



## SOUTH OF MARKET PROJECT AREA COMMITTEE

# SOMPAC

*Advisory body to the San Francisco Redevelopment Agency*

### **AFFORDABLE FIRST TIME HOME-BUYER HOUSING COMING TO SOMA**

by Lucia Mele/Housing Division San Francisco Redevelopment Agency

Nestled behind the Auburn and Sunnyside Hotels on Minna Street, and adjacent to the market-rate condominiums at 460 Natoma Street, and the blue commercial building at 498 Natoma is the site of the Redevelopment Agency's next ownership housing development for low and moderate income families: **474 Natoma Street**. (The only other ownership housing sponsored by the Agency in the South of Market Redevelopment Project Area is the five-storey building at 1009 Mission Street, developed by Habitat for Humanity. There, eight families are first-time homebuyers in Habitat's tallest development in the world). Vacant for the past fifteen years, the Natoma site was most recently the "staging-area" for the construction of the Plaza Apartments (988 Howard Street, corner of Sixth Street). BRIDGE Housing was selected by the Redevelopment Agency with the full support of the PAC in accordance with a competitive Request for Proposals/"RFP". Overall, the primary objective of the RFP was to obtain the most units at the deepest affordability level without sacrificing quality of construction or design. Architects are Leddy, Maytum Stacy, AIA (who also designed Plaza Apts), and Saida + Sullivan Design Partners.

Although the development is still in the planning stages (colors and finishes have yet to be selected), it is scheduled to be considered for approval by the Planning Commission later this month. Initially designed to be 58 units, after several months of back-and-forth, including the Agency's insistence that a second elevator be added to the Natoma building, it is now designed to be a total of 55 units: 1-, 2-, and 3- bedroom homes will be constructed in two separate buildings, a 9-storey building on Natoma Street, flanked by a podium courtyard adjoining it to the smaller building on Minna Street to the north. The architect's drawing above is a perspective view of the schematic design currently under consideration by the Planning Department. As it shows, there will be a sky terrace on the top floor of the Natoma building, next to one of the 3-bedroom units. This sky terrace will be a common area available to all 55 homeowners, and will have breathtaking views of SoMa and the San Francisco Bay. The ground floor of the Natoma building will have patio entrances to the three 2-storey townhouses, which will be set back behind privacy screening and landscaping. It will also feature the building's main lobby entrance and the garage driveway.

The smaller Minna Street building will house a total of four units: two 1-bedroom units on the lower level, with two two-storey 2-bedroom units above. Pending approval by the Planning Department and subsequent permit approvals, BRIDGE anticipates beginning construction in October, 2009, with an estimated completion date of June, 2011.

The 55 new homes will be sold under the Agency's "Limited Equity Program" which prices homes based on household income and size, rather than market value.

***To qualify for one of the units, families must be . . .***

- **Income-qualified** (i.e., have total household income between 70 and 100% of area median income/"AMI", as defined each year by the federal Department of Housing and Urban Development. *As an example:* 2008 San Francisco AMI for a 3-person household is \$84,850).
- **Prepared to pay at least 5% of the affordable purchase price/"APP"** (e.g., in 2007, a 2BR for a 3-person family at 100% AMI cost \$237,234; the minimum 5% down-payment was therefore \$11,862). At least 3% of the APP must be the home-buyer's own funds and cannot be a gift or loan.
- **First-Time Homebuyers:** eligible households cannot have owned a home for at least the past three years.
- **Eligible for conventional financing:** Homebuyers will obtain their mortgages from conventional lenders pre-approved by the Agency. Loans must be 30-year and fixed-rate. As such, in addition to being income-eligible (100% AMI or less), homebuyers must also have a reliable source of income and an adequate credit history.

