

SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

Advisory body to the San Francisco Redevelopment Agency

NEW SEEDS OF HOPE...More Healthcare and Housing for SOMA

South of Market Health Center (SMHC) is proud to announce that they were approved for a \$250,000 challenge grant from The Kresge Foundation. The well-regarded Kresge grant will help SMHC raise the final \$1 million of the \$15,000,000 fundraising campaign for the construction and equipping of its new medical clinic. Construction on this highly anticipated facility began in January and is scheduled to be completed in September 2010. However, in order to receive The Kresge Challenge grant all project funds must be raised and in place by December 31, 2010. This prestigious award from the Kresge Foundation signals to the giving community that SMHC is experienced in delivering effective programs, has talented and motivated leadership and possesses the ability to mobilize private resources to achieve sustainable transformation.

This project, which was developed in partnership with Mercy Housing California, was on the drawing board for nearly 10 years. With the assistance of the San Francisco Redevelopment Agency the project was mobilized to master several challenges to ensure the building incorporated the highest attainable green building standards as well as the city's improvement plans for the South of Market (SOMA) community. When completed, the site which is located on 7th Street between Folsom and Howard, will be home to SMHC's new 20,000 square foot medical clinic and Mercy Housing's 49 units of affordable housing. The new building, Westbrook Plaza, is named in honor of Mrs. Elouise Westbrook, a founding member of the health center and a long time advocate of affordable housing and healthcare for the poor.

South of Market Health Center is one of several private clinics in San Francisco that serve as safety net providers to some of the city's poorest and medically needy residents. For over 35 years SMHC has provided high quality health care to low-income persons and high-risk population groups. Most of the people who use SMHC are adults who have multiple and

Complex medical conditions that are further compromised by co-existing substance abuse and mental health problems. Patients receive general medical care for acute and chronic medical conditions, dental, podiatry, disease prevention services and specialty referrals. SMHC is not a free clinic. The health center operations are supported by small private donations, patient reimbursements, and a federal grant for general operations that insures care will be available to anyone, regardless of their ability to pay.

Currently most patients receive care at the clinic's main site at 551 Minna Street in a refurbished warehouse just off the 6th Street corridor. Each year the clinic treats more than 5,500 persons at this site, who generate more than 20,000 annual visits. When services are moved to the new larger state-of-the-art facility, SMHC will double its capacity to serve more than 10,000 users with 40,000 annual patient visits.

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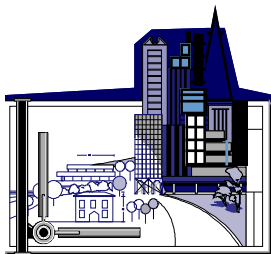
Rendering of 255 7th Street

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: McDonagh

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 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 June 2009, burglaries increased by 38% over the same time last year. Auto burglaries increased by 79%, other thefts increased by 25% and auto theft increased by 29% from last year. Robberies increased by 80%, aggravated assault increased by 75%, drugs/narcotics increased by 93%, rape increased by 50% and vandalism increased by 50%.

Southern District Preliminary Crime Report for South of Market Project Area Month Ending: June 2009

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	JUNE 2008	JUNE 2009
Homicide	0	0
Rape	1	2
Robbery	3	15
Aggravated Assault	5	20
Burglary	5	8
Auto Burglary	6	28
Other Thefts	18	24
Auto Theft	5	7
Drug/Narcotics	4	59
Vandalism	4	8

474 Natoma Street Below Market Rate Housing Ownership Opportunity

The 474 Natoma Street project will be comprised of 55 affordable homeownership units at 75%-100% of area median income ("AMI"). Construction will begin in the fall of 2009 and should take approximately 20 months to complete. At this point, the development is expected to be ready for occupancy in the spring of 2011. Estimated prices range from \$157,000-\$300,000. The units will range in size from approximately 600 to 1200 square feet and consist of 20 one bedroom units with one bath, 19 two bedroom units with one bath and 16 three bedroom units with two baths. All but five of the units will be flats - the building on Natoma Street will include three townhouses on the ground floor, and Minna Street will have two. HomeBricks will conduct the outreach and marketing for this project. They specialize in homeownership marketing to low-income home buyers and assist them through the application process. There are five approved housing counseling agencies to assist home buyers with credit repair prior to the application/qualifying process. The goal of the program is to ensure that the benefit the buyer receives is passed on to future home buyers through the Agency's limited equity program ("LEP").

