

City finally reports on Twitter's givebacks

Officials refuse to say how they rate CBA compliance

BY MARK HEDIN

IT WON'T BE KNOWN till the assessor's office issues a report in September what the Twitter tax break cost San Francisco in 2013. But, as far as the city is concerned, the five biggest companies getting the payroll tax exclusion, Twitter among them, did their part to earn another year's eligibility for it.

At the Citizens Advisory Committee meeting March 6, the city administrator's office presented five final progress reports on how the community benefited from Twitter, Yammer, Zendesk, One Kings Lane and Zoosk.

The deal is that the companies must complete at least 80% of their community benefit agreement (CBA) pledges to qualify for another year of the tax break. The 2014 CBAs were signed in January, but this early March meeting marked the first time the CAC and the public got a look at the companies' 2013 reports to the city administrator. Although these are public documents, they have not been posted to the city's website, where CAC minutes and agendas and the CBA agreements are typically available.

The reports don't rate each company's level of compliance with its pledges, but city project manager Bill Barnes previously told The Extra that he wouldn't "begin to consider" a renewed tax break for any company that didn't meet the 80% threshold.

All five companies are back this year (and joined by Spotify), so presumably they got passing marks. Barnes didn't attend the March CAC meeting and neither he nor anyone else in the city administrator's office responded to The Extra's inquiries about how they measure compliance.

CAC Chair Peter Masiak noted that the panel also is kept out of the loop — it got the 2013 reports in March, though the city administrator in early January had already deemed the five renewing companies compliant. It made Masiak "question the worth of this body," he said. His concern was echoed by Vice Chair Robert Marquez.

Masiak said the city administrator is giving the companies a pass on compliance by allowing late reporting that nonprofits don't expect or ever get from the city and other funders. "Any nonprofit, there's no leeway," Masiak said. "You have to get your reports in on time or you lose your grant."

"I don't have an answer for that, but I can get back to you," Tim Ho of the city administrator's office replied.

The Extra emailed Barnes in early January to ask how he scores CBAs, but is still awaiting a response, though on Jan. 9 Barnes told The Extra that he would answer "all your questions" once he'd completed the work of drafting new CBAs for 2014.

The Extra also asked City Administrator Naomi Kelly, who signs the CBAs for the city, to discuss them, but she refused.

The CBA progress reports are skimpy

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CENTRAL CITY



SAN FRANCISCO

SPECIAL REPORT



PHOTO BY PAUL DUNN

Brenda Washington, 64, has lived for four years at the Raman Hotel on Howard Street. Like many central city seniors living in SROs, she is alone, suffers from depression and spends a lot of time watching television. Story on pg. 5.

Old, poor in SROs

Studies focus on seniors, disabled

BY TOM CARTER

SPECIAL REPORT — PART 2

This is the second of a two-part special report concerning the plight of seniors in the central city, a collaboration between New America Media and Central City Extra.

SENIORS AND THE DISABLED are the most vulnerable people in the city's poorest neighborhood. They hang on economically by their fingernails. Indeed, The Extra's stories last month demonstrated their paltry, shrinking dollars. Faced with this, they must stay the grim course and keep their wits about them.

In the last five years, two studies have attempted to determine the needs of residents living in single-room-occupancy hotels, the first and often the last refuge the dispossessed call home. The first, done in 2009, focused on SROs and contains key information about Tenderloin seniors. The second, a smaller study, was completed in 2010 and addresses seniors and adults with disabilities in Tenderloin SROs.

SROs originally were for the low-income workforce, migrant and maritime workers, single, footloose men, staying in a room typically 10-by-12 feet with a sink and common toilet and shower down the hall. The 1906 earthquake and fire and redevelopment projects of the 1960s and '70s wiped out huge

numbers of them. But many new replacement and renovated buildings have updated the old blueprint, often with a private bath and a kitchenette.

The city has about 500 SROs, according to the Department of Building Inspection, although the Planning Department identified 530 for Aimee Fribourg's 2009 report, "San Francisco's Single-Room Occupancy (SRO) Hotels: A Strategic Assessment of Residents and Their Human Service Needs." The study was conducted for the Human Services Agency. It was part of Fribourg's master's degree work in Public Policy at UC Berkeley.

There are 208 SROs in the Tenderloin, 145 in Chinatown, 60 in the Mission and 50 in western SoMa, the remainder scattered around town. The study looked at three SRO populations: seniors, adults with disabilities and families with children. Back then, about 50 of the hotels contracted with the city to accept the destitute and formerly homeless. Five years later, there are likely more contractors.

Fribourg matched SRO addresses against city caseload data to find 11,000 "unique" clients, as opposed to a grand total of 18,500 residents. Put another way, 63% of all SRO residents then were HSA clients, or are receiving SSI. More than 5,000 of the clients were over age 60; another 3,000 over 60 were not receiving SSI. The report points out Fribourg's figures are "speculative but reasonable."

"Seniors in SROs are exceptionally poor" and "have none of the rental protections of seniors in public housing," a report memo says. Two-thirds of the seniors in the database relied on \$991 SSI monthly checks. The average SRO rent, \$589, was about 60% of their income, leaving \$402 for expenses. By cen-

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PHOTO COURTESY OF TENDERLOIN HEALTHY CORNER STORE COALITION

Before Radman's Market redesign, the storefront window featured high-fat snack foods and super-sized sugary drinks to draw in shoppers.

Radman's – model healthy corner store

201 Turk St. mom-n-pop market expands, gets food-first makeover

By MARJORIE BEGGS

FADHL RADMAN has barely a minute to talk in between taking care of customers, fielding phone calls and stocking shelves at his 201 Turk St. market. He's operated the store since 1998, but the last few months have been a turning point in how busy he is, he says.

In late fall, Radman took over the lease on the space next door, enlarging the market from 1,500 to 2,250 square feet. At the same time, Radman's was chosen from among 50 Tenderloin markets as the model for what a healthy corner store in the Tenderloin can look like, given help with marketing, layout redesign and new equipment.

In exchange, the merchant agrees to give neighbors a place to shop that has lots of fresh produce, healthy foods up front and more accessible shelving, and that halts heavy merchandizing of cigarettes and alcohol.

Radman's market makeover will be unveiled April 13 in connection with the annual Tenderloin Sunday Streets celebration.

"When I found out we'd been picked to be the neighborhood model for a healthy store, I was very excited, but I wasn't surprised," Radman says. "We're the perfect example of what can be done. We're in a good location. We never have sold alcohol and won't sell

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PHOTO BY MARJORIE BEGGS

Fadhli Radman carefully arranges the now-many types of fresh produce his market offers, displayed in improved refrigerated cases. Two years in development, the pilot project shows what a healthy corner can look like.

