

City tosses beleaguered nonprofits \$4.5 million

Human services, arts groups split fund for rent

By MARK HEDIN

IN AN EFFORT “to lift all boats,” as Board of Supervisors President David Chiu put it, the board voted unanimously to release \$4.5 million to fund efforts to help nonprofit social service and arts organizations cope with skyrocketing rents in the Tenderloin and western SoMa. Much of the money is derived from rising property tax revenue in the neighborhood, hence Chiu’s nautical analogy.

“I urge your support of this from the point of view that it’s seed money,” Richard Heasley, Conard House executive director, said in public comments just before the board’s May 13 vote. “This idea, at \$4.5 million, is very undercapitalized to the actual need.”

The board was reviewing a report by a working group the supes convened in December to study the issue of nonprofit displacement due to the red-hot real estate market.

“This idea, at \$4.5 million, is very undercapitalized to the actual need.”

“This is actually the first time we actually have a concrete step that would have a direct impact to mitigate the impacts of displacement on our nonprofits,” said Debbie Lerman from the Human Services Network, which represents more than 110 city nonprofit agencies. “This problem is citywide. For many, at this point, the need has reached emergency levels. We need to get these funds out to the community in as expedited a manner as possible.”

Brian Cheu, director of community development at the Mayor’s Office of Community and Housing Development, and Tom DeCaigny, director of cultural affairs at the Arts Commission, presented the working group’s report to the board prior to the vote.

Most of its 30-plus recommendations, Cheu said, would be left to other city departments to implement. The displacement problem is being attacked in stages. He and DeCaigny are orchestrating stage 1 — the short-term solution to help stop the bleeding.

Their first task is to select an intermediary to administer the funds and help the nonprofits get what they need. An RFP will be issued this month for that role, for which up to 15% of the funding, or more than \$500,000, is allocated.

They’re looking for an intermediary with a lot of experience with nonprofits, big and small, with a solid track record of financial management and capacity-building.

Emergency rent and security deposits, help with tenant improvements, help finding new space and negotiating leases are among the first orders of business for the intermediary.

“We’ll be continuing to work with all the city departments that participated in the creation of this report,” Cheu said, in response to Supervisor Norman Yee’s questions at the end of the presentation. “It’s going to be important to have the Real Estate Department, the controller’s department, the San Francisco Community

➤ CONTINUED ON PAGE 4

NO. 145

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GRANT BUILDING SOLD

Johnson family gets \$15.6 million

PAGE 2



TNDC RESIDENTS ORGANIZE D6 Supe Kim will swear in members

PAGE 3



STOP-SMOKING SUCCESS S.F. ranks No. 3 in U.S. for quitting

PAGE 2

CENTRAL CITY



SAN FRANCISCO

GREEN MACHINES



PHOTO TOM CARTER

Unidentified passengers leave the sanctuary of their free Apple transportation for weekend adventures at the bus-busy Valencia and 24th Street intersection.

Tech shuttle shuffle

Little of this, bit of that about ‘Google buses’

By TOM CARTER

ON A WINDY FRIDAY afternoon, near 5:30 p.m., a white double-decker bus rolls up to the Muni bus stop on Valencia at 24th. More than a dozen riders scurry out the doors, heads down, bound for their weekend dreams.

“Is this a Google bus?” I asked a passing 30ish woman in black. She stops and looks blankly at me.

“I can’t talk to anyone,” she declares, and rushes off down Valencia.

“Is that company policy?” I yell after her. She doesn’t look back.

One rider lingers, a man who has tossed three backpacks on the sidewalk and is rummaging through one to find a hat. I sidle up, identify myself and say I want to find out about life on the bus. He acknowledges the company’s gag rule on riders but he sees no harm in talking and says it’s an Apple bus.

He is Mason from Santa Cruz. He doesn’t want his last name used because it wouldn’t be cool for any of his girlfriends to read that he spends his entire time on the bus doing social media, “trying to plan my life and get dates,” especially with a woman who lives in the Tenderloin.

He has a 90-minute commute. In the morning, he rides his bike 20 minutes to the pick-up spot, then is on the bus 70 minutes. Apple has three buses leaving Santa Cruz five days a week. Most arrive at work half-filled, he says,

but the return trips are full, like today’s that has brought him to the city for the weekend.

Seventeen Peninsula companies have 131 regional shuttle buses whisking 4,015 regular weekday passengers all around town, according to the city’s 36-page Budget and Legislative Analyst’s March report on the “Impact of Private Shuttles.” Actually, there are more: 20-plus employer-sponsored shuttles from institutions like UCSF and the Academy of Art. The city doesn’t require them to register or report their activities.

Only the state Air Resources Board regulates them.

The boxy behemoths share 200 bus zones with Muni buses in an 18-month pilot program starting July 1. The S.F. Municipal Transportation Agency wants to know whether this has negative effects on Muni operations.

Mason rents a two-bedroom house in Santa Cruz. He has been an Apple employee six months, having moved from Austin where he attended the University of Texas in the 1980s. His drawl is barely discernible.

“About half the people work on the bus, but I don’t,” he says. “I’m trying to get dates all the time.”

He plopped on a rumpled straw hat and pulled it down against the wind, perfect for weekend hiking with friends along the Yuba River where he is headed.

The double-decker bus seats about 80. It was jammed, he said, and people who didn’t get on wait 45 minutes for another bus.

Like mammoths in the wild of yore, the buses’ size alone makes them a spectacle. The shiny white, blue, purple and maroon boxes lord over the urban scene as they glide through the concrete maze like Trojan horses. Some of the leading bus manufacturers are: Motor Coach Industries (U.S.), Setra (German), Van Hool (Belgian) and Prevost (Canadian).

➤ CONTINUED ON PAGE 5

Kuwaiti company buys Grant Building for \$15.6 million

By MARK HEDIN

THE GRANT BUILDING, once a vibrant hub of nonprofit and creative activity in San Francisco, but vacant 2½ years, is entering a new life as a profit center for real estate developers.

Despite consistent stonewalling from everyone involved, The Extra has learned that the building was sold April 24 to New York developer Synapse Capital, apparently fronting for Kuwaiti investors.

Documents at the recorder's office show that the building went for \$15.65 million, netting a tidy sum for the Johnson family of Australia, who bought it for \$9 million in 2008 and began a campaign of harassment and deferred maintenance to clear the seven-story, century-old building of tenants.

The San