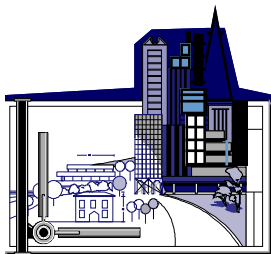
As with all the Agency's affordable housing programs, a Lottery will be held in the event that there are more applicants than units. The Lottery will be held in accordance with the following preferences as required by the South of Market Redevelopment Plan:

**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

<b>911 Emergency Dispatch</b>	<b>911</b>	Call for immediate threat to life or property, violence, murder, robbery in progress, use of weapons, fire or medical emergency in progress.
<b>SFPD Non-Emergency number</b>	<b>553-0123</b>	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...
<b>Mobile Assistance Program MAP Homeless Outreach Van</b>	<b>431-7400 (any day 24 hours)</b>	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.
<b>The San Francisco Tool Lending Center</b>	<b>1:00-6:00 pm Wed-Fri Sat 9:00-5:00 701-8665 (Tool)</b>	Lends hand tools and offers educational workshops. Provides residents and property owners access to tools free of charge, to promote neighborhood beautification.
<b>DPW MJM Management DPT</b>	<b>311 820-3550 311 311</b>	Graffiti removal, excessive litter or illegal dumping. Street Cleaning Abandoned Cars Cars parked on sidewalk, blocking driveway.



For the month ending August 2008, burglaries decreased by 23% over the same time last year. Auto burglaries decreased by 34%, other thefts increased by 32% and auto theft decreased by 6% from last year. Robberies increased by 69%, aggravated assault increased by 23%, drugs/narcotics increased by 14% and vandalism increased by 25%.

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

Part I Crimes for SOM Project Area	AUGUST 2007	AUGUST 2008
Homicide	1	1
Rape	2	1
Robbery	36	61
Aggravated Assault	22	27
Burglary	75	58
Auto Burglary	273	180
Other Thefts	203	267
Auto Theft	49	46
Drug/Narcotics	119	136
Vandalism	52	65

**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

Telephone (415) 487-2166  
 Fax (415) 487-2169  
 e-mail: [community@sompac.com](mailto:community@sompac.com)  
[www.sompac.com](http://www.sompac.com)  
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 by Lucia Mele/Housing Division San Francisco Redevelopment Agency

Per the South of Market Redevelopment Plan, priority for all Agency-sponsored housing is based on the following criteria (per Plan §4.11.6.E):

Preference	Applicant Category
	Redevelopment Agency Certificate Holders *
	Loma Prieta Earthquake Displacees (1989/SoMa Project Area)
	South of Market Project Area Resident/Agency Action Displacees
	SF Resident /Agency Action Displacees
	South of Market Project Area residents
	San Francisco Residents of Census Tracts 176.01 and 178
	San Francisco Residents (non-South of Market Project Area)
	San Francisco workers (non SF-resident)

\*Project Area residents who were displaced by Redevelopment Agency action; Certificate Holders are certified by the Redevelopment Agency, and their names are on file with the Redevelopment Agency, whose responsibility it is to verify whether or not applicants are Certificate Holders.

Once the entitlements (permits, etc.) have been secured from the appropriate City departments, BRIDGE will focus on conducting outreach and marketing to publicize this opportunity as widely as possible. As the PAC is aware, BRIDGE’s Marketing Plan must be approved by the Agency, and so the PAC will be very involved with its design and dissemination.

***Watch this space for advance notice of the application and lottery process. It will also be featured on the Agency’s housing website at [www.sfraaffordablehousing.org](http://www.sfraaffordablehousing.org)***



474 Natoma Street/Leddy Matum Stacy Architects

## **BINDLESTIFF THEATER**

by Alex Torres/Executive Director Bindlestiff Studio

Bindlestiff Studio is a non-profit, 99 seat community-based black box theater located in the heart of San Francisco's South of Market district. It is the epicenter for cutting edge Pilipino and American contemporary performing arts committed to nurturing and developing the artistic, political and social fabric that weave together the diverse communities that make up SoMa and the San Francisco Bay Area.

Bindlestiff Studio provides the under-served communities of the South of Market access to the dynamic possibilities of art making by offering programs, workshops and studies in the many aspects of theatrical and musical productions and access to an affordable venue for sharing and presentation.

We are also having a showing of our popular end of the year Christmas Rodeo called Midnight Mass. This show will run for three days at the Off Market theater on Mission Street on December 4, 5 and 6.

In addition, we are also preparing for an urban contemporary art exhibit entitled "Tulay/Bridge." This exhibit will feature the freshest talent from the urban contemporary art scene in the Philippines and here in the States. The exhibit will premiere in our BindleBall Celebrations and will continue at Balazo gallery. We are working on the details now.