Learn how your business tax will be changing.

For more information, go to www.sfbiztax.org, call 311 or (415) 701-2311 or contact a tax professional for additional assistance.

CENTRAL CITY EXTRA

NEWS IS A COMMUNITY SERVICE
SAN FRANCISCO

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Healthy store

► CONTINUED FROM PAGE 2

drug paraphernalia, we were already selling some fruit and vegetables but needed to do more, and I really love to learn how to make things better.”

Radman’s Market is being transformed from a passably okay store to a neighborhood amenity with an attractive, well-stocked produce section, bulk items, herbs and spices and, soon, fresh meat and poultry.

The two-year project to launch the TL prototype is the work of the 10-member Tenderloin Healthy Corner Store Coalition. (See The Extra, Issue 136, for the full story.) Members are neighborhood nonprofits like the Vietnamese Youth Development Center and TNDC, plus such city agencies as DPH’s Tobacco Free Project and the Feeling Good nutrition program.

The Tenderloin has 70 corner stores, the coalition determined in a survey. While all but eight sell alcohol and cigarettes, more than half carry no fresh produce.

Coalition members took that information, interviewed residents about their shopping habits, selected 50 stores to survey in detail to determine which was mostly likely to succeed as a model and produced a “Healthy Shopping Guide.” Then, working with consultant Sutti Associates, they winnowed the number to 10 stores, then three, then Radman’s.

“We still have a lot to do before April 13th,” Radman told The Extra March 28. In the new expanded space sat just-delivered meat cases. The meat won’t be in by the “grand reopening” but soon after. “The expansion was an absolute headache and took three months longer than it was supposed to,” he says.

Boxes of dry goods and cans are still stacked on the floor, waiting to be stocked, and the bins that will hold the beans and other bulk items haven’t arrived yet. The bins will be placed between two smart-looking, wood-slatted shelves, invitingly displaying produce in the window.

Radman excused himself to ring up a customer with a huge bunch of perfect, unblemished bananas.

“Nice,” said the customer. “I saw them through the window.”

Besides the redesign consultation that will last several months, the model project also carries tangible assistance: \$16,000 worth of new metal dry goods shelving, 20 bulk bins, prop-up shelving and LED lights for the cold produce case.

“Those lights are essential,” says Larry Brucia, CEO of Sutti Associates, who’s been overseeing the redesign. “They’re cool, so the produce stays fresh longer.”

Radman’s remake has taken longer than other store remodels Brucia’s been involved with, mainly because of the expansion, he says. “But there’s no doubt — Fadhl’s going to have a great store when he’s done.”

Of the \$16,000 outlay, part of a privately funded pilot program, \$4,000 is earmarked as a low-interest loan that may be forgiven if Radman’s meets the program criteria for three years.

On April 13, a preview will show what a good neighborhood market can be.

Radman’s and Coalition members will be there to offer Sunday Streeters games and prizes, dance performances, interactive art and live music, and, best of all, taste testings and health and nutrition information.

Radman’s will remain the TL’s model healthy market, but one or two more such stores will be added in the neighborhood this year under the city’s new Healthy Food Retailer Incentives Program.

The stores haven’t been selected yet, but 10 Tenderloin storeowners showed up at a February workshop to explain the program for interested merchants. ■

ELDER PROFILE



PHOTO BY PAUL DUNN

Tess Diaz-Guzman, 55, prepares pork adobo at JT Restaurant at 953 Mission St., which she owns with her husband Juan Guzman. JT’s is “vital to the community,” says Angelica Cabande, director of SOMCAN.

‘Mama Tess’ serves Filipino elders a taste of home and community

BY ANNA CHALLET

SOMEONE WHO doesn’t live or work around Fifth and Mission might walk past the Mint Mall and miss the tiny JT Restaurant. For those in the know — elderly residents in the neighborhood, construction workers, Filipino and Latino families — the South of Market business is a haven for many with its home-style chicken and pork adobo, as well as its vital role as a community space.

At the center of it all is owner and chef, Tess Diaz-Guzman, “Mama Tess” to those who know her.

“I’m proud because everybody calls me [that],” she says, laughing.

Diaz-Guzman, 55, owns JT Restaurant with her husband Juan, whom she married in 2010. Formerly a butcher and originally from the province of Laguna in the Philippines, she came to San Francisco 13 years ago, shortly after her first husband died.

Her brother, already established in San Francisco, had opened the Filipino eatery in the 1990s. It was called Filipinas until Diaz-Guzman and Juan took charge and renamed it JT Restaurant, the initials for Juan and Tess.

A COMMUNITY HUB

One in 10 SoMa residents is over 65 and living alone, and more than a third of them are below the federal poverty line. The city’s rising rents are squeezing nonprofit social service providers and small businesses that are part of the safety net for low-income seniors and families.

James Chionsini, an organizer with the nearby advocacy group Senior and Disability Action, says small businesses like JT Restaurant are particularly important for seniors living alone.

“If you live in a small room, you need a community place,” he says. “Places like Tess’ are an access point. They provide the community with ways to survive.”

JT Restaurant fills that need. The nearby West Bay Pilipino Multiservice Center has brought seniors there to sing karaoke, and organizations like Chionsini’s have used the space for receptions. Diaz-Guzman also caters for West Bay and Centro Latino in the Mission, where she gets to know elders in both neighborhoods.

Many in the surrounding Filipino community tend to cook at home rather than eat out because of the expense, Diaz-Guzman says, but elderly people in the neighborhood come to the restaurant just to see her.

“If they have a problem they can talk to me,” she says. One neighbor who is 87 and living in senior housing on Ellis Street called her recently when she had a medical emergency and needed help getting to St. Francis Hospital.

Tenant advocates leave flyers in the restaurant about meetings and rallies. Diaz-Guzman has had seniors come in asking about housing in the neighborhood, and organizations like the Bill Sorro Housing Program leave literature there as well.

“[The restaurant] is a central place, and it’s vital to the community,” says Angelica Cabande, South of Market Community Action Network director.

BUSINESS HAS SLOWED

Diaz-Guzman says business, especially at lunchtime, has slowed with neighborhood changes. She used to get more customers who worked in the area, from nearby places like the San Francisco Chronicle, which had heavy staff cuts in recent years, and the Federal Building. The influx of gourmet food trucks is having an effect, too.

Workers from new companies in the area “go to the food trucks,” she says, “or they don’t need to go out because they have a restaurant in their building.”

An uptick in construction work in the neighborhood in the last year has

helped a little with the lunch business, but the loss of income means there’s not as much to go around. She sends money to her four children in Manila, ages 17 to 33, whom she hasn’t seen since she came to this country.

