

CAC poised to be back in business

Panel endorses 7 members now awaiting final OK

By MARK HEDIN

THE CITIZENS ADVISORY Committee, the 11-member panel that represents the neighborhood's interests in the city's dealings with companies that take advantage of the payroll tax break, is on its way back to full strength.

The committee was gutted by the city administrator on May 1. Four of its remaining eight members were purged and it has not had an official meeting since April. At a hearing on June 20, five newcomers and two returning members won the endorsement of the supervisors' Rules Committee, and, if they're accepted by the full board July 9, the CAC will be back in business.

The three supes on Rules basically rubber-stamped colleague Jane Kim's recommendations for the seven CAC seats.

At the Rules hearing, Kim asked each candidate: What goals or priorities would you push for as a CAC member?

Rules Committee Chair Norman Yee also asked a single question of each candidate: What would you do to mitigate the impact of a large new development in the neighborhood?

Each seat comes with specific requirements to ensure that diverse groups within the community are represented. Here's a description of each

seat, who occupies it, and how the six successful applicants who attended the Rules hearing responded to the supes' questions:

SEAT 1: Health care worker Eva Piring, the incumbent, is a representative of low-income families living in the central Market area. A member in good standing, her CAC tenure expires in August 2015.

SEATS 2-3: Occupants must have expertise in job creation and one of the seats must represent labor. Peter Masiak was tapped for Seat 2 and Steven Suzuki, 30 years with Asian Neighborhood De-

➤ CONTINUED ON PAGE 3



PHOTO BY MARK DONEZA

Julian Dash of Holy Stitch makes his pitch to the supervisors Rules Committee.

NO. 135

PUBLISHED BY THE SAN FRANCISCO STUDY CENTER

JULY 2013

A BLOW TO THE CENTRAL Y

2 major partners pull back on deal
PAGE 2



MARKET STREET BOOMING

Merchants are hopeful
PAGE 4

REALTORS BELIEVE CHANGES ARE REAL
PAGE 5

CENTRAL CITY



SAN FRANCISCO

MARKET STREET



PHOTO BY MARK DONEZA

From the 24th story of UC Hastings' student housing, Market Street's place as San Francisco's main boulevard is seen darkly bisecting the central city. A closer view would show the changes.

BLIGHT TO BOOM

Huge chunks of blocks are being rebuilt

By MARK HEDIN AND GEOFF LINK

A NEW RUSH FOR GOLD is turning one of San Francisco's seediest stretches into tony, well-kept centers of commerce and civic pride, much in the way that Third Street, once Skid Row, was transformed into today's museum district.

Mid-Market clearly has become tech central, but it's more than that. Thousands of market-rate housing units on the street are a year or so away. Nearly 1 in 5 properties from Fifth to Eighth has turned over in the past year, and there are active planning permits on more than a third of the 57 addresses on those blocks.

At the height of the Market Street blight three years ago, those three blocks were the worst, and, if the sheer amount of construction means much, they're coming back among the strongest.

The Extra surveyed Market Street from Fifth to Eighth in February 2010, and dubbed the three blocks "the plywood parade" for the boarded-up windows on 27 vacant storefronts — nearly half — we found on both sides of the street. Today, long stretches of storefronts are boarded-up, but many of these buildings aren't empty behind the plywood; crews are busy transforming them.

The boomtown vibe resonates right on up the boulevard to South Van Ness where

Cushman & Wakefield is leasing the million-square-foot 1455 Market St. to skyrocketing Square plus a cadre of local and federal tenants taking up large portions.

While drug sellers hustle at the convergence of Jones, McAllister and Market streets, and chess players gamble and carry on amid the chaos, squalor and still-boarded-up storefronts on the Warfield Theater block, a dozen construction sites are bustling. Over \$170 million in construction is under way on the blocks — nearly half of the total assessed value of all the addresses two years ago.

And that's just now. Every day new deals are being cut. This stretch hasn't seen so much activity in more than 40 years with all the construction, property changing hands and office occupancy rising. Longtime observers see critical mass coming with the 4,000 or so new housing units in the works tipping the balance.

If — and when — the residential units fill up, gentrification will be old news.

A short stroll down the street is revealing — for the amount of new activity and how much remains the same.

At Fifth and Market, where Marshalls operated recently, the construction giant Fisher Development, which has been working on the Golden Gate Bridge approach and built the Sephora store on Powell, is at work at the site, 901 Market. A Nordstrom Rack will be leasing ground and first-floor space.

Next door are three tidy, diminutive buildings two to four stories high, all built after 1906. Two display "available for lease" signs. Leasing agent George Ju reports that the upper three floors of 923 Market are rented to "computer people, all startup groups," but that the ground floor will soon be available.

Transforming right before our eyes are 931-61 Market. It's the biggest makeover on all three blocks. At what were, in 2010, four

➤ CONTINUED ON PAGE 4

Doubling of Central Market CBD in home stretch

City mails yes-or-no ballots to owners of 816 SoMa properties

By JONATHAN NEWMAN

THE CENTRAL MARKET CBD'S expansive future went out in the mail as a ballot sent by the Department of Elections on June 7, polling owners of 816 parcels stretching along Market and Mission streets past 11th and down Sixth to Folsom and adjacent western SoMa blocks.

The Board of Supervisors three days earlier had unanimously approved a formal Resolution of Intention, submitted by District 6 Supervisor Jane Kim, to enable the Central Market Community Benefit District to double in size. The ballot asks the property owner a simple yes or no: "I approve (or do not approve) the proposed annual assessment on the parcel identified in this ballot, and I understand that my assessment could be subject to the inflation adjustment formula."

For the CBD to expand, a majority of those voting must agree and that majority must represent at least 50% of the total value of the proposed assessments.

While the ballot is simple, the process leading up to the vote has taken more than a year and the methods used to compute individual assessments on properties relies on a 98-page engineers' report of considerable complexity.

When founded in 2006, Central Market CBD's assessments were set by a multiplier applied to a property's sidewalk frontage, lot and building square footage. The resulting number was weighed against land use — non-profit-owned buildings and vacant lots were assessed less than commercial structures. Since then, according to Jim Chappell of MJM Management, consultants to the CBD, the art of determining assessment formulas has evolved. That makes Central Market CBD's the Jackson Pollock of community benefit district assessment formulas, a masterpiece of interlocking calculations and point systems so complex it's almost



PHOTO BY JONATHAN NEWMAN

Lowest assessment would be \$24,720 for this duplex on Laskie Street.

impossible to describe.

It was developed by a statewide committee of assessments engineers, city attorneys and other experts who regularly come up with best practices for assessment districts for the state Senate. A new benefits point system is their latest recommendation, and Central Market used it to determine how much which property owners would be asked to pay.

Here's how the new assessment methods work. Central Market proposes two categories of services to property owners: Cleaning and public safety and economic and marketing. Cleaning means street cleaning, graffiti removal, community guides, plus one cop and some officers for special events like street fairs. Economic and marketing consists mainly of advocacy for the district with city officials and grant writing for street beautification, as determined by Executive Director Daniel Hurtado.

➤ CONTINUED ON PAGE 8



PHOTO BY LISE STAMPFLI

Highest assessment if the district expands would be levied at \$30,684.97 for a former Marshalls building that will house the new Nordstrom Rack.

CBD assessment formula simplified — sort of

How much property owners pay to be part of the Central Market CBD will be based on an assessment formula fascinating for its complexity.

The CBD assigns a benefit point for each property, ranging from zero to 2. Commercial properties are assigned 2 for cleaning and public safety and 1 for marketing and economic services. Residential properties are assigned .75 and zero in those respective categories.

Next, the CBD multiplies the linear street footage of the property by the assigned benefit point, divides the lot size by 2,500 — a "standard" San Francisco commercial lot size — then multiplies that number by the assigned benefit point, repeats the process for the building size, adds the resulting three numbers, the sum of which is then multiplied by \$21.53 to determine the property's yearly bill for sanitation and safety.