For further information please visit: [www.bindlestiffstudio.org](http://www.bindlestiffstudio.org)

## **NORTHEAST COMMUNITY FEDERAL CREDIT UNION (NCFCU)**

by Mike Grisso/SFRA & Urban Solutions

Coming soon to 992 Howard (at Sixth Street) is a socially responsible federally regulated financial institution to serve our community; made possible by support from the San Francisco Redevelopment Agency (SFRA) and the Public Initiatives Development Corporation (PIDC).

The Northeast Community Federal Credit Union (NCFCU) is a non-profit, member-owned, federally insured, community development credit union formed in 1981. As a financial cooperative dedicated to serving disadvantaged communities in San Francisco, NCFCU promotes grass-roots community development through financial stability, economic literacy, and small business development. To become a member, one must deposit \$25 in a savings account which allows an individual or organization full membership rights - ownership in, and the right to vote for the (unpaid) Board of Directors of the credit union.

The U.S. Department of the Treasury has recognized the credit union for their high impact on the communities they serve. Also, they have twice received an award from the Mayor's Office of Community Development in recognition of their work.

Plans are currently being finalized to prepare for construction of NCFCU's new branch on Howard Street. In keeping with the NCFCU vision for sustainable communities, the new site is environmentally friendly. Less extravagant than the lobby of a traditional bank, Northeast will occupy 600 sq. ft. in a LEED-certified green building, have a simple and attractive design, provide knowledgeable staff and offer an ATM for customers' convenience. Construction is expected to begin in the next month, and early in 2009 the greater Sixth Street neighborhood will have its very own community lending organization.

For further information, please contact Urban Solutions at: (415) 553-4433 or [www.urbansolutionssf.org](http://www.urbansolutionssf.org)

**SOUTH OF MARKET HEALTH CENTER AND MERCY HOUSING CALIFORNIA**  
by Marilyn Griffin/Planning & Development SOMHC

**New Seeds of Hope... *More Healthcare and Housing for SOMA***

South of Market Health Center (SMHC) and Mercy Housing California (MHC) are proud to announce that we will break ground on Westbrook Plaza on November 6, 2008. Westbrook Plaza is the highly anticipated mixed use complex which includes a 20,000 square foot state-of-the-art community health center and 49 units of affordable housing. SMHC is the owner and sponsor of the health center and MHC is the owner and sponsor of the housing. The groundbreaking ceremony is November 6th, at 10:00 a.m., at 255 7<sup>th</sup> Street, between Folsom and Howard.

Here in the South of Market Area (SOMA) we are experiencing unprecedented new growth among all population groups. There is also significant growth in commercial development as well as a comprehensive revitalization of some of our more notable areas of severe blight. Westbrook Plaza is a part of this invigorating and vital change and will be a great addition to SOMA and its residents and businesses.

The architectural design for Westbrook Plaza includes a five story building and underground garage; the first two floors will be the new home of the health center and a retail pharmacy with the three floors above the health center dedicated to affordable family housing. A second four story building, with additional housing units, will be connected to the main building by a shared courtyard and community center.

In addition to expanding the range of basic health services, for which South of Market Health Center is known, once we are up and running at Westbrook Plaza, SMHC will for the first time provide on-site access to pharmacy services, expanded dental services and behavioral health services for this community.

Westbrook Plaza would not have been possible without the high level of support we have received from SOMPAC and the community at-large. This project has been on the drawing board for nearly 10 years. It has been meticulously planned by the project developers, South of Market Health Center, Mercy Housing California and the San Francisco Redevelopment Agency, in such a way that it reflects the overall improvement plans for the community, while also giving special consideration to the needs of some of our older and most deserving residents. When it is completed, Westbrook Plaza will bring hope, opportunity, and solutions to a community desperately in need of all three. Moreover, the new health and housing complex is part of a larger effort to empower more people, through renewed opportunities to participate more productively in decisions affecting their lives.

The groundbreaking celebrates our supporters and our community and we are expecting a big turnout from local residents and businesses.