Last year, she’d saved enough money to hire a lawyer so that her two youngest could apply to join her here and finish their studies.

Working all the time helps keep her mind off how much she misses her children. “It’s hard when you have kids. They’re a part of you. That’s why I want to keep busy,” Diaz-Guzman says.

DREAMS OF GROWING HER BUSINESS

The restaurant’s dark green chairs and ceramic tile-topped tables are showing their age. Photos from when she won third place for the parol lanterns she made for the Bayanihan Community Center’s annual Christmas festivities are in a frame behind the counter.

“Sometimes I have a dream that I want to grow,” she says. But modernizing the restaurant would take money.

She’s tried taking City College classes to work on food presentation skills, but often had to be late or miss class altogether because of her catering responsibilities. Teachers from the Renaissance Entrepreneurship Center around the corner eat at the restaurant and have asked her to come take classes, she says, but the evening classes begin during her business hours, and she can’t afford to lose any money.

“I’m happy though, even when I can’t pay the rent,” she says. She gets to the restaurant at 4 a.m. and often doesn’t leave before 11 p.m., and she cleans houses if she’s not getting enough business.

“People say, ‘You do everything.’ That’s life.” ■

Anna Challet is a reporter for New America Media.

Old, poor, lonely – portrait of seniors



PHOTO BY PAUL DUNN

Benito Santiago, 63, is fighting eviction from the apartment he's had for 37 years on the basis that the landlord's action amounts to elder abuse.

ELDER PROFILE

Filipino senior fights Ellis Act as elder abuse

BY VIVIAN ZALVIDEA ARAULLO

BENITO SANTIAGO, 63, stands in the kitchen of his third-floor walkup apartment on Duboce Street, pointing at faded photographs, tourist spot magnets and souvenir programs of dance parties; his life's memorabilia on display on his refrigerator door. In one of the photos is a smiling, youthful, carefree version of Santiago.

Frail and still looking young, Santiago chose to live the life of a struggling artist. He never married or had children. "I didn't have enough money in a bank account," he said, eyes downcast as he recalls lost loves. "And the ladies, they saw through that."

Santiago, a Filipino American, is a ballroom dance instructor, a drummer and a music instructor for special-needs children. He's held many odd jobs through the years, hustling for gigs that came and went, making just enough to cover the monthly rent of \$573.40 and buy food. The one constant in his life for the past 37 years is his one-bedroom apartment.

"I thought I was going to just live here and retire here, take time to catch up on reading, listen to albums," Santiago said.

Around last Thanksgiving, he came home to a notice posted on his door. The new owners of his building were evicting him, and offered to buy him out for \$20,000.

"If I didn't take the offer in that first week, then all bets were off," he said, summarizing the eviction notice. In panic, Santiago started giving away his things to friends.

Every room in his apartment is now filled with boxes of his life's stuff — vinyl records, books, ties, hats, musical instruments. Another tenant in the building told Santiago that he was not leaving, that he would fight the eviction. That woke Santiago up.

"Twenty thousand dollars is not going to last. Across the street, a one bedroom is (renting out for) \$4,000," he said.

A U.S. Census Bureau report released last year shows that San Francisco now has the highest median rent in the nation, pushed up by the arrival of new, well-off residents from the tech industry.

Lawyers and seniors advocates told Santiago that as an elder, he could get a reprieve and continue to live in his home until December. "What comes after, I see a big question mark," he said.

Santiago stoically goes down his short list of options. Relatives do not have room for him. He's putting in bids for low-income housing. He's hoping a Catholic-run retirement home for

impoverished seniors, St. Anne's Little Sisters of the Poor, will take him. He's even thought of enrolling in a gym that operates 24 hours, seven days a week—because that would be a roof over his head.

"At least, there's a shower there, and I could stay clean," he said.

Santiago has weathered tough times. Once he lived in a janitor's closet, trading that sleeping space for doing odd office jobs. Poverty and hardship are nothing new to him.

It's only when he talks of the other elderly San Franciscans who've been evicted that his voice shakes with grief. Santiago's eyes fill with tears as he recalls the story of an elderly woman who eventually died in the streets, homeless, after she was evicted in 1994.

"She could have been a mother or a grandmother," Santiago said. "My wishful thinking is for these (real estate) speculators to have a conscience. They may have a lot of money, but how do they feel when a mother or grandmother is out on the streets?"

Santiago stops. He's unable to speak for a few minutes. He silently cries for the poor, the elderly, the disabled and the families who, like him, face an uncertain future in a city that has no more room for them, even if they've known no other home but San Francisco.

His mind wanders to memories of his childhood. "As a Filipino child and teen-ager growing up in San Francisco, I was always the youngest, the runt in the group," Santiago recalled. Whenever confronted by bullies, he would let the bigger boys do the fighting, while he ran away.

"Now, I'm too old to run. I have to stand my ground and take whatever political and economic blows they can throw," he said. Santiago has become part of a protest movement to amend the Ellis Act, the law that allows landlords to evict tenants to sell the rental apartments as condo units. He is also one of several evicted seniors who filed criminal complaints of elder abuse against their landlords at the district attorney's office in early February. The seniors say evicting them endangers and inflicts physical and emotional harm on them, a violation of California Penal Code 368, which protects elders and dependent adults.

"I'll stay here, meeting the challenge instead of turning around and exiting. It's not just for me. I'm doing this for seniors and those with disabilities," he said. Santiago says he's finally learning to stand up to his bullies. ■

Vivian Zalvidea Araullo is a New America Media contributor and Inquirer.net freelance reporter.

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trast, rent in public housing is no more than 30% of a resident's adjusted gross income. Moreover, it has private security officers and agreements for community policing, and screens housing applicants for felonies.

The report's portrait of SRO seniors is painted variously by loneliness, poverty, fear (of wandering outsiders), mental and physical illnesses, addictions and bad diet.

Seventy-one percent of seniors in SROs live alone. Data suggest that half have never been married and another third are divorced, separated or widowed.

Seniors living alone in SROs are "more likely to enter institutions than those who live with family in safe housing," the study says. Seniors want to stay in SROs because it's home for most, and the city wants them there, too. It's San Francisco official policy to support seniors to "age in place." Just from a fiscal standpoint, that makes sense. If a senior can be maintained in an SRO instead of a bed at Laguna Honda Hospital for, say, five years, it saves the city's general fund \$300,305, Fribourg figures.