To determine the assessment for economic and marketing services, the CBD omits the linear street footage of the property, but repeats all other steps and multiplies the resulting number by \$41.21.

Finally, the CBD adds the number for cleaning and public safety services to the number for economic and marketing services and — viola — sets the annual assessment for each parcel.

A careful reading of the CBD's 49-page management plan and the detailed 98 pages of the engineer's report fails to turn up any mention that a property owner should take two aspirin and call an accountant in the morning. ■ — J.N.

A blow to Central Y

2 major partners pull back on deal

By MARJORIE BEGGS

CENTRAL YMCA members and advocates for a new neighborhood Y — waiting eight years for it to materialize — were blown away by the bombshell announced at the May Tenderloin Futures Collaborative meeting: Speaking for the Bay Area YMCA Association, Chip Rich, vice president of operations, said he believes it's no longer feasible to build a new Y at a lot next to UC Hastings' parking garage at Golden Gate and Larkin. At the same meeting, Hastings CFO David Seward said the law school — the lot's owner and formerly a strong partner in a proposed joint venture — had decided to begin considering other options, such as student housing, for the property.

Rich and Seward told The Extra later in separate interviews that they'd met before the Collaborative meeting and decided to make their announcements. Both said it was "mutual." Neither would say his institution was closing the door on a new Central Y to replace the 100-plus-year-old facility at 220 Golden Gate Ave. that was shuttered in 2005 and sold in 2007 — only that the Y was unlikely to be built on Hastings' paved, 12,000-square-foot lot.

Since 2009, Central has been using the lot for a demonstration garden, basketball games and other outdoor activities and leasing ground-floor space in the garage. The temporary site — a few offices, small fitness center and meeting room with a kitchen — is a less-than-ideal community center and poles away from the huge, much-loved old YMCA that was deemed too large and decrepit to renovate. (It's now the beautifully restored, TNDC-owned Kelly Cullen Community, 172 studio units for the formerly homeless.)

Last year, Kasey Asberry, former Central employee and now volunteer garden project coordinator, began leading a cadre trying to kick-start the dormant plans for a new Y. They felt the association and Hastings were not honoring the commitment they made to the community when the old Y closed. Within days of the Collaborative meeting, Asberry began circulating an email to supporters with an attached flyer, featuring the logo of the Shih Yu-Lang Central YMCA and the message, "Are you ready to see this beacon turned off in the Tenderloin forever?"

The 2008 recession has taken the brunt of blame for delays of a new Central. Charles Collins, CEO of Central's parent Bay Area YMCA, said in October

the association had to be more careful with its assets. "Commitment [to this project] doesn't equal capital," he told The Extra.

Seward said then that Hastings still supported a new Y, but with staff layoffs and declining enrollment, the school's "appetite for risk and debt definitely is less than when we started this joint project."

The temporary Y site felt the economic pinch, too, with program hours cut and 25% of personnel axed. In 2011, Carmella Gold was let go after 18 years as executive director and two years as director of capital planning.

"And perhaps you heard," Asberry emailed The Extra recently, "Greg Moore, our longtime senior director and membership director, was fired in the midst of our fundraising campaign."

The YMCA signed a five-year lease with Hastings for its temporary space at 387 Golden Gate Ave., and has a five-year option starting in December 2014.

Seward says he was "not happy" making the Collaborative announcement, but "institutionally, it's become evident that further delaying a decision for the lot won't benefit us. As much as we still support the idea of a new Y, we are a law school and have a commitment to keeping it viable."

Seward wouldn't recommend selling the lot, he says. Student housing is "our best option" for the site now. It would add to the "campus feel" of the neighborhood and, with a long student waiting list for its 252 studios and apartments at 100 McAllister St., is potential-

ly self-supporting.

Rich says that the Bay Area YMCA, for its part, "has not given up on the idea of a new Y for the community. The door is definitely not closed." But the association does recognize that Hastings' relationship to the Central Y has shifted, coloring the association's certainty of building a new facility in partnership with the law school.

"What we see is that the exclusivity is gone," Rich said. "Hastings is in a softer position now than before the recession."

The association has made no promises to Y advocates about next steps, but Rich insists that whatever it does will be in the neighborhood's interests.

"Want to reiterate: Our big desire is to look at unmet needs, especially of seniors and youth," Rich said. "We believe the Y should be in a partnership with other community organizations — partners financially, but also for space considerations. Maybe we'd put in startup funds and assume others would share [the costs] with us."

Asberry isn't waiting for an association move. She's asked Supervisors Jane Kim and David Chiu to publicly support a new Y, but so far to no avail. "I sense they're waiting to be pushed, to see if there's a groundswell," Asberry says.

She's pinning hopes on a six-month feasibility study proposed by Elvin Padilla, former director of Tenderloin Economic Development Project and a

➤ CONTINUED ON PAGE 8

Tentative OK on reps for Twitter tax-break benefits

7 await final supes' vote to make citizens panel whole after city purge

➤ CONTINUED FROM PAGE 1

sign, was reinstated to Seat 3, which he had held since the CAC's inception.

Masiak, the only candidate for Seat 2, has specialized in organizing workers at nonprofits, most recently, the staff at Larkin Street Youth Services, in his work for SEIU 1021 since November 2011. His application states that he was the lead tenant organizer for the Central City SRO Collaborative from February 2007 to July 2009. Frustrations he encountered in that job, he wrote, led him to pursue a master's degree in public policy at UC Berkeley where he wrote analyses of the mid-Market social service network and the payroll tax break's implications for the neighborhood.

Masiak later told The Extra that his unpublished paper on the tax break was written with classmates two years ago. "It examines community gentrification fears," he said, and "how the legislation seeks to avoid gentrification."

"I think, two years later, some of those fears are being put to the test," he said, citing all the new housing under construction in the neighborhood.

Masiak also worked on the Avalos for Mayor campaign in 2011, after interning in Avalos' office the year before.

To the Rules Committee, Masiak, attired in an open-collared pink button-down shirt, emphasized Seat 2's focus on job creation. "There's a financial literacy issue with a lot of the population in the Tenderloin, the residential hotel population, that hasn't worked in a long time. ... Many times someone who hasn't worked in years is fine until the first paycheck."

Kim asked Suzuki to reflect on the CAC's work so far.

"The frustration I had this last year and a half," he said, "was that we weren't able to come up with enough ways that they (businesses) can engage. They want to do this. The opportunities of the CBAs are tremendous. We need to strengthen them. If we can get more resources behind (the CAC) I think we can make a really big difference in the ... area."

Yee brought up Suzuki's frequent CAC absenteeism, and Suzuki admitted it, citing the scheduling conflicts with his membership on the SoMa Community Stabilization Fund Community Advisory Committee, which is a forerunner to the CAC, formed to award the money that former Supervisor Chris Daly won from the big Rincon Hill developers to mitigate their effects on SoMa. Chastened, Suzuki said the rules on CAC attendance are now "very clear," and he won't be excessively absent again.

SEAT 4: Reserved for a senior or disabled resident of the neighborhood, Nella Corpuz Manuel has held this seat since the CAC's inception. Corpuz Manuel, TNDC garden coordinator and member of the Canon Kip Senior Advisory Council, is on the committee into 2015.

SEAT 5: Reserved for an expert in affordable housing, tenant protection and antidisplacement strategies, Brad Paul held the seat from the CAC's inception, and became chair after Dina Hilliard resigned in April, but was purged in May for unexcused absences. Paul, the sole applicant for the seat, had alerted Kim he was unable to attend the Rules hearing due to a family emergency.

