

DRAFT
Minutes

SOMA Community Stabilization Fund
-- Community Advisory Committee

April 16, 2009
5:30 PM

Meeting Location

1 South Van Ness Avenue, 5th Floor
Mayor's Office of Community Investment
San Francisco, CA 94103

Community Advisory Committee

Judith Baker
Angelica Cabande
Ada Chan
Jazzie L. Collins, Chair
Conny Ford, Vice-Chair
Ian Kim
Steven Sarver

1. CALL TO ORDER and ROLL CALL

Jazzie Collins called the meeting to order at 5:45 p.m. Others present were Judith Baker, Conny Ford, Steven Sarver. Angelica Cabande joined the meeting at 6:05pm. Members Ada Chan and Ian Kim were excused. MOCI staff present were Claudine del Rosario and Benjamin McCloskey. Members of the public present were Rudy Corpuz, Misha **, Ursula McGuire, Charles Davlo, and Tiela Chalmers. Also present for a portion of the meeting was a group of staff and youth from United Playaz: Rico, German, Joseph, Drew, City, Ki-Jana, Rudy, Choppa, Amelia, Joshua, Jessica, Mookie, Carolyn, and Olivia.

2. DISCUSSION ITEM

Claudine del Rosario reviewed the agenda and meeting logistics. The Committee agreed to hear Item 5 on the agenda before Item 4.

3. ACTION ITEM

Review and possible action on minutes of February 19, 2009.
The minutes were approved unanimously.

4. DISCUSSION ITEM

Staff updates

Staff administration of the Fund (i.e., Claudine) is moving from MOCI to SFRA. Financial administration of the Fund will stay with MOCI. Details regarding possible legislation to finalize this change are still being worked out.

The rental housing project proposed at 333 Harrison was approved by the Planning Commission. The developer is applying for a variety of external funding sources to make the project financially feasible, including Prop 1C funding from the State. At this time, the developer has not had any further conversations with staff regarding funding for the acquisition of the park parcel.

Update on youth center feasibility study

MOCI has been working with various SOMA community organizations to complete a feasibility study for a new youth center in SOMA. Money from the City's General Fund is supporting the feasibility study. To date, the community has engaged consultants to help develop a pro-forma, do basic space programming, and identify a lead agency on the project. The community groups involved have identified United Playaz (UP) as the lead organization.

UP is currently providing youth programming at the Gene Friend Rec Center through an MOU with Parks & Recreation. For various reasons, the Rec Center is not a good location for this programming. A parcel at 1038 Harrison, currently leased by Arc of Refuge, will become available within the next few months. UP is in negotiation with the landlord for a 1 year lease for the space, with the goal that perhaps the City could acquire the site within the year. The Department of Real Estate is currently evaluating the site for possible acquisition, but their timeline is 8-12 months. MOCI is proposing that the balance of the feasibility study funds be used to support the lease expenses for UP. Supervisor Daly will defer to the advice of the committee as to whether this is an appropriate use for the funds.

Public Comment

Rudy Corpez from UP further introduced UP and their current space usage at the Rec Center. The main challenge in the existing space are that it is open to the public, which means that it is not always a safe and secure place for youth. In addition, UP does not have much authority over how the space is used.

Misha ** from UP presented the committee with a sample programming schedule for a proposed new youth space. During the weekdays, workforce development programs would be held for young adults ages 18-24. In addition, GED classes and truancy services could be offered in the space, since those services are not currently offered in SOMA. Weekday afternoons would have programming for elementary students followed by programming for high school students. UP envisions holding family dinner time and family fellowship programs on the weekends. The goal of the programming is to address the social, mental health, academic, and developmental needs of youth in the community. UP plans to partner with other organizations to provide services.

A group of the youth including Rudy, Choppa, Olivia, Ki-Jana, Drew, and Amelia shared their thoughts on the possibility of a youth center and the current Rec Center space. The youth experience a lot of homeless people at the Rec Center sleeping, doing drugs, smoking, and bathing in the restroom. The restrooms are not particularly safe, and the youth have to go with a buddy to the restroom. The youth are also aware of a molester who frequents the neighborhood and the Rec Center. The youth have observed rats around the Rec Center.

The youth want to keep it positive, but it is hard to do that when they see someone doing drugs in the bathroom. They want SOMA to have a good name. At a new youth center, the youth envision having different activities to do including board games, ping pong, foosball, football, basketball, and sleepovers. They also want a space for homework. They want to be able to do all of these things in a more positive, safe environment.

Misha and Rudy spoke about the variety of positive activities already happening at the existing Rec Center, notably including a backpack give-away for 300 kids before school started. UP teaches the youth that their diversity is beautiful and that they are a family. The youth do community service around the neighborhood.

Committee Discussion

The Committee acknowledged that a youth center for SOMA has been identified through the community process as one of the core needs in the neighborhood and that a youth center is one of their funding priorities. The Committee also expressed concern that the current owner of the building might want to sell sooner than the City is able to acquire the property. The Committee asked staff to draft a letter of support to UP noting the desire of the Committee to contribute funds from the Stabilization Fund toward the purchase and improvement of a SOMA youth center.

Claudine clarified that any expenditures the Committee recommends must first be approved by the Board of Supervisors.

5. DISCUSSION ITEM

Staff update discussion regarding Rincon Hill Development Schedule of Fees

Claudine reviewed the status to date of the development at 425 First Street. The developers of the property will owe the Stabilization Fund approximately \$5 million. Several months ago, they verbally committed to paying approximately \$2.5 million which they had set aside in an escrow account. Recently, Claudine was informed by the developer that those funds are no longer available and that they are not close to receiving a final certificate of occupancy (which would trigger their obligation to the Fund).

Claudine has been in touch with Supervisor Daly and the City Attorney's office to evaluate possible next steps. Claudine noted that there is language written in the legislation regarding lien proceedings if the fees are not paid. She also noted that the Director of DBI told her that they are 2-3 months away from issuing a final certificate of occupancy.

Claudine also noted that there is a Planning Commission Draft Resolution being considered by the Planning Commission regarding the Commission's policy on extension of entitlements for projects in downtown residential districts, which would apply to 425 First Street.

Angelica requested that Committee members be informed of different meetings and information regarding different steps, updates, Planning Commission meetings, etc., related to this issue.

Committee requested that a special meeting be scheduled to discuss the Planning Commission Draft Resolution once a hearing date for the Resolution is scheduled.

Claudine noted that the street light study required before installing additional street lights in SOMA should be done in June. Angelica suggested that the committee might want to consider installing signage regarding fast moving cars in the neighborhood, especially on Howard, Folsom, and 6th Streets.

6. PUBLIC COMMENT

Tiela Chalmers, Executive Director of Volunteer Legal Services Program, introduced VLSP and their work to the Committee.

7. ADJOURN

The meeting was adjourned at 7:20pm.