Fribourg used "notions and stereotypes held by some service providers" to describe how the privately owned SROs compared with the nonprofits. The private owners didn't come off very well: no on-site support, often no rules or leases, residents stayed only briefly, rents were more expensive, and there were more incidents of prostitution, drug dealing, break-ins, violence, noise and unhygienic bathrooms.

But city-leased, nonprofit SROs offered: on-site managers, rules and security, good maintenance, base of stable residents and sense of community. But they are hard places to get into.

The 2010 study documented problems that seniors and people with disabilities face in SROs. The 85-page survey

of 151 residents, with recommendations based on their responses, was conducted by: Central City SRO Collaborative, Senior Action Network, Mission SRO Collaborative and SRO Families United Collaborative.

The profile that emerged is about as far as can be imagined from the average San Franciscan's life in an apartment or condominium.

"About one-third or more of survey respondents said their hotel had a problem with bedbugs, other infestations, visitor policy violations, electrical problems, unsanitary bathrooms, and harassment/disrespect," the survey said. "One-fifth of respondents also cited problems with heat, plumbing, personal safety, fire safety, and maintenance and repairs."

"More than half (53%) had no access to a kitchen in their building, and 18% of respondents said they skip meals due to lack of resources or facilities."

"Physical accessibility was a common problem reported by residents. Only half of survey respondents said their hotel had a consistently working elevator. Many cited concerns about falling on the stairs and in the shower. Less than half of survey respondents reported having grab bars in their bathrooms."

The report, which delineated the Tenderloin as bounded by Geary, Market, Powell and Van Ness, has 8,616 units in its 208 SROs, the majority privately owned. Fifty-six of the 151 respondents were from the Tenderloin.

Despite the plethora of downsides they cited, 21% of the respondents said they intended to remain in their SRO; 44% had no idea how long they planned to stay and the rest had varying estimates. Even so, 58% had been living in their SRO from four to 21 or more years.

The study made 17 recommendations for minimum standards, including no city

ELDER PROFILE

Elderly Chinese couple living golden years in SROs

BY SUMMER CHIANG

XUE XIAN MI never thought she and her husband would spend their golden years living apart in two separate SRO hotels in the Tenderloin.

Mi, 74, an immigrant from China, lives in the Antonia Manor. Her husband, Yu Tan Wang, 83, lives in the Alexander a block away. Mi and Wang are well-educated and had decent jobs in their hometown of Tianjin, China, where she worked at a trading company and he was at one of the nation's largest steel makers.

The couple decided to move to America when Mi was in her 50s to reunite with their youngest daughter, who had studied in Boston and now works in the Bay Area as a financial analyst. (They also have an older daughter in China.) They had dreamed of spending their retirement years in California, a place that had captured their imagination.

Resettled in Fremont with their daughter, Mi and Wang were happy at first. Then things changed. At 75, Wang was diagnosed with early symptoms of Alzheimer's disease. The couple soon realized they were becoming a burden on their daughter. She did not have time to care for them, and was unable to provide financial support after losing much of her savings in the stock market.

The couple set out to look for a place of their own, including assisted-living facilities, but they could not afford most of the places they saw. Through the Chinese community, they learned about affordable-housing options in the central city of San Francisco. They were told that certain SROs were staffed with case managers who provided assistance as needed.

Mi and Wang wanted to find a one-bedroom apartment, but few SROs offered this option.

After a two-year wait, Wang's applica-

— an alarming who live in SROs

referrals into infested units; contract compliance with nonprofit and private SROs and efficient enforcement of rules with timely consequences. It called for grab bars in bathrooms, working telephone jacks, desk clerks in all SROs and a curriculum for training them, dependable elevators, access to nutritious food, access to supportive services and better disaster planning.

Long-term goals were community-builders: tenant councils with no management reps present; individual locking mailboxes, wellness checks ("I'm OK" door hangers), end-of-life planning, on-site staff that handles maintenance and janitorial.

The city responded a year ago to the plea for bathroom grab bars and made them mandatory in SROs. The enhancement had a nice carrot. An SRO respond-

ing with paperwork within 60 days of the April 4 ordinance date got the Department of Building Inspection permit fee waived, worth an average of \$310. The 161 that responded saved \$50,000 in fees.

By Sept. 4, 2013, all SROs were to have them.

Also answered last year was the call for phone jacks in every room, an ordinance passed by the Board of Supervisors.

"We're trying to hit (the recommendations) in small chunks," said Tony Robles, housing director for Senior Disability Action, who worked on the study. "It's a fight against isolation. Next we're working on elevator maintenance. That's a big one. We had (an example of) a woman with a wheelchair in her room three weeks with no elevator service. Food security will be coming up soon, too." ■

Take down an SRO and pay a stiff price CPMC's bill: \$2.6 million

The great protection of the 500 or so SROs as a stable housing resource for the needy is Chapter 41 of the City Administrative Code, written largely by Rosemary Bosque of the Department of Building Inspection 35 years ago. Chapter 41 has many safeguards against conversion.

"There are only one or two conversion requests a year and many steps to go through and fees to pay," Bosque said in an interview. "The ordinance is very assertive."

But sometimes it happens and a developer then must put the same number

of rooms being lost into another building, construct the same amount in a new building, pay the city a fee, or a combination of these.

In the works now is the California Pacific Medical Center hospital project on Van Ness Avenue that is knocking out two SRO buildings with a total of 14 units. CPMC is paying the city \$2,684,800, according to Bosque, who reviewed the plan. The Real Estate Department is processing the deal. ■

— Tom Carter



PHOTO BY PAUL DUNN

Brenda Washington, 64, gets \$1,015 monthly from SSI to pay her bills.

ELDER PROFILE

Elderly and poor, living alone with depression

By VIJI SUNDARAM

SOMEHOW, THE DOZEN or so hats piled atop Brenda Washington's wardrobe and those hanging from hooks on her apartment walls initially draw a visitor's gaze away from all the other items that clutter her 8-by-10-foot room. The profusion of hats, some rather fancy, are unexpected in the room of someone in dire straits. Washington's closet is crammed with clothes. "I paid a lot for some of them, like my London Fog," she says of a coat. "I dress for success. Is there anything wrong with that?"

But such signs of better times are few for Washington, 64, who says she hates living alone in her room on the third floor of the Raman Hotel, an 80-unit building, with shared hallway bathrooms.

POVERTY IS COMMON

Washington's situation of living poor and alone is becoming increasingly common throughout the nation. Senior poverty is not only on the rise, but, according to a 2013 report by the nonpartisan Employee Benefits Research Institute, "Blacks, Hispanics, and single women face a higher poverty rate than other seniors." The 65-plus poverty rate for Latinos was 29% and for blacks about 25% in 2009, triple the level for whites, says the study.