Paul lives in Greenbrae, which could have disqualified him had Rules not waived that requirement because of Paul's decades of involvement in the neighborhood. Paul lived at the Cadillac Hotel when it was the pioneer of supportive housing, and has been involved in neighborhood issues as a volunteer, consultant and foundation staff pretty much the whole time since.

SEAT 6: Reserved for someone who represents a community group or provides direct services to the neighborhood, this seat has been occupied by Robert Marquez, director of S.F. Mental Health Clients' Rights Advocates, since the CAC's inception. His term ends in early August.

SEAT 7: Four people applied for this slot reserved for candidates "with small business expertise and familiarity with the Central Market Street and Tenderloin Area." Julian Dash, founder of jeans maker Holy Stitch, was the only applicant for this seat to attend the hearing. David Addington, co-owner of Show Dogs, failed to show up, as did Daniel Savoie. Aaron Selverston, Addington's lawyer, formally withdrew his name from consideration.

After twice opening pop-up stores in the neighborhood — first at one of the several retail spaces in the Warfield Building when Addington owned it — Dash popped up at the corner of Jones,

gottiated a collective bargaining agreement with SEIU 1021 and achieved a 98% retention rate among formerly homeless tenants, he wrote. With offices in the Grant Building, Kositsky stood up to the harsh owners who have turned that landmark of progressive action into a stagnant shell 1½ years after the last tenant, the S.F. Study Center, was forced out.

After CHP, Kositsky spent two years "on a family sabbatical" consulting with nonprofits in Central and South America on economic development, affordable housing, social services, management, grant writing and fundraising. In January, he became chief operating officer of the Oakland branch of Green For All that was founded by former Obama administration staffer Van Jones.

He was endorsed by the Rules Committee. Afterward, asked for a reaction, Kositsky just said, "It's good to be back in the neighborhood."

Tennis also applied for Seat 11, and

"The Tenderloin is a beautiful, beautiful area. But we have our unique problems. I think that it is extremely important that people understand what those are."

Stephen Tennis

ENDORSED FOR SEAT 11

McAllister and Market, in the Renoir Hotel building. Dash recently leased a space from TNDC at 42 Turk St., where, he told the supervisors, "My goal is to have a small factory and a classroom."

"I am the neighborhood and the neighborhood is me," Dash wrote in his application. "When hiring employees and accepting interns, I look directly out my door and then block by block to recruit and build relationships with my community."

Dash, sporting waist-length braided locks, plentiful jewelry and shades perched above his forehead, spoke of the decline of manufacturing in San Francisco, where jeans were invented, and his urge to "fix the void that's happening" in that business here today.

We "could combine our technological resources and our manufacturing resources and really come up with something innovative — solar-powered sewing machines, with kids behind them sewing cool clothes at a higher price point and low price point — and actually employing the youth who know about economics and the demographic of Market Street, who may be on the other side of the fence, who want to be a part of what I'm doing."

"I see myself as a bridge," he said, answering Kim's query. "I'm on ground level every single day and I'm talking to the ground-level demographic of Market Street. And after I talk to them I'm on my way to the meetings, you know, to the Zendesks and to the Twitters and things like that. So I know physically I'm a bridge between the two, lending a perspective."

SEAT 8: Reserved for someone with expertise in homelessness, transitional-age youth and supportive housing, this seat had two applicants — Jeff Kositsky and Stephen Tennis.

Kositsky was executive director of the important player in supportive housing, Community Housing Partnership, for nine years, increasing annual foundation grants and donations from \$175,000 to \$950,000, his resume states, and securing \$10 million in government contracts and other earned income. At CHP, he oversaw the development of six new apartment buildings and the rehabilitation of two others, ne-

he was endorsed for that post.

SEAT 9: Mara Blitzer, affordable housing developer at TNDC, has held this seat, reserved for an expert in commercial real estate and leasing, since the start of the CAC and has not missed a meeting. Her appointment ends in 2015.

SEAT 10: Antoinetta Stadlman, Isaac Jackson and Jerel Banks made their case for this seat, which is reserved for a neighborhood resident and runs into 2015. Stadlman won the slot. Her longtime Sixth Street residency, Kim said, struck a nice balance with Tennis' TL perspective.

Stadlman's application is short on detail, but her track record in District 6 is extensive. A 21-year resident of the Tenderloin Housing Clinic's Baldwin House Hotel, where she works as a desk clerk, she was chair of the South of Market Redevelopment PAC for 10 years and active "throughout its existence," the application says.

"I don't believe I ever missed a single meeting," she told the committee.

Stadlman has served on the Tom Waddell Health Center advisory board since 1997. In 2003, she was the San Francisco Foundation's Koshland Award winner.

"The people that run these large companies coming in, probably ... have never lived or worked in an SRO," said Stadlman, who was wearing a leopard-print dress. "So they're gonna need some kind of exposure and education to some of the realities. You establish relationships to people and start working and then take it from there."

Kim asked what her priorities would be on the CAC. "Keep the community plugged in to the extent possible ... so that decisions aren't made in a vacuum."

SEAT 11: Tennis, the seat's only applicant at the June 20 hearing, cited his work with the Central City SRO Collaborative as lead tenant organizer. In that capacity, Tennis said, he conducts emergency preparedness training at SROs, consults with city and state legislators and policy makers, and is active in the Tenderloin Healthy Corner Store Coalition and Safe Passage.

"The Tenderloin is a beautiful, beautiful area," said Tennis, wearing blue-tinted glasses and a leather jacket. "But we have our unique problems. I think that it is extremely important that people understand what those are."

"I think it would be extremely important to — not give guided tours, but to put a human face, to get people down there, and to have them volunteer, and work with people."

"And I don't mean getting a broom and sweeping the streets," he continued, "or necessarily even helping at Glide or something like that, but helping transport people to and from the hospital."

Deciding on candidates for seats 10 and 11, Kim said, was the most difficult. A candidate who was not chosen, Jerel Banks, she said, was not recognized in part because he has long used the moniker Aja Monet. "He's an amazing community voice," Kim said, and pledged to find work for him. She had similar words of praise and promise for Isaac Jackson, who described himself as "an African American disabled gay man over 55 living in supportive housing."

In the end, Rules Committee members Yee and District 5 Supervisor London Breed deferred to Kim in making the calls. "I'll let you take the lead on this," Yee said. District 10's Malia Cohen was unable to attend and Katy Tang of District 4 sat in her place, but was silent throughout the hearing. ■

CENTRAL CITY

EXTRA

NEWS IS A COMMUNITY SERVICE
SAN FRANCISCO

CENTRAL CITY EXTRA is published monthly by the nonprofit San Francisco Study Center Inc., serving the community since 1972. The Extra was initiated through grants from the S.F. Hotel Tax Fund and the Richard and Rhoda Goldman Fund. The contents are copyrighted by the San Francisco Study Center, 944 Market Street, Suite 701, San Francisco, CA 94102.

PHONE: (415) 626-1650

FAX: (415) 626-7276

EMAIL: centralcityextra@studycenter.org

EDITOR & PUBLISHER: Geoffrey Link

SENIOR WRITER/EDITOR: Marjorie Beggs

COMMUNITY REPORTER: Tom Carter

REPORTERS: Jonathan Newman, Mark Hedin, Brian Rinker, Eric Louie

DESIGNER: Lise Stampfli

PHOTOGRAPHER: Mark Doneza

CONTRIBUTORS: John Burks, Ed Bowers

DESIGN CONSULTANT: Don McCartney

DISTRIBUTION: Mark Hedin

EDITORIAL ADVISORY COMMITTEE: David Baker, Michael Nulty, Debbie Larkin, Brad Paul, Tariq Alazraie

CENTRAL CITY EXTRA is a member of the
SAN FRANCISCO NEIGHBORHOOD NEWSPAPER PUBLISHERS ASSOCIATION,
SOCIETY OF PROFESSIONAL JOURNALISTS, NORTHERN CALIFORNIA CHAPTER,
AND SAN FRANCISCO/PENINSULA PRESS CLUB

Market Street's boomtown vibe

► CONTINUED FROM PAGE 1

different addresses, including the St. Francis Theater, now there is a huge hole in the ground at the west side, from which a crane is working on the top-down demolition of the 1907 building that most recently, on the ground floor, housed the main Social Security office. This stretch is slated to become a six-level, 250,000-square-foot mini mall, Market Street Place, opening in 2015.