PREFERENCES

In accordance with state law and San Francisco Redevelopment Agency ("SFRA") policy, preferences for qualified households will be applied in the following order:

1. Certificate of Preference Holders-Residential A and C
2. Certificate of Preference Holders-Residential G
3. Those displaced from housing within the SoMa Project Area by the Loma Prieta Earthquake
4. Those displaced from housing within the SoMa Project Area Resident by SFRA Action
5. Those displaced from housing within San Francisco by SFRA or City Action
6. San Francisco Residents *and/or* San Francisco Workers

QUALIFICATION

All applicants must qualify based upon SFRA Limited Equity Program ("LEP") Guidelines, including but not limited to:

- The established income and household size requirements. The applicant must have a household income (including income imputed from assets, if any) which is within the AMI target range of 75%-100%.
- Applicants must qualify for a first mortgage with an approved conventional lender (i.e., have acceptable credit, stable employment and manageable debt).
- Ability to provide 5% down payment, of which 3% must be from the buyer's own funds; 2% may be provided to the applicant as a gift. All applicants must also demonstrate first-time homebuyer status, defined as not having owned a home within the past three years at the date of application. Using the IRS definition, a Purchaser cannot have taken the mortgage interest deduction in the past three years or have been on title of their principal residence.
- Commitment to use the property as the principal residence.
- Commitment to participate in resale restrictions, all other requirements of the LEP, and compliance recertification.

To demonstrate eligibility in terms of household size, income, and homeowner status, SFRA requires that all applicants submit their most recent federal income tax returns for the prior three (3) years.

SFRA-APPROVED HOUSING COUNSELING AGENCIES

The following nonprofit organizations are familiar with the SFRA's low/moderate income first-time homebuyer program ("LEP") and will provide homebuyer counseling services at no cost to the borrower or potential applicant.

- **Asian, Inc.** 1167 Mission Street San Francisco, CA 94103 (415) 928-5910 www.asianinc.org
- **Consumer Credit Counseling of San Francisco (CCCSF)** 595 Market Street, 15th Floor San Francisco, CA 94105 (415) 788-0288 www.housingeducation.org
- **Mission Economic Development Agency** 3505 20th Street San Francisco, CA 94110 (415) 282-3334 x 21 www.medasf.org
- **San Francisco Housing Development Corporation (SFHDC)** 4439 3rd Street San Francisco, CA 94124 (415) 822-1022 www.sfhdc.org
- **San Francisco Urban Community Housing Corporation (SF Urban CHC)** 600 Haight Street San Francisco, CA 94117 (415) 252-0946 sfurbanchc.org

For further information, please contact Mike Grisso, Senior Project Manager/SFRA at: (415) 749-2510 Mike.Grisso@sfgov.org

South of Market Employment Center: An Update

by Dennis Marzan/South of Market Employment Center

The demand for SOMECE's services has remained constant due to the present economic downturn. In the past fiscal year, SOMECE received a total of 2,055 intakes and registered 930 new clients for the General Employment program. Mission Hiring Hall, SOMECE's counterpart in the Mission District, also received a total of 3,330 intakes and registered 854 new clients.

The bulk of these intakes came through the General Employment Orientations. SOMECE holds its orientations on Wednesdays; 9:30 am in English and 1:30 pm in Chinese.

To show the demand for available employment, MJM Management Group recently contacted us regarding filling a small number of positions for the Yerba Buena Gardens and Union Square Business Improvement Districts. We began recruitment efforts in May 2009, and since then, SOMECE has prescreened 364 applicants for less than 20 open positions. Of those prescreened applicants, 10 were ultimately hired.

SOMECE also continues its involvement with the CityBuild Academy program, providing job-readiness training to candidates. The most recent cycles saw 315 candidates enrolled into the program, with 293 candidates successfully completing the program.

For further information on the General Employment program, CityBuild, and other programs and services, please contact the South of Market Employment Center:

SOMA Employment Center
288 7th Street (at Folsom), 2nd floor
(415) 865-2105
www.missionhiringhall.org

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Expanded services at the new location will include:

- 16 spacious examination rooms including two specially designed exam rooms to accommodate patients who are physically challenged or may require isolation;
- 5 dental operatories to accommodate an expanded service program and to meet a larger and ever growing demand for dental services;
- On-site health education, social and medical case management services; and, Patient pharmacy with retail access for SOMA residents.

The cost to develop, construct and furnish the new health center is \$15.1 million. To date, \$13.9 million (90%) has been raised towards the completion of the total project. SMHCs capital campaign includes gifts from foundations, corporations, and private donors, including the board of directors, staff and patients.

SMHC continues to invite new partners and donors. For more information about the project, the Kresge Foundation Challenge Grant or upcoming events please contact:

***Marilyn Griffin Director of Planning and
Development at SMHC: 415 436 0111 <http://www.smhcsf.org>***

Community Guides May be Coming to Sixth Street

In September, the San Francisco Redevelopment Agency (“Agency”) will consider a proposed contract with the Central Market Community Benefit District (“Central Market CBD”) to provide funding for two full-time community guides who will walk the Sixth Street corridor and adjacent alleyways in the South of Market Redevelopment Project Area (“Project Area”) to improve the perception of the area, help connect those in need with social services, and provide assistance to businesses, residents and visitors for a term of one year. The Project Area needs these services in order to continue the Agency’s economic development efforts. Since 2003, through its infrastructure and business development programs, the Agency has funded sidewalk improvements and facilitated the creation of 20 new businesses on Sixth Street. However, while conditions have improved significantly, the prevalence of homelessness and drugs in the Project Area has contributed to an environment that is not business friendly.