Recently, the ordinary challenges of solo living hit Washington when she got the flu. For nearly a week she had difficulty keeping her food down. She could barely get out of bed even to go to the bathroom, let alone to the nearby drugstore for medicine, she said.

Washington said she couldn't call the front desk or the SRO's case managers and social workers on the first floor because someone she had trusted stole her cell phone.

Her cramped room, its twin bed covered by a faded comforter, a mini-refrigerator with a bungee cord securing its door — "to keep it from opening" — has been Washington's home since things turned hard in 2010.

Washington never dreamed she would one day live alone and poor. Although she was raised with 10 siblings in Bayview-Hunters Point, her mother made sure the kids never went to bed hungry.

Using her high school diploma and computer skills she had picked up studying at City College to snag jobs, Washington first worked as a clerk at the Bechtel Corp. payroll department and then as substitute teacher for the San Francisco Unified School District. She also worked as a construction worker for a few years.

"I moved as high as I could in the work world," Washington says, tearing

up as she recounts her earlier life and four failed marriages, since her first at age 18.

DOMESTIC ABUSE

Domestic violence has followed her since 1968, when she lost her 5½-month-old fetus following a dispute with her first husband.

The loss triggered depression that plagued her for years, but wasn't diagnosed until a dozen years ago, which enabled her to go on Medicare for seniors and people with disabilities.

She also has had Medi-Cal for as long as she can remember. Washington said currently she is waiting for her doctor to refer her to a mental health provider so she can resume taking medication and therapy for her depression.

In 2010, she fled her Vallejo home of 12 years to escape her abusive marriage. Returning to her childhood stomping grounds in Bayview-Hunters Point, she lived in her car for months, always parking in front of the Southeast Health Center, which felt familiar and secure.

But the city towed her car away when she couldn't renew the registration after it failed the smog test.

Washington's clinical depression qualifies her for Social Security Disability Insurance (SSDI), amounting to \$1,015 per month. That enabled her to move into the SRO, which she rents for \$309 a month.

Washington says that aside from her rent, her grocery bills, cell phone service (\$60), dental insurance (\$60), and medications (about \$15) eat up a good part of her monthly income.

Alcohol soaks up the rest, she says, acknowledging that she has been an alcoholic for years.

For now, Washington is making the best of life in her tiny room. A small television sits on a nightstand piled with assorted canned foods, a carton of eggs, pots, pans and a bottle of Folgers instant coffee. Cleaning supplies in a plastic container are on the floor by a tiny sink in one corner of the room.

A microwave, crockpot and toaster oven allow Washington to prepare meals. Her favorite? "Gumbo with crab meat, chicken, sausage, celery, onion and garlic," she replies quickly. "Oh, and I like egg omelets, too."

Washington holds out hope someday of moving on to a decent apartment. "It doesn't have to be big," she says. "I just want to have my own bedroom, my own bathroom and my own kitchen. And it would be nice if the apartment had a balcony with a view." ■

Viji Sundaram is health editor of *New America Media*.



PHOTO BY PAUL DUNN

Xue Xian Mi, 74, has lived at Antonia Manor since 2009 while her husband, Yu Tan Wang, 83, is in a separate SRO, The Alexander Hotel. She cares for him around-the-clock, and her only respite is when he goes to an adult day health center.

tion was accepted at the Alexander Residence in 2007. The Alexander receives federal subsidies to house mostly seniors, who pay no more than 30% of their income for rent. In 2009, a slot opened up for Mi at the Antonia Manor, which exclusively houses recipients of federal Section 8 rental assistance. Between those two years, Mi lived in Fremont with her daughter, but frequently commuted into the city

to see her husband.

Mi and Wang's SROs provide different amenities and services, although both are operated by the nonprofit Tenderloin Neighborhood Development Corp. Mi's hotel has a social worker, bilingual Chinese and English. Wang's building is in the process of hiring one to assist residents.

▶ CONTINUED ON PAGE 6

Twitter gives the hood 2,000 PB&J sandwiches

➤ CONTINUED FROM PAGE 1

on specifics, but here are highlights from Twitter's seven-page final.

It begins with its "Days for Good" — "Twitter held one in June and planning another in November," the document says. More than 400 volunteers visited more than 25 unnamed organizations to donate 200 disaster kits and 2,000 PB&J sandwiches, paint a mural and help build two community gardens. Twitter employees, as at all the tax-break firms, were paid for their volunteer time for CBA work at their regular pay. The city administrator rated the work "completed."

The second item in the report lists 20 organizations Twitter selected for volunteer days, and 18 others as "workshop attendees" for activities it held in and around its Market Street office "to educate and engage its employees in the community." "As always," the report says, "we had at least one group of employees decide they will be going back regularly to the place they volunteered." "Progress: Completed," the segment concludes.

Though the Twitter for Good blog,

"our portal for community event news and highlights," the report claims, had only six posts between its June 2012 launch and mid-February 2014, this segment, too, concludes: "Progress: Completed."

Point 5 is technical assistance in social media Twitter provided to nonprofits. It says 47 volunteers worked with 30 organizations but lists 28. "Many" groups, it continues, did well enough to "become eligible for an Ads for Good grant of \$5,000 in free Twitter advertising."

In testimony at earlier CAC meetings and in conversations with The Extra, some of these same nonprofits have said they welcome Twitter's help with fundraising capability, but lacked the technology for Twitter's strategies to be of any practical use. "Progress: Completed," the document says.

Under Point 6, Twitter promised \$60,000 of credit for "Promoted Tweets" to nonprofits but admits it gave only \$55,000, thereby earning the first of two "Progress: Not Complete" findings among the document's 25 points.

Point 7 is a pledge to participate in the TechSF initiative by attending at least

one TechSF event and "maintaining contact with the Mayor's Office of Innovation." That would be: "Hosting event at Twitter HQ." "Progress: Completed."

Point 8 is a pledge to "participate in at least two events per year targeted at economically disadvantaged individuals to share tips on how to gain employment with the company and similar firms." In bold-face type, the document says, "Have been to over two local events ... including a TechSF event" — perhaps that mentioned in point 7? Score another "Progress: Completed."

Point 9 is Twitter's promise to award grants totaling at least \$60,000 and says it exceeded its goal by giving \$75,000 to seven neighborhood nonprofits: "Cuttingball Theatre, Tenderloin Community School, Vietnamese Youth Development Center, Intersection for the Arts, Hospitality House CAP, Larkin Street and Heart of the City Farmer's Market."

In item 10, Twitter describes its volunteerism at local schools and reports sending tutors to the Tenderloin Tech Lab, Bessie Carmichael and through the Reading Partners program that visits

schools citywide. Megan Trotter of the Tenderloin Tech Lab and Assistant Principal Karen Francois of Bessie Carmichael confirmed Twitter's contributions.