For more information about South of Market Health Center, the project or the groundbreaking please contact Marilyn Griffin Director of Planning and Development at SMHC:

**(415) 436-0111**

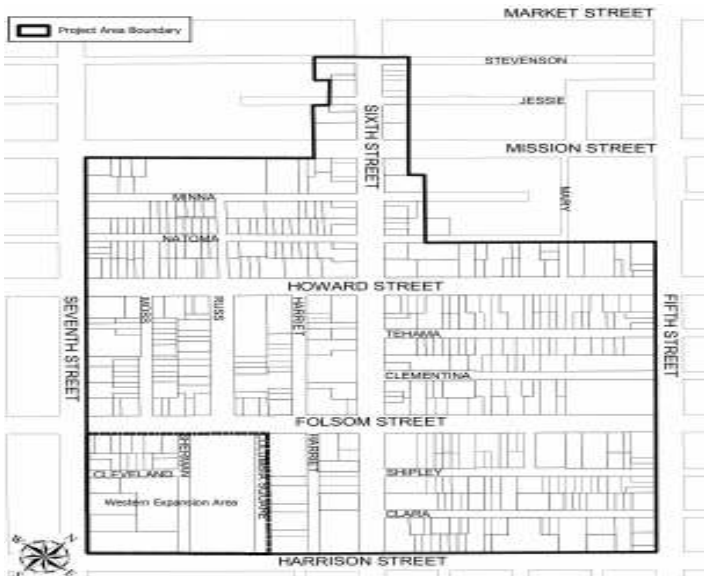
**<http://www.smhcsf.org>**



# 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](http://www.sompac.com)



## SOMPAC MEMBERS

<p><b>Non-SRO Residential Tenant/</b>                      Ingrid Aquino                      415-255-9130                      Member Since 2006</p>	<p><b>Business Owner Service/</b>                      Henry Karnilowicz                      (415) 621-7533                      Member Since 2000/2007</p>	<p><b>SRO Hotel Owner/</b>                      Nasir Patel                      (415) 260-3905                      Member Since 2005/2007</p>	<p><b>CBO: Bindlestiff Studio/</b>                      Alex Torres                      415-255-0440                      Member Since 2006/2008</p>
<p><b>Residential Property Owner/Occupant</b>                      Stephen Best                      (415) 254-7041                      Member Since 2007</p>	<p><b>CBO: SOMA Employment Center/</b>                      Don Marcos                      (415) 865-2105                      Member Since 1997/2006</p>	<p><b>CBO: SF Medical Outreach Program/</b>                      Charles Range/Vice Chair                      (415) 436-0111                      Member Since 1997/2006</p>	<p><b>SEAT VACANCY</b>                       CBO: Bessie Carmichael                      School Parent</p>
<p><b>SRO Residential Tenant</b>                      Maureen Burns                      (415) 495-7381                      Member Since 2007</p>	<p><b>SRO Residential Tenant/</b>                      John Markham                      415-503-1843                      Member Since 2006</p>	<p><b>6th Street Retail/Commercial/</b>                      Marie Romero                      (415) 879-0438                      Member Since 2006</p>	<p><b>SEAT VACANCY</b>                       (2) Non-SRO Residential Tenants</p>
<p><b>Residential Owner/Non-Occupant/</b>                      William Curry, III                      (415) 648-4254                      Member Since 2006</p>	<p><b>CBO: Senior Action Network/</b>                      John Melone/Parliamentarian                      415-546-1333                      Member Since 2006</p>	<p><b>SRO Residential Tenant/</b>                      Raymon Smith                      (415) 240-6449                      Member Since 2006</p>	<p><b>South of Market Project                      Area Committee</b>                      1035 Folsom Street                      San Francisco, CA 94103                      Tel (415) 487-2166                      Fax (415) 487-2169</p> <p><a href="http://www.sompac.com">www.sompac.com</a></p>
<p><b>CBO: SOMCAN/</b>                      Chris Durazo                      (415) 348-1945                      Member Since 2006</p>	<p><b>Residential Property Owner/Occupant</b>                      Joshua Morgan                      (415) 846-6444                      Member Since 2007</p>	<p><b>SRO Residential Tenant/</b>                      Antoinetta Stadlman/Chair                      (415) 552-4803                      Member Since 1997/2007</p>	
<p><b>CBO: TODCO/</b>                      John Elberling                      (415) 896-1880                      Member Since 2004/2008</p>	<p><b>SRO Hotel Owner/</b>                      Dipak Patel                      (415) 672-1203                      Member Since 1999/2006</p>	<p><b>Non-SRO Residential Tenant/</b>                      Mark Swenson                      (415)-543-6833                      Member Since 2001/2006</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**