Leasing agent Ju says he's found a tenant for the entire 24,000-square-foot 969 Market St. building, where Pearl Arts & Crafts operated until early 2010. The inside is gutted with a major overhaul taking place.

Next door, the Wilson Building, a seven-story brick edifice built in 1901, is being converted into 55 studios and 12 one-bedroom apartments, architect Alex Koucouris of BDE Architecture told *The Extra*. And they're expected to open later this year, Koucouris said. Permit documents indicate it's a \$4 million renovation.

Sandwiched between that site and the 15-story David Hewes Building, which reportedly sold recently for \$17 million, on the corner of Sixth Street sits the tiny, single-story building housing Oxford Street clothiers. The Hewes Building, named after the early San Francisco contractor and developer who provided the golden spike that Leland Stanford ceremonially hammered to complete the first transcontinental railroad in 1869, recently became headquarters for BlackRock LLC, the Burnin Man company.

On the other side of the street is the venerable Warfield Theater, built in 1922, which still gets 'em lined up around the block when the latest hot band hits town. The other Warfield storefronts are covered with plywood since the building was purchased from David Addington by Group I, which is transforming the seven 5,000-square-foot floors of office space into a "modern, green building with flexible office and retail" space available this summer. Music-streaming Spotify announced in May it had leased three floors.

Eastward beyond the Crazy Horse strip club next door is a seedy stretch that is, from all appearances, enjoying its last gasp. On June 13, the Department of Public Works posted notices on 966 and 964 Market, ordering the owners "to repair, reconstruct and/or improve" the buildings.

On June 7, San Francisco Business Times reported that Group I, developers of the Warfield space, had purchased "a run-down stretch of one- and two-story retail buildings on the 900 block of Market Street" from the Loan Star Fund, "which foreclosed on the property after a former owner defaulted." The purchase price was approxi-

mately \$16 million.

The site, described as 25,557 square feet of "unentitled" space, meaning the land is worth more than the buildings standing on it, is known as the 950 Center for Art & Education, an effort spearheaded by Elvin Padilla, former director of Tenderloin Economic Development Corp. It is touted as becoming a 12-story, 300,000-square-foot building that includes a 75,000-square-foot arts and education center and 225,000 square feet of housing and retail space, including about 250 housing units.

Partnering with Group I are the San Francisco Foundation, the Kenneth Rainin Foundation and the Thacher family, which reportedly owns an adjacent parcel. S.F. Foundation has awarded two grants, totaling \$450,000, to try to ensure that the development embraces the arts community. Other sponsors include the Walter & Elise Haas Fund, and the Columbia and Wallace A. Gerbode foundations.

The block from Sixth to Seventh looks much as it did at the height of the blight. Though there's little construction, some buildings sold recently.

At the corner of Sixth Street, the four-story, 1908-vintage brick building on the ground level houses newbie Pearl Deluxe Burgers and longtime lessees Taqueria Can-Cun and Layne's Jewelers. Next to them is a pair of two-story buildings, from 1911 and '09, respectively, home to Hospitality House's arts workshop below the Luggage Store Gallery. They and their neighbors have been here for a while.

The seven-story, brick Eastern Outfitting Building at 1019, where Tsering once sold Tibetan artifacts, sold recently for \$9.5 million.

Most of the mid-block is open for business until you hit the doomed nude dance hall, Market Street Cinema, built in 1912 and now "closed temporarily for remodeling," which leaves Crazy Horse as the last strip club standing on Market Street. The six-story 1912 Aida Hotel is next door at 1083 Market, sharing its street frontage with Boost Mobile and Rainbow Pizza.

A boarded-up, single-story 1920 building, most recently home to Merrill's drugstore, sits next door to the also boarded-up 1905 eight-story Grant Building on the corner of Seventh, at 1095 Market, a stagnant shell since the San Francisco Study Center, which publishes the *The Extra*, fled in December 2010.

But there's lots going on across Seventh Street. On the ground floor of the Odd Fellows Temple, with its 1909 facade and vertical sign, workers are busy remodeling for a CVS Pharmacy that will replace a slum-fixture check-cashing site.

► CONTINUED ON PAGE 6



PHOTOS BY LISE STAMPFLI

Market Street Place, top, is the largest development on the block from Fifth Street to Sixth, a 250,000-square-foot mini mall. Above: Buildings are being demolished, floor-by-floor, to make way for it.

Merchants still plagued by dirt, drugs — but hopeful

BY TOM CARTER

THE LONG-AWAITED turnaround has the optimistic Market Street retailers wondering when it will be completed and how far the uplift will reach. Those are the retailers who own their buildings or have long leases. They seem to be sitting pretty as rents and property values rise around them. But in Market's most depressed blocks, businesses say their sidewalks are the pits and relief can't come soon enough.

MARKET STREET ASSOCIATION: 'VERY OPTIMISTIC'

Carolyn Diamond, the part-time executive director of the 75-member

Market Street Association, sums up the outlook for a rebirth as "hopeful."

Diamond has been as close as anyone to the street's frustrating years. She spearheaded the startup committee for Redevelopment's Mid Market Planning Advisory Committee, then served 13 years on the PAC only to see Redevelopment go out of business and all the planning shelved.

"So much has fallen by the wayside," she says from her fourth-floor Flood Building office. "But all these improvements are going to be a reality. The members are very optimistic."

She has talked to the new tech companies about how to get involved

in the neighborhood but only one, Group I, which isn't even getting the payroll tax break, has joined the association. "I think it's the mayor's office job to recruit them."

Her association covers Market from the Ferry Building to Octavia Street. The three dismal blocks of Market, she notes, have a "strong push" for the arts and culture, but lack "the political will" to move forward.

"They will change but not as quickly as upper Market, where Twitter is," she says.

As for the public toilet curse, "it's a tough nut to crack." She knows of one business that threw a man out for

urinating in the store, but the man returned in defiance, dropped his drawers in the store and defecated.

"As you build the critical mass, it doesn't mean the bad things go away."

PEARL'S: 'STILL BLIGHTED'

"Seeing the construction and hearing that new businesses are coming in, I'm hopeful," says Sylvia Yi, owner of Pearl's hamburger haven at Sixth and Market. "But streets are still blighted. It's the same offenders, too, the same offenses — drug use, drug dealing, decency law violations, sex acts in the

► CONTINUED ON PAGE 6

Rents are skyrocketing as office space gets gobbled

Realtors optimistic — also cautious

By MARJORIE BEGGS

SQUARE — THE TECH INNOVATOR that makes it almost too easy to exchange money for goods and services via a handheld device — in September will move into 1455 Market St., the many-angled, huge building with its stepped-back 22-story tower. Square's deal with commercial real estate broker Cushman & Wakefield is the largest nongovernment lease in the neighborhood, making the building a million-square-foot symbol of dreams coming true for mid-Market.

Square will occupy five floors — 332,000 square feet — 1½ times Twitter's 215,000 square feet a block away. Among Realtors, Twitter gets the credit for triggering the grit-busting of mid-Market, but the Square deal confirms it as fact.

"We call it the Twitter halo, or the Twitter effect," says Zach Siegel, an executive director in the San Francisco office of multinational Cushman & Wakefield. "It legitimized the area. Square and others began to take mid-Market seriously after Twitter moved in." Not to be ignored is the fact that Twitter inventor Jack Dorsey also founded Square.