Without going point by point through Twitter's remaining 15 items, here's a summary of the claims: 40 computers donated to Tenderloin Scholarship Fund, Oasis for Girls and Mercy Housing; 400 staffers volunteered, including 25 who helped build two community gardens, one being the planter boxes outside DISH's Le Nain Hotel at 730 Eddy St.; street sweeping; tutors at Bessie Carmichael and Tenderloin Tech Lab; providing lawyers, paralegals or legal administrative professionals to the Homeless Advocacy Project (10 hours), Housing Negotiation Project (14.5 hours) and Project Homeless Connect (8.75 hours) and other unnamed housing rights organizations for a total of 130 hours; four employees joined nonprofits' boards of directors. Twitter also met with the Bicycle Coalition, hosted a film and posted notices about "Jersey Boys" and Sunday Streets. ■

Simple way tech firms could help Tenderloin

Given the details of the lives of seniors and the disabled, what simple thing could tech companies do in the neighborhood that would be relevant to the needs? The lifestyles of the Tenderloin aged suggest that sequestering themselves and loneliness is self-debilitating.

Would volunteering an hour twice a month to talk to an isolated senior be of value? Rev. Glenda Hope, who spent a 40-year career listening to people in the Tenderloin, was asked to comment.

"I think it would be good anytime to do something like that," she said, but immediately added that volunteers need some attitude grooming beforehand.

"There's an age divide and the cultural divide can be huge," she said. "A person needs some training, orientation and sensitivity. And I'd go at them pretty hard to unearth their attitudes.

I'd try to get them to see the way they look at old, poor people. And then it needs follow-up. Give them time to think about it."

"They need to look deeply and think things through," Hope said. "Breakthroughs come when you see your own brokenness."

Hope, with her Network Ministries nonprofit, started TenderloinElderFriends in 1981 after witnessing the death of a friend who jumped from an SRO building to her death because of her suffering and loneliness. The group's members visited the frail and elderly. After 17 years, Hope turned it over to Little Brothers, Friends of the Elderly.

"People need the orientation. They can share and teach each other." ■

— Tom Carter

Golden years in SROs

➤ CONTINUED FROM PAGE 5

His room is larger than his wife's and, unlike hers, has a small kitchen.

Mi receives \$900 monthly in Supplemental Security Income (SSI), and pays under a third of it for rent. The other expenses — groceries, medicine, dental, vision care — can add up quickly, putting financial pressure on her, she says.

"I try not see a dentist or an ophthalmologist as long as I possibly can," she said. "Last time when I really needed to see a dentist, I paid \$80 for a checkup and \$30 for extracting a tooth."

Mi says she could save money by cooking and eating in more, but without her own kitchen that's not easy. With a microwave and a rice cooker, she makes simple dishes like soup or steamed vegetables. She says she misses home-cooked dishes from her country, but only gets the chance to do that when she uses her husband's kitchen. Time is the other limiting factor.

Nowadays, Mi's schedule is dictated by her husband's. She cares for him round-the-clock, save for a break between 8:30 a.m. to 1:30 p.m., when he goes to an adult day health center. She often stays with him until midnight, and dreads the short walk home.

"I am worried that I would be attacked by a homeless people at night

and even in the day time," she said. "I prefer not to go out after 8 p.m."

When her husband is at the adult day health center, Mi relaxes at a morning "coffee hour" twice a week in the hotel lobby. Most of the residents are Chinese immigrants, drawn to the SRO's bilingual services. At the coffee hour, seniors — men and women — huddle in small groups, chatting, drinking coffee and eating pastries.

Mentally and physically exhausted for years, Mi welcomes the morning social hour, even though she doesn't really talk to anyone. She stands to the side and just watches the other seniors socialize.

The majority of the residents speak only Cantonese. For Mi, a Mandarin speaker, it's hard to connect with them, she says.

Mi's main concern now is caring for her husband. Her daughter helps out, occasionally taking care of her father after work and on weekends. But, the responsibility falls mainly on Mi.

"I really don't know how much longer I can continue taking care of my husband," she said. "Once my life ends, who could give him good care if he is still alive at that time?" ■

Summer Chiang is a New America Media reporter and Chinese media monitor.



PHOTO BY HEIDI SWILLINGER

Rev. Glenda Hope pioneered memorials in SROs three decades ago as a way to build community and dignify each person's life.



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 SRO Housing Waiting List is open for the **Knox and the Bayanihan House**. 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
Knox SRO located at 241- 6th St. & Tehama is accepting applications and has an OPEN WAITING LIST.	SRO – 1 Person, or Couple Room size 10 ½ x 18 (Semi-Private) Bath- 7 x 7 In-each room: sink, micro-wave, refrigerator, 2-burner stove, closet, single bed. The Knox has a small gym, library, private lounge, roof top garden, community kitchen, laundry facility & 24 hour staff & surveillance	1 person \$34,600.00/Year Couple-Income \$39,520.00/Year Minimum income of \$877.40/Month	Move in Deposit \$577.00 Rent \$577.00 plus Utilities
Hotel Isabel located at 1095 Mission CLOSED OUT	SRO – 1 Person Shared Bath Each room has a sink, micro-wave, refrigerator, 2- burner stove, closet and single bed.	1 person \$33,360.00/Year No Minimum Income	30% OF INCOME Requires a Certificate of Homelessness
Bayanihan House (Non Assisted Units) located at 88 – 6th St. & Mission. OPEN WAITING LIST.	SRO – 1 Person, Couple Shared Bath Single 10 ½ x 12 – Double 12x12 In the Unit there is a sink, micro-wave, refrigerator, 2-burner stove, closet, single bed, community kitchen, 24 hour staff & surveillance, laundry facility	1 person \$30,275.00/Year Couple \$34,580.00/Year Minimum income of \$877.40/Month	Move in Deposit \$545.00 Rent \$545.00 Utilities included

TDD: (415) 345-4470



Elders a minority for SRO memorials

Tenderloin residents die younger than the citywide mortality rate

By Tom Carter

It's a paradox, but in the Tenderloin's SROs the elderly die young.

A leading witness has been Rev. Glenda Hope, who retired this year after performing more than 1,000 memorials over nearly 35 years. Most requests came from the nonprofits that house the formerly homeless and destitute who are referrals from city programs.

"I didn't have many elderly," Hope said in an interview shortly after officiating her last memorial in February. "There were so many under 40 or 45. They were poor, many used drugs and had multiple health problems, homeless, too — all that trauma and they die young."