The Central Market CBD, which provides services on Market Street between Fifth and Ninth Streets immediately adjacent to the Project Area, began its own community guides program in December 2008. Since the program was started, the Central Market CBD has used MJM Management Group (“MJM”) to staff and implement the program. Through the proposed contract, the Central Market CBD would continue to utilize MJM and would hire two new community guides and expand the program to include Sixth Street and adjacent



alleys in the Project Area. The budget for the proposed contract is \$150,000, which includes all staffing, training and support costs associated with the community guides. The term of the contract would be one year, after which Agency staff would assess the impact of the program and determine whether to recommend a new contract. The proposed contract was reviewed and approved by the South of Market Project Area Committee (“PAC”) at its July 2009 general meeting.

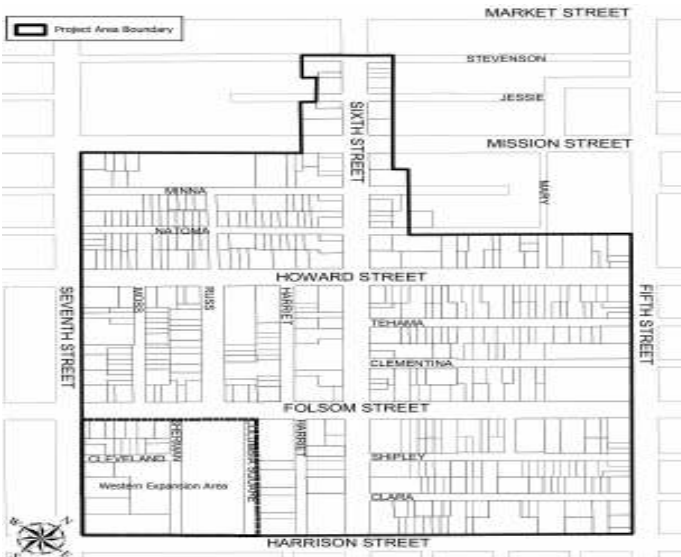
Under the proposed contract, MJM and the Central Market CBD will provide two community guides who will walk the Sixth Street corridor and adjacent alleyways five days a week for seven hours a day, including all dispatch services, administrative support, supplies and equipment necessary for such service. The community guides will be equipped with two-way radios connected to a dispatch service and will patrol the street to attempt to improve the perception of the area. Primarily, the community guides will provide social service assistance to individuals in need. The program will be closely coordinated with other City agencies, including the Department of Public Health and the Department of Human Services. The community guides will also serve as the “eyes and ears” of the SFPD and will report crime to the dispatch immediately as well as communicate safety issues with the SFPD officers who patrol the district. Agency staff and the PAC already have monthly meetings with SFPD to discuss issues affecting the Project Area and the community guides will attend these meetings.

***For further information, please contact Mike Grisso, Senior Project Manager/SFRA at:
(415) 749-2510 Mike.Grisso@sfgov.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



SOMPAC MEMBERS

<p>Non-SRO Residential Tenant/ Ingrid Aquino (415) 255-9150 Member Since 2006</p>	<p>SRO Residential Tenant/ Elaine Jones (415) 558-1787 Member Since 2009</p>	<p>6th Street Retail/Commercial/ Marie Romero (415) 879-0438 Member Since 2006</p>
<p>Residential Property Owner/Occupant Stephen Best (415) 254-7041 Member Since 2007</p>	<p>Business Owner Service/ Henry Karnilowicz (415) 621-7533 Member Since 2000/2007</p>	<p>Residential Property Owner/Occupant/ Jason Shelton (415) 505-4603 Member Since 2008</p>
<p>SRO Residential Tenant Maureen Burns (415) 495-7381 Member Since 2007</p>	<p>CBO: SOMA Employment Center/ Don Marcos (415) 865-2105 Member Since 1997/2006</p>	<p>SRO Residential Tenant/ Raymon Smith/Parliamentarian (415) 240-6449 Member Since 2006</p>
<p>Residential Owner/Non-Occupant/ William Curry, III (415) 648-4254 Member Since 2006</p>	<p>CBO: Senior Action Network/ John Melone (415) 546-1333 Member Since 2006</p>	<p>SRO Residential Tenant/ Antoinetta Stadlman/Chair (415) 552-4803 Member Since 1997/2007</p>
<p>CBO: SF Clean City Coalition/ Artena Dickerson (415) 552-9201 Member Since 2009</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>CBO: TODCO/ John Elberling (415) 896-1880 Member Since 2004/2008</p>	<p>SRO Hotel Owner/ Nasir Patel (415) 260-3905 Member Since 2005/2007</p>	<p>CBO: Bindlestiff Studio/ Alex Torres (415) 255-0440 Member Since 2006</p>
<p>Non-SRO Residential Tenant/ Christine Ericksen (415) 571-0234 Member Since 2009</p>	<p>CBO: SF Medical Outreach Program/ Charles Range/Vice Chair (415) 436-0111 Member Since 1997/2006</p>	<p>CURRENT VACANCIES: Non-SRO Residential Tenant/ CBO: Bessie Carmichael Parent/</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**