More leasing is in the works for 1455 Market, owned by Hudson Pacific Properties, which bought it two years ago from Bank of America. Another well-known tech company is likely taking a floor [90,000 square feet], Siegel says, and leases have been signed for the Department of the Environment and the Municipal Transportation Agency's operations and control center. And BofA still occupies some of the building.

"Technically," Siegel said, "only 50,000 square feet is vacant now."

But there's still plenty of office space elsewhere in the neighborhood. Cushman & Wakefield's first-quarter 2013 "Office Snapshot" for the Civic Center/mid-Market cites a 14.6% vacancy rate for the inventory of 2.7 million square feet of office space along Market from Sixth Street to Gough and north to Turk. That's not counting any owner-occupied and government buildings. The average rental rate is \$42.98, about \$3,500 a month for 1,000 square feet.

Jones Lang LaSalle, another multinational corporation specializing in commercial real estate, also recently began surveying mid-Market as a city submarket, but its boundaries are much larger, taking in the entire payroll tax-exemption area — Market Street from Fifth Street to Gough, deep into the Tenderloin and south to Howard Street.

Jones Lang LaSalle's "Office Outlook" for the first quarter of 2013 also shows plenty of empty space: Of mid-Market's 4.9 million square feet of office inventory, 1.1 million — 23.4% — remains vacant, but is dropping smartly from three years ago when it was 31.4% empty, according to Julia Georgules, JLL research manager.

Its data on today's high rents are similar to Cushman & Wakefield's, but Jones Lang LaSalle also has 2010 numbers for comparison. Average asking rents for office space then were \$27.82 per square foot. Three years later they have jumped to \$49.94. That means the monthly \$2,320 rent on a 1,000-square-foot office in 2010 costs \$4,090 today.

Anyone trying to lease office space these days knows how fast the cost is rising. In November, John Updike, the city's director of real estate, told S.F. Business Times, "My standing joke is that the good news is that mid-Market is wildly successful, and the bad news is that the mid-Market is wildly successful. It's all positive until we are out looking for space." The city in February leased most of 1155 Market, three floors and 100,000 square feet, with options on two more floors, which would almost fill the building.

Siegel cautions about putting too much confidence right now in any stats on mid-Market — his company's or any others' — and they shouldn't be taken as gospel.

"We need to be careful until we have longer-term data," he says. "The fact is, mid-Market is a fairly small submarket relative to the central business district, and there's not a lot of history for it. That's why I tend to be reluctant to use the statistics, as one big event can really change things."

➤ CONTINUED ON PAGE 7

PHOTOS BY LISE STAMPELI

The Renoir at Seventh Street, top, is being remade into a boutique hotel, a \$40 million renovation, expected to open in 2014. Center: The scaffolding from the Market Street Place demolition shrouds the sidewalk below. Left: The old Strand Theater has been bought by ACT and is being remade into a costume shop and 299-seat theater, a \$10 million renovation.



Damen Armen, Dollar Store



Sylvia Yi, Pearl's Deluxe Hamburger



Al Choi, Piper's Jeweler's

PHOTOS BY TOM CARTER

Market Street renaissance

➤ CONTINUED FROM PAGE 4

At 1117 Market sits American Conservatory Theater's Costume Shop — really a performance space — in a three-story building from 1920.

Next door at 1125 Market, once the Embassy Theater that was razed after the '89 quake, is a hole in the ground, visible through some holes in the wooden fence stretching to the adjacent boarded-up old Strand Theater.

City Planning documents show that one day this will be a 12-story building, with 16 parking spots and a roof garden and courtyard for green space. The property was purchased in December by San Francisco's MacFarlane Partners for \$7.8 million, *Business Times* said.

The *Extra* in 2010 reported that the Strand site, at 1127 Market, was valued at \$1,363,953 for the land and nothing for improvements. But ACT is thoroughly renovating the 12,300-square-foot movie theater into a 299-seat live theater with dressing rooms, rehearsal space, offices and a restaurant. It'll be worth a bit more then. The plans at Building Inspection have the project estimated at \$10 million.

At 1145 Market, John Jensen of Colliers is trying desperately to find tenants. The 12-story building has several floors vacant. The sparkly Caffe Trinity, under new management again this year, awaits customers off the street.

The nine-story 1155 Market, formerly the PUC building, still has PUC and Human Rights Commission offices on the ninth floor. The Los Angeles investment firm Laurus Corp. bought the building for \$27 million in 2011, then leased three-quarters of it — 103,000 square feet — back to the city and county of San Francisco.

Planning Department documents indicate millions of dollars of work performed there in the past six months, including elevators, tenant improvements, lobby, parking entrance, ducts,

electrical work, sprinkler and exterior work too.

Next door, the old Del Webb Townhouse has been demolished and Trinity Properties has begun the third and fourth phases of its massive Trinity Place apartment complex. A 550-unit, 22-story building will rise with an entrance on Eighth Street, followed by one with 492 units fronting on Market Street. The Department of Building Inspection has the project estimated at \$79 million. When done, the project will total 1,900 dwelling units. The overall investment is thought to be around \$500 million, according to *Beyond Chron*.

Across the street, on the east side of Eighth, sits the Orpheum Theatre, with a curtained-off corner space at 1192. The 32,000-square-foot building went up in 1925 and is valued at more than \$8 million, the land \$3 million-plus.

Next door is the Art Institute of California building, which wraps around to another doorway and lobby facing directly out at U.N. Plaza and its three-days-a-week farmers' market, food trucks and craft vendors, as well as the carousing at the fountain. Permits show \$152,000 worth of recent improvements. The Art Institute has its culinary school at 10 U.N. Plaza, where a Carl's Jr. downstairs does a tidy business.

Across Charles Benham Place is the 1926 landmark Renoir Hotel at 1108 Market that recently sold to the Kor Group, which reportedly raised \$40 million from Chinese investors to refurbish it into a 135-room boutique hotel. The six-story brick triangle is the old Shaw Hotel that in the '30s and '40s catered to rich tourists.

Little has changed from Eighth to Ninth. The Whitcomb Hotel, a community landmark, anchors the southwest corner, and across the street is Sam's Diner, a fixture for decades.

Most storefronts on the north-side block have been subject to turnover



PHOTO BY MARK DONEZA

The empty space in the lower center will become apartment buildings, the huge Trinity Place development at Eighth and Market, years in the making.

over the years with Wells Fargo's Civic Center branch the biggest and most stable property.

Ninth on up to Van Ness Avenue has become the center of tech, with Twitter leading the way to the old Furniture Mart, followed quickly to the same 1355 Market St. address by Yammer and One Kings Lane.

A huge housing development called NEMA is going up across 10th Street from Twitter with 719 units of market-rate apartments.

The next big thing is the million-square-foot building at 1455 Market that Square is taking over as the dominant tenant. (See sidebar.)



The three long blocks of Market that start at Fifth play a critical role in the boom.

That first block is becoming the westward thrust of downtown with

the dominant Market Street Place like a Westfield Centre annex.

The revitalization of the Warfield Building and remake of the Renoir Hotel promise to make major differences. And when Trinity Place's units are ready for occupancy and ACT brings the theater district all the way down to Market Street, these blocks hold great promise.

Call it a boom — or not — these blocks haven't seen this much action in more than 40 years. Even when all the property changed hands for the dot-com boom, no buildings were demolished.

So much is in motion there can't be any turning back. ■

— *Brian Rinker did much research for this story.*

Merchants mostly hopeful

➤ CONTINUED FROM PAGE 4

street, defecating in the open."

Pearl's, here 20 months, is a favorite target for robbers trolling for cell phones.

"They take phones right off the table," Yi says.

New businesses coming in, and the strolling street ambassadors hired by the Central Market Community Benefit District, where she once served on the board, give her hope, she says, but quickly adds, "They don't stop crime."