"It was pretty unusual for someone over 55. But I didn't keep score."

In "Death in the Tenderloin," the Study Center Press book that features obituaries from The Extra, the average age is 55. Tenderloin medical clinic experts, quoted in the book, also attested that TL life spans are 20 years shorter than the city's average.

"If they were elderly, they probably had had more attention," Hope said. "People looked after them."

Among those exceptional cases were: Anthony Gagliano, 80, married 54 years and still head over heels in love; Joseph Soldivela, 78, whose son was with him in his room watching "True Grit" when he died; Chui Tao, 96, who had an attentive daughter and a devot-

ed, longtime caregiver; and Gyulli (Julie) Martirosyan, 91, with two doting daughters who visited often.

Another factor helping elders stay alive is a sense of community, Hope says, and memorials — dignified closures for life — enhance that feeling of togetherness.

Residents tend to isolate themselves, Hope says, but memorials get them out of their rooms to come together. Sometimes only a handful show up, other times, when a strong personality among them has passed, mourners fill the room.

"They share what they've gotten from, or given to, the person, and it contributes to getting to know each other," Hope says.

"Some say, 'I didn't know him, or her,' or often they don't know the other people there. But it's good to reach out to each other and to see that the social worker cares and that there's care in the room — and to realize it can happen for them, too. We never know how much time we have. We all hope we'll have a memorial when we die."

"So I think it gets them to care for each other, to visit, maybe to take a walk together."

In February, Hope turned over her role to Rev. Paul Trudeau, a handsome, 38-year-old minister, like Hope a Presbyterian. Trudeau grew up in Portland and New Orleans and has a graduate degree in biblical studies from Reformed Theo-



PHOTO BY TOM CARTER

Rev. Paul Trudeau conducts SRO memorials since Rev. Glenda Hope retired. At a recent memorial he talks with Lindsay Nelson, Well Women's Center coordinator.

logical Seminary in Orlando, Fla. He was on the staff of the Korean Presbyterian Church of Orlando, then at the Korean Central Presbyterian Church in Vienna, Va., before becoming director of City Hope San Francisco, a subsidiary of City Church that has a staff of 20 and seven programs throughout the city, including one at the jail. Trudeau, who heads City Church's social justice programs, is married and has two children.

"He's a very warm guy and inclusive and that's why I chose him," Hope says. Trudeau accompanied her on a couple of her memorials "to get a sense of it." She advised him to "be clear who he is," to wear clerical clothing because "the symbolism gives dignity," encourage people to talk and let them sing.

"It's a rich experience," Hope says. "It was for me. The main thing we want to do is to convey respect for everyone — for the mourners' comfort, and we don't want (deceased) people just disappearing."

For Trudeau, coming into this unusual scene in the city's poorest neighborhood and having a mentor of Hope's age, 77, and accomplishments is a prime experience. City Hope, with headquarters at Sutter Street and Van Ness Avenue, has among its programs Christian counseling services for support groups ranging from divorce to chronic pain. It recently leased an office at 746 Ellis St. two blocks from Hope's old Network Ministries office. But the space needs build-out and a zoning change from residential/commercial to religious/social services that may take a year before it opens. The impending move delights Trudeau to be "a neighbor."

"The more memorials I do, the more I'll learn," he says, sitting in his Sutter Street office. He compared the Tenderloin services with traditional rites. "Memorials among the wealthy are staged. They follow an agenda," he said. "Here, you're never quite sure what will happen. The other day, I didn't know that man and woman would come up and lead a prayer and then sing."

Hope got along well with the poor. She was quick and appropriate with the give and take, gentle, yet decisive and firm. It seemed that no uncomfortable disruption or outburst could unhinge her. Away from the memorials, she was a well-known activist, not just for the Tenderloin but for peace and justice throughout the city and in the world. The 5-foot-tall minister had a huge image. It was bolstered in June by a front-page profile of her in the Los Angeles Times that focused on her role in the memorials. It made her slippers even bigger to fill.

"Glenda was quite the ringmaster," Trudeau says with admiration,

Trudeau comes into the TL from another place. He divides his Sundays between two City Church congregations with about 1,000 regulars comprised largely of techies and yuppies. They attend services at the Russian Cultural Center on Sutter near Divisadero and

the Mission Presbyterian Church at 23rd and Mission.

"They (the well-heeled) are not bad people," he says. "But the new ones to the city have sort of been demonized for their success. We need to find the passion to build relationships. We need to become us."

The mission of City Church is to get every congregational member out volunteering in the community and creating "healthy relationships." They are ripe for trainings for City Hope programs that Trudeau oversees, such as mentoring kids in Visitacion Valley and adult County Jail inmates.

Trudeau has been a County Jail chaplain eight years, conducting several services weekly. He also trains volunteers in a one-year program to mentor soon-to-be-ex-cons, men in recovery, mostly from addictions. For six years the training has provided ex-prisoners a personal, on-going support system after jail. A women's pilot program with five inmates meeting biweekly with mentors has been going six months.

"It's getting people to talk about their wounds," Trudeau says. "It's showing their humanity, and it's a great equalizer. It can unify people. We're trying to build healthy relationships. Problems to fix can follow. You need a big heart for addicts, but one with a lot of wisdom. But the mentees are the drivers (of this) in life."

In jail, Trudeau deals with inmate paranoia and schizophrenia. "And you have to listen. It forces you to be very present, which I like." And he's heard many stories of trauma, self-inflicted bodily damage, bad diets, all a recipe, he says, "for a shorter life."

He thinks his time in County Jail has served him well for memorials in the TL.

"You're in a room with unknown people and their stories, and you faithfully show up and listen. I hear a lot about the trauma. I've spoken to so many people who have lost children in the TL. What generation is this? Not mine, and I don't know them well. How did they find their way to the TL?"

At the outset of a memorial, when he introduces himself as a Protestant minister, his ambition to serve the Tenderloin is palpable. He is present and he is listening and also feeling his way along. One day perhaps a Tenderloin resident mentoring program could be in his sights, he has said. But for now, memorials rule.

"When we lose someone, our fabric is torn and we mourn together," he says. "People look at each other. They feel sorrow together and they go forward. It draws us closer to our neighbor."

"So we're built for sorrow, too. What's unhealthy is to bury it. Don't avoid the tears. Blessed are those who mourn, it's the Scripture. I believe in a God that's in our pain."

"This goes against isolation."

And, the hope is, this sense of community may add days, months or years to a life. ■

OBITUARY

JOHN GRANT Pillar of the Iroquois

The Iroquois Hotel lost a major community-builder at the Ellis Street SRO when popular 12-year resident John Grant, known for his warmth and generosity, passed in March after months of failing health from diabetes and other ills.

