street
 (between 6th & 7th)
 San Francisco, CA 94103
 (415) 487-2166**