Yi would love to see more tourists, but believes they are afraid to come her way.

"Weekends aren't busy," she says. "My other locations are, but not here."

The ambassadors have weekends off.

PIPER'S JEWELERS: 'THINGS HAVEN'T CHANGED'

Across Market Street and a few doors west at Piper's Jewelers (1066A), Al Choi's expansive smile fades as he contemplates Market Street.

"Things haven't changed," says the manager of the 50-year-old family business where both of his parents work. "The streets are dirtier. I'm wondering what the city's waiting for."

Piper's is sandwiched by shops that have been closed a year or more.

"It's trash and bottles and people using it as a public toilet," he continues. "Sometimes it seems we're the only section in the block that gets trashed. But it should be cleaned up every day." His lease remains the same. "It's only the trash that goes up. And the feces and urine. Half the block has been

boarded up."

He wonders: If the city had kept the environment clean, would so many businesses have closed?

Three community ambassadors in yellow and black stick their heads inside the door, wave and go on.

KAPLAN'S: 'TAKES TIME'

Back across Market at 1055, the venerable Kaplan's Surplus & Sports Goods has a steady stream of customers, one bursting through the door saying over his shoulder to his female companion, "This is where I used to come as a kid."

It's the same clientele of locals and tourists, says owner Zane Kaplan, 87, perched behind the cash register where his granddaughter, Paige Abrams, 23, is helping out. He works in the store six days a week and on Sundays does paperwork at home. His father started the business in 1945 at Eleventh and Market, but the rent got bumped up so the business moved to 1055 in 1965 and bought the building, forever immune to rent raises and seemingly impervious to dips in the economy.

"We do very well during the Burning Man days," Kaplan says. "Most tourists don't know the street and it's a rough area. But we don't know what's going to happen. They say they're going to do this and that, but it all takes time and money."

He rings up a pair of pants for \$32.20. "Carhartt's," he says. "We were the first or second store to carry them in the 1980s."

SHEIKH: 'I CAN'T WAIT'

Dumaz Atkins came from Chicago five months ago to manage Sheikh



Carolyn Diamond, Market Street Association

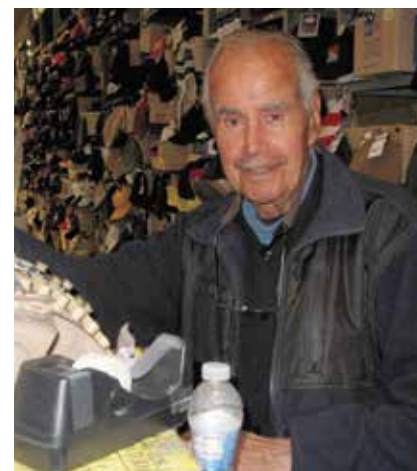
Shoes in the middle of the 900 block of Market, an island framed on either side by tall, half-inch plywood entombing bygone businesses.

Atkins said he had to call the cops on an unruly customer recently who was high on something and the cops came and said, "That's what you can expect in the Tenderloin." He didn't know what they meant. But he's catching on.

"I didn't understand," he said. "But if they want to do it (dope), then do it privately and not so that it affects other people. I get a lot of tourists here, and that's not the impression I want to give them."

Sheikh owns the four-story building, another business that is well-seated for any boom that might occur.

"I look down Market past Fifth Street and see all those people," Atkins says. "But they stop at Fifth. It's rumored that a mall is coming in next door. Well,



PHOTOS BY TOM CARTER

Zane Kaplan, Kaplan's Surplus & Sports Goods

I can't wait."

DOLLAR STORE: 'WILL GET BETTER'

The Dollar Store has been at 1131 Market about five years, a family business that leases and has a second store on Ninth Street.

"A lot of stores lost their leases," says manager Damen Arman, 25. "The rent goes up every year, but we're okay." He says his lease runs at least through 2016.

His steady business is largely students from the art academy across the street and a surprising number of tourists who find their way past stained streets and groups of idlers to his door, hellbent on bargains — "30% to 40% are tourists," he says.

"Things will get better," he says. And Market Street Place down the street will help. ■

GEORGE GREEN Forklift operator

George Green longed for his productive days as a forklift operator as he whiled away his years at the Hamlin Hotel watching TV and movies with friends, nipping at booze even toward the end when the cancer ravaged his emaciated 5-foot-8 frame and sent him across the bay into the arms of his girlfriend where he died.

His friend of many years, Clarence Varnedoe, was one of a half dozen mourners at Mr. Green's memorial June 17 in the hotel's sparse community room. Varnedoe, a Department of Public Works employee who now lives near Fisherman's Wharf, was Mr. Green's sixth-floor neighbor. He arrived late, after Rev. Glenda Hope's prayers and Scripture.

"I moved here in 1996 when (the hotel) reopened," Varnedoe said. "George came five or six years later. I met him on the elevator. I knew him a long time. We had a lot of conversations and ups and downs.

"My grandmother used to say, 'We're born, we live and we die. So accept life as it is,'" Varnedoe said.

"I couldn't say it better," Mary said from the second row.

Another woman said she used to "go to his home and watch TV and just talk."

They remembered Mr. Green's love of movies. They watched "all kinds" with him, Mary said, cowboy, action and even exotic, and he especially liked the "Wolf Man." They also said Mr. Green was a quiet man.

The beeping outside of heavy equipment backup alarms and the groaning of a hydraulic lift permeated the air and people tried to speak above it, sounds that might have been music to Mr. Green, or at least set him reminiscing.

"He'd visit me, too," Varnedoe said. "He'd talk about the good old days growing up in L.A., the job he had for 15 years as a forklift operator. He loved the job."

Nobody knew if a disability knocked Mr. Green out of his seat, but Varnedoe said he was sad not to be working and missed it.

"He was a good person, you could tell in conversation by the way he respected his family, the way he talked to people, politely, and he offered you food," Varnedoe paused and smiled. "He liked his alcohol."

The mourners were surprised to hear that Mr. Green had moved out of the hotel. One said he had died in a hospital, maybe Laguna Honda. His ex-wife might know, they said.

Contacted in the East Bay, Angela Hall explained later on the phone that Mr. Green had not checked out of the Hamlin but had come to be with her, a good friend, not his ex-wife. She had known him 15 years and confirmed he previously worked in a warehouse.

"He died May 30 of cancer, at home with me," she said.

"He drank a lot. It's all he did."

The best thing she could say about him, when asked, was: "He didn't take no shit (drugs). He was a loner, but a good friend with a heart of gold. If he liked you, he'd give you the shirt off his back."

Mr. Green was 61. ■

— Tom Carter

RICHARD VIDAURRI They called him "Speedy"

No one at the Ambassador Hotel called Richard Vidaurri by his given name. He was "Speedy" to all, much loved and much missed since he died in mid-May. More than 20 residents and staff attended his May 21 memorial, about half crammed into the tiny

Listening Post at the Ambassador Hotel and the rest gathered just outside the door, straining to catch what was being said inside.

"When we heard he had died, I saw people standing at his door crying," said neighbor Edmond Juicye.

Several people called him "sweet" and "friendly" and a "good spirit." Others remembered how he'd see them in the hall and jovially command them, "Go to your room!"

He had a notable appetite until his last months, said others. He was the go-to guy for help setting up neighbors' cable TV, liked to play pranks, and knew a lot about gambling and race cars. On more than one occasion, he playfully told his neighbor Sasha that they'd get married someday, she said.

"Speedy and I weren't close at first, but toward the end, I got to know him better," resident Tom Laurent said. "He was a veteran and told me about making 146 parachute jumps in the Army. I know he was on dialysis, in and out of the hospital." Before he died, he'd missed at least a few appointments for treatments at Fort Miley VA Medical Center, Laurent said.

Laurent estimated that Mr. Vidaurri was in his mid-50s.