His death also broke up the "dynamic duo," as one resident described his teaming with Enebra Dunne to stage the hotel's Christmas parties and other events. Dunne, his third-floor neighbor from across the hall, organized them; Mr. Grant paid for them, making sure everyone got presents.

"Anything to do with kids," Dunne said. "He was a pillar of his community."

"He had a smile that would light up the room," said Helen Jackson, his sister from Oakland. "And if he was upset, you'd never know it."

Dunne and Jackson were two of more than three dozen mourners who filled the third-floor community room at Mr. Grant's March 19 memorial. Rev. Paul Trudeau, who conducted the memorial, read Scriptures, a man in a black suit and tie came to the front to deliver a long prayer shaking his hands emotionally as his voice rose, a guitarist played and sang "Amazing Grace," a woman in a red dress sang a gospel song with the suited man and another woman read a poem she wrote about Mr. Grant leaving 835 Ellis St. — "his address has changed!" — to honor the man they adored.

Three large bouquets and a half dozen votive candles decorated the table in front where more than 30 snapshots of Mr. Grant and friends were displayed.

"He was very personable and outgoing, charismatic, giving of spirit," said Angela Hayes, "especially when it came to children. And he greeted everyone."

Hayes, who knew Mr. Grant eight



PHOTO COURTESY OF IROQUOIS HOTEL

years, said on every birthday he gave her daughter Chloe, 4, \$20. "And I think he did that for other children."

The 74-unit Community Housing Partnership building has 11 families and about 10 kids.

Mr. Grant died of "internal bleeding," March 7 after a week in S.F. General Hospital. He was 61.

Mr. Grant was born in St. Louis and had four children there. Friends guessed that he came to California 20 years ago. Jackson said Dunne told him he had driven an Entenmann's pastry truck for a while and a Chronicle delivery truck before failing health ended his driving career.

"He had a great-grandson, 2 months," said Jackson. "He wanted to go back to St. Louis and see them all. He kept saying he was going, but he was sick. He didn't know if he'd be allowed to travel."

Afterward, friends pitched in as generously as Mr. Grant would have done to provide two tables of food: tubs of green salad and potato salad, fried chicken and barbecued chicken, rice, veggie plates and soft drinks, cookies and cake. ■

— Tom Carter

COMMUNITY CALENDAR

SPECIAL EVENTS

Sunday Streets in the Tenderloin. Apr. 13, 11 a.m.-4 p.m., between Golden Gate and Ellis, Jones and Larkin, and additional route on Larkin to Fulton, Fulton to Hyde. Activities for all ages, live music, dental and blood pressure screenings, free bike rentals and minor bike tuneups, and much, much more. Info: sundaystreetsf.com. Planning meeting Apr. 8, 6 p.m., Salvation Army Community Center conference room, 240 Turk. RSVP for meeting: bit.ly/1eWHcXj.

Legal Clinic. Apr. 24, 507 Polk St., 10 a.m.-noon. Legal help for people with psychiatric or developmental disabilities who need help with an SSA work review, sponsored by People with Disabilities Foundation. Sliding-scale fee, \$0 and up. By appointment only: 931-3070. Info: pdfw.org, see Events.

Hospitality House, 29th Annual Art Auction. May 8, White Walls Gallery, 886 Geary St. 6-9:30 p.m. Live and silent auctions of pieces contributed by nationally acclaimed and emerging artists, a benefit for the Community Arts Program. Info: hospitalityhouse.org/auction2014.htm.

ARTS EVENTS

Thursdays@Noon Films. Main Public Library, Koret Auditorium, noon-2 p.m. Apr. 10, "City Lights," 1931 Charlie Chaplin, early talkie; Apr. 17, "Modern Times," 1936 Charlie Chaplin; Apr. 24, "The Artist," 2011, set in Hollywood in 1927, a silent, black-and-white feature film about the transition to talkies.

Saturday Write Fever. Apr. 12 (every second Saturday of the month), EXIT Cafe, 156 Eddy, hosted by local writers Stuart Bousel and Megan Cohen. 8:30 p.m. mixer, 9 p.m. writing sprint: Writers have 30 minutes to generate original monologues based on that night's pre-selected subjects. Performances at 9:30 with actors cast from the crowd. Free, no experience necessary, no reservations needed. Info: theexit.org/write/#more-218.

"Forbidden City USA: Chinese American Nightclub 1936-1970," opening event for exhibition, Apr. 13, Main Library, Koret Auditorium, 1-3:30 p.m. Song, dance and discussion of the history of S.F.'s glamorous Chinese American nightclubs during that period.

33rd Annual Northern California Book Awards. Apr. 27, 1-3:30 p.m., Main Library, Koret Auditorium. Awards authors in fiction, general nonfiction, creative nonfiction, poetry, translation and children's literature. Featured speaker Fred Cody Award-winner Adam Hochschild. A book sale follows the event. Info: poetryflash.org or (510) 525-5476.

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 Client Council. 3rd Tuesday of month, 3-5 p.m., 1380 Howard, Room 515. Consumer advisers from self-help groups and mental health consumer advocates. Public welcome. Info: 255-3695. Call ahead as meeting location may change.

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.

Hoarding and Cluttering Support Groups. weekly meetings at various times, conducted by Mental Health Association of San Francisco, 870 Market St., Suite 928. Info: 421-2926 or mentalhealthsf.org/group-search.

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

Tenderloin Healthy Corner Store Coalition. 4th Thursday of the month, 3 p.m., Kelly Cullen Community Building, 220 Golden Gate Ave., 2nd floor auditorium or 5th floor gym. Public meetings to discuss legislation that encourages corner stores to sell fresh food and reduce tobacco and alcohol sales. Info: Jessica Estrada, jessica@vydc.org, 771-2600.



PHOTO: SVEN EBERLEIN 2013

Sunday Streets was in the Tenderloin in 2013, and this month it's back.

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., police 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.

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. Meetings continue during park renovation, 3rd Thursday of the month, 3:30 p.m., Un Cafecito, 335 Jones St. Info: 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 Police Community Room, 301 Eddy. Presentations on issues of interest to neighborhood residents, nonprofits and businesses. Info: 820-1412.

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 April Veneracion Jane Kim@sfgov.org 554-7970

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Marina Green

200 Marina Blvd.
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McLaren Park

21 John F. Shelley Dr.
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Ocean Beach

850 Great Highway
(between Lincoln Way and Fulton St.)

WALK-IN ONLY SITE (NO VEHICLES ALLOWED)

Golden Gate Park CommUNITY Garden

780 Frederick St. (near Arguello St.)

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