

SOUTH OF MARKET REDEVELOPMENT PROJECT AREA
SUMMARY OF CURRENT ACTIVITIES
 (July 2010)

Program	Objectives	Current Steps
<i>Housing Development</i>		
Westbrook Plaza	49 very low-income family housing units. 20,000-square-foot community health clinic.	Loan agreements approved with Mercy Housing and South of Market Health Center. Financing closed on December 16, 2008. Construction is underway.
474 Natoma	55 affordable family ownership units.	Design is complete. Approved by Planning Commission in November 2008. Project is expected to begin construction in 2010.
Hugo Hotel	Acquire site to remove blight and construction affordable housing.	Agency acquired property in November 2009. PAC recommended affordable family housing. PAC reviewed RFP in April 2010 and RFP was posted on Agency website in May 2010. Responses are due by July 29, 2010.
<i>Economic Development</i>		
Community Guides Program	FY 2009-10 Budget includes funding for development and implementation of a “community guides” program to hire, train and deploy two uniformed guides to patrol Sixth Street and help connect people with social services and reduce loitering.	Contract with Central Market CBD approved by PAC in July 2009. Agency Commission approved contract on September 1, 2009. Community guides have completed training and are working on Sixth Street.
Sixth Street Economic Revitalization Program	Contractor helps to attract and retain retail businesses to Sixth Street to improve quality of life for residents and visitors by providing support services and packaging Agency forgivable loans for façade and tenant improvements.	More than 80 loans have been approved. More than 20 new businesses have been attracted to Sixth Street. Businesses opening soon: Passion Café, Rancho Parnassus, Northeastern Federal Credit Union. The FY 2010-11 scope and budget will be considered by the PAC in July 2010.
Sixth Street Improvement Program	Contractor provides sidewalk cleaning, steam cleaning, graffiti removal, and tree maintenance on Sixth Street	Appearance of Sixth Street is improved. RFP issued in October 2008. Proposals received November 2008. Panel recommended MJM for another 3-year contract. PAC and Commission

		approved new contract in February 2009.
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<u>Community Improvements</u>		
Sixth Street Improvement Project	New sidewalks, trees, bulb-outs, street lights, banners on Sixth Street	Major work has been completed. SFRA intends to fund follow-up work on sidewalks that were missed in Phases I and II with approximately \$170K of previously-approved funds (savings from original sidewalk contract).
Alleyway Improvements	Improve alleys with new sidewalks, paving, trees, street lights and traffic calming measures such as raised crosswalks and chicanes in order to slow down traffic and improve quality of life.	Concept plan approved by PAC, Commission and Civic Design Review Committee in 2008. Design work underway with DPW. Bids approved by PAC in January 2010 and Commission in February 2010. Construction began in late June 2010.
Bindlestiff Theater	Build a new theater space for Bindlestiff Studio in the basement of the Plaza Apartments	Grant Agreement expired in 2007. Bindlestiff unable to raise funds for tenant improvements so Agency has approved funding (additional funds may be required depending on final cost). Agency and Bindlestiff have reached agreement on lease and agreement terms and are preparing final documents. Construction bids are due on July 21, 2010 and will be presented to the PAC and Commission in August 2010.

<u>Redevelopment Plan</u>		
Redevelopment Plan Amendment	Finalize plan amendment documents to standardize redevelopment plan, introduce eminent domain & adjust boundaries to include new areas.	The Plan Amendment was adopted by the Board of Supervisors on December 6, 2005, and became effective on January 16, 2006.
Project Area Committee	Consult with PAC on Agency projects and programs.	Contract with SFCCC expired in December 2008. New RFP issued. SFRA approved new 3-year contract on December 16, 2008.