In a setting where facts about the departed are hard to come by because of confidentiality restrictions, the details of Mr. Vidaurri's life are sadly sparse: no birth date, no death date, not even why he was called "Speedy." How long

he'd lived at the Ambassador was also a blank. One resident recalled that when he moved into the Ambassador 10 years ago, Mr. Vidaurri was already living there.

Kelly Marie Noss sat in the Listening Post with her small dog on her lap, alternately smiling about memories of Mr. Vidaurri and holding back tears.

"For the longest time, my dog always barked at Speedy, every time he'd see him," Noss said. "And then, suddenly, he stopped barking." That was a good sign, and Noss and Mr. Vidaurri became friends.

"I remember Kelly and Speedy cooking together in the common kitchen," said another resident. "They'd cook up some really good meat."

Another friend at the Ambassador was Cecil Baker, a resident there for 26 years. He admitted at the memorial that he had been "incompatible" with Mr. Vidaurri and his good friend Art and the situation had persisted for far too long.

"And then I changed," Baker said. "I decided to make the change that made me feel better, and they both felt better, too."

Baker was emotional describing the effect of his friend's death on his own sense of mortality: "When Speedy died, I couldn't sleep for several nights — I was afraid to close my eyes, terrified I would also die. His passing was a catalyst. There are just so many deaths here." ■

— Marjorie Beggs

Office rents skyrocket

▶ CONTINUED FROM PAGE 5

Another caution is the cyclical nature of neighborhood improvement. Siegel has 20 years' of commercial real estate experience in mid-Market and watched the 2000 bubble burst. "Areas come into favor and go out again," he says, "but I think mid-Market will continue to improve. This time around, I hope there's staying power."

The vacancy rate, while "tightening up," is still high, he adds. Some buildings, like 1145 Market, are struggling more than others; as of June 24, its vacancy was 70%, according to listing broker Colliers International's Website.

Housing is the other key factor in the mid-Market boom. Jones Lang LaSalle lists 16 residential structures with 3,192 housing units in the mid-Market, ranging from newly completed buildings to ones just approved by City Planning. Coupling new tenants with new commerce, its report says, suggests the neighborhood can "become as vibrant as any other in San Francisco."

Siegel agrees, citing the salubrious, symbiotic relationship of housing and commerce. "The advent of all this housing is the other really big change in the area. Once the housing is there, it will anchor the neighborhood."

The largest single residential development so far is NEMA [think New Market], 719 units under construction at 1401 Market, next-door neighbor of Square and close to Twitter. NEMA's studio rents will start at \$1,950 for 469 square feet and 789-square-foot one-bedrooms at \$2,788.

A block away, at Market and Eighth, Trinity Place's third and fourth phases are under way with the demolition of the old Del Webb Townhouse, which evolved into Trinity Plaza. When the third building is complete in 2016, and the fourth a few years after that, Angelo Sangiacomo's properties will total 1,900 units.

New residential and commercial buildings may give mid-Market a sparkle, but Siegel doesn't dismiss the value of all the early 20th century beauties being renovated. He calls out the Renoir Hotel, Market and Seventh, as "another anchoring factor" that has the patina of age but when newly spiffed up and reopened next year will appeal to more upscale tourists and businesspeople.

Two other historic buildings are drawing interest from new commercial tenants because of their "creative feel," says Siegel: Music-streaming company Spotify begins leasing three floors of the Warfield Building at 988 Market in July. And next spring, Nordstrom Rack will move into the first two floors of 901 Market at Fifth, that five-story, 1912 grand old dame, once Lou Lurie's J.C. Penney's and now mid-Market's eastern anchor.

The metamorphosis of mid-Market is happening so quickly that even real estate agents can't keep up with it. Nine months ago, Michael Cohen, former head of economic development for San Francisco and now a partner with Strata Investment Partners, told the S.F. Business Times he predicted dramatic mid-Market change in four or five years.

"It's already happened — you just can't see it yet," Cohen said.

You can now. ■

"I hope there's staying power. ... Once the housing is here, it will anchor the neighborhood."

Zach Siegel
CUSHMAN & WAKEFIELD



HOUSING APPLICATIONS ARE BEING ACCEPTED FOR SINGLE ROOM OCCUPANCY BUILDINGS (SRO'S)



Please go to 241 6th Street, San Francisco, CA for applications.

The TODCO Housing wait list is open for the BAYANIHAN HOUSE AND THE HOTEL ISABEL. If your name is currently on any TODCO Housing Waiting List and you would like information on your current status please call the TODCO Marketing Office at 415-957-0227 on Fridays only.

Building	Size/Occupancy Limit	Max./Min. Income Limit	Rent
Hotel Isabel 1095 Mission Street (Homeless Project Based Section 8) Open Wait List until March 29, 2013	SRO – 1 person In the unit there is a sink, microwave, refrigerator, 2-burner stove, closet, single bed, community kitchen, 24-hour staff & surveillance, laundry facility	1 person \$34,600 a year No Minimum Income	30% OF INCOME Requires a Certificate of Homelessness
Bayanihan House (Non-Assisted Units) Located at 88 – 6th Street & Mission OPEN WAITING LIST	SRO – 1 Person, Couple Shared Bath Single 10 ½ x 12 – Double 12x12 In the unit there is a sink, microwave, refrigerator, 2-burner stove, closet, single bed, community kitchen, 24-hour staff & surveillance, laundry facility	1 person \$30,275/a year Couple \$34,580/a year Minimum income of \$866.40/month	Starting 1-2013 Move in Deposit \$545.00 Rent \$545.00 Utilities included

TDD: (415) 345-4470 

COMMUNITY CALENDAR

SPECIAL EVENTS

Free job and career trainings. Main Library, 5th floor computer training room: Internet and library resources, July 10, 2-3:30 p.m.; resume workshop, July 23, 10 a.m.-noon; using LinkedIn, July 23, 6-7:30.

Free trainings to make you Twitter-savvy. Main Library, 5th floor computer training room: July 17, 6-7:30 p.m., Getting Started, and July 18, 6-7:30 p.m., Secrets of a Power User. Taught by Volunteer Match. Info for workshop requirements: spl.org/index.php?pg=1013951801.

Mid-Market Clean Up and Art Walk. July 27, 10 a.m. U.N. Plaza. DPW will unveil three winners of its Giant Sweep anti-litter poster competition for S.F. K-12 kids. Info: sgiantsweep.org.

ARTS EVENTS

In the Moment: Japanese Art from the Larry Ellison Collection, 64 artworks spanning 1,100 years. Asian Art Museum, 200 Larkin St. Exhibition continues through Sept. 22. Info: asianart.org/exhibitions_index/in-the-moment.

Exhibition of works of Brett Goodroad, winner of the Headland Center for the Arts' 2012-13 Tournesol Award for exceptional emerging artists, July 12-Aug. 10, Luggage Store Gallery, 1007 Market St. Opening reception, July 12, 6-9 p.m. Info: luggage-storegallery.org.

"The Bridge Builders," exhibition of photos documenting the building of the eastern span of the Bay Bridge by Joseph Blum, presented by S.F. Arts Commission Galleries. Opening reception July 11, 5:30-7:30 p.m., City Hall, ground floor. Exhibition continues to Sept. 27.

REGULAR SCHEDULE HOUSING

Tenant Associations Coalition of San Francisco, 1st Wednesday of each month, noon, 201 Turk St., Community Room. Contact Michael Nulty, 339-8327. Resident unity, leadership training.

HEALTH AND MENTAL HEALTH

CBHS Consumer Council, 3rd Monday of month,

5-7 p.m., 1380 Howard St., room 537, 255-3695. Consumer advisers from self-help groups and mental health consumer advocates. Public welcome.

Healthcare Action Team, 2nd Wednesday of month, 1010 Mission St., Bayanihan Community Center, 11 a.m.-12:30 p.m. Focus on increasing supportive home services, expanded eligibility for home care, improved discharge planning. Light lunch. Call James Chionsini, 703-0188 x304.

Mental Health Board, 2nd Wednesday of the month, 6:30-8:30 p.m., City Hall, room 278. CBHS advisory committee. Call: 255-3474.

SAFETY

SoMa Police Community Relations Forum, 4th Monday of each month, 6-7:30 p.m. Location varies. To receive monthly email info: 538-8100 x202.

Tenderloin Police Station Community Meeting, last Tuesday of month, 6 p.m., Tenderloin Station Community Room, 301 Eddy St. Call Susa Black, 345-7300. Neighborhood safety.

NEIGHBORHOOD IMPROVEMENT

Alliance for a Better District 6, 2nd Tuesday of each month, 6 p.m., 230 Eddy St. Contact Michael Nulty, 820-1560 or sf_district6@yahoo.com, a districtwide improvement association.



PHOTO COURTESY OF LUGGAGE STORE

Brett Goodroad, winner of Headlands Center for the Arts' Tournesol Award, exhibits at Luggage Store Gallery.



PHOTO BY JOSEPH BLUM

The Bridge Builders, exhibition of photographs of the construction of the new eastern Bay Bridge span by Joseph Blum, opens July 11 at City Hall.

Central Market Community Benefit District, board meets 2nd Tuesday of month, Hotel Whitcomb, 1231 Market St., 3 p.m. Info: 882-3088, <http://central-market.org>.

Friends of Boeddeker Park, Tenderloin Station Community Room, 301 Eddy St. Plan park events, activities and improvements. Contact Betty Traynor, 931-1126.

Gene Friend Recreation Center Advisory Board, 3rd Thursday of month, 5 p.m. Works to protect SoMa resources for all residents. Gene Friend Rec Center, 270 Sixth St. Info: Tim Figueras, 554-9532.

North of Market/Tenderloin Community Benefit District. Full board meets 3rd Monday at 4 p.m.. Call 292-4812 for location or check nom-tlcbd.org.

Safe Haven Project, 4th Tuesday of each month, 3 p.m., 519 Ellis St. (Senator Hotel). Contact: 563-3205, x115, or centralcitysafehaven@gmail.com.

SoMa Community Stabilization Fund Advisory Committee, 3rd Thursday of month, 5:30 p.m., 1 South Van Ness, 2nd floor. Info: Claudine del Rosario, 701-5580.

Tenderloin Futures Collaborative, 3rd Wednesday of the month, 11 a.m.-noon, Tenderloin Station Community Room, 301 Eddy. Presentations on issues

of interest to neighborhood residents, nonprofits and businesses. Info: 928-6209.

SENIORS AND DISABLED

Mayor's Disability Council, 3rd Friday of month, 1-3 p.m., City Hall, room 400. Call: 554-6789. Open to the public.

Senior & Disability Action (formerly Planning for Elders/Senior Action Network), general meeting, 2nd Thursday of month, 9 a.m.-noon, Universal Unitarian Church, 1187 Franklin St. SDA Housing Collaborative meeting, 3rd Wednesday, 1 p.m. HealthCare Action Team meeting, 2nd Wednesday, 1010 Mission St., (Bayanihan Community Center). For info about SDA's Survival School, University and computer class schedules: 546-1333, www.sdaction.org.

DISTRICT 6 SUPERVISOR

Jane Kim, member, Land Use Committee, School District, Transportation Authority; chair, Transbay Joint Powers Authority Board of Directors; vice-chair Transportation Authority Plans & Programs Committee

Legislative aides: Sunny Angulo, Ivy Lee and Danny Yedegar

Jane Kim@sf.gov 554-7970

Bay Area YMCA, Hastings pull back on proposed Y site

➤ CONTINUED FROM PAGE 2

loyal Y promoter. An anonymous donor will fund the \$40,000 study, Padilla says, and an independent firm will conduct it, with TEDP likely to coordinate the work. (TEDP, created by North of Market Neighborhood Improvement Corp., is funded by the city's Office of Economic and Workforce Development, Grants for the Arts and the Wallace Alexander Gerbode, Rainin and Columbia foundations.)

The feasibility study results could supply essential ammunition for a new Y, Asberry says. "We need it to really understand what kind of Y should be built to serve the community."

The study will include a full needs assessment and consider three scenarios: a financial partnership with another institution, an independent community center with no YMCA affiliation and a new YMCA branch in the Tenderloin.

Asberry believes that with Central Y donors and an imaginative, well-structured campaign fund, any option is possible: "If we look at what this place ought to be, the financing will just flow into it."

Asked about the study, Rich said, "We're happy to explore all options that meet the service needs of the community. We're open to the idea. We want to look at the information closely."

Padilla has faith in the value of feasibility studies, noting that one helped obtain a \$200,000 San Francisco Foun-

"We're happy to explore all options that meet the service needs of the community. We're open to the idea. We want to look at the information closely."

Chip Rich

VP OF OPERATIONS, BAY AREA YMCA

ation grant to get another TEDP project off the ground — the 950 Market St. development, a proposed 12-story building with 75,000 square feet for arts and performance spaces and 250 housing units. The grant will seed a new organization to oversee the development, paying for a project director, organizational and financial consultants and some costs related to the city's permit process.

Padilla says he's confident the Central Y, with its underserved Tenderloin population and a new crop of young workers flooding the neighborhood, could easily draw the interest of public and private funders. ■

CBD's ballot in mail

➤ CONTINUED FROM PAGE 2

The engineers report sets a benefit cost of \$21.53 for cleaning and public safety services and \$41.21 for economic and marketing services and then Pollock really takes over. (See sidebar.)

Some properties, such as the commercial buildings on Market and Mission streets, will receive both sanitation and safety and economic and marketing services. Residences along Tehama and Clementina streets will get sanitation and safety only, perhaps weekly or "as needed." Market and Mission streets may get cleaned daily.

Chappell acknowledges the initial difficulty with understanding the assessment formula, but insists the complicated calculations come up with the correct apportion of costs for each property in the proposed district.

"The objective is to have everyone's assessment fair — that is, I pay for the services my property gets and you pay for the services your property gets," Chappell told The Extra.

Under the Central Market proposals yearly assessments range from \$24.72 for a two-unit residence built in 1907 on little Laskie Street to \$30,684.97 for 901 Market St. at Fifth, former site of a Marshalls.

Jane Weil, who lives in one of Soma Grand's 245 condos on Mission Street, would be assessed less than \$100 a year. A neighborhood activist, she's a strong supporter of the plan.

"Street cleaning and neighborhood cleanliness is thoroughly lacking. The

city should be helping the neighborhood improve the general quality of life, but in reality it doesn't," Weil said.

She believes the CBD will make the area safer, too. "I've heard from a lot of single women here how uncomfortable they are walking Seventh and Eighth to and from BART and Muni. The community guides will help, particularly in the evening."

Interestingly, some properties will be assessed less now than they were when the CBD was formed because of the vagaries of vacancy. 1275 Market, bought by Dolby Labs for \$110 million last year, now sits empty. Its current assessment is \$8,563.07, dramatically down from its 2006 assessment of \$37,099.38. Same for 1155 Market — once home to the Public Utilities Commission, now three-quarters occupied by city agencies — which could see its assessment drop from \$15,590 in 2006 to \$3,962.

When empty buildings receive occupancy permits from the city, the CBD's bylaws allow them to be reassessed.

If the expansion plan wins approval, assessments for 2014 would generate \$1,180,337. The CBD would be allowed to increase individual assessments on property owners yearly no more than 3%, which over the course of the sought-for 15-year existence could move Central Market CBD's budget to \$1,785,366 in 2028.

A Board of Supervisors hearing on the election results is set for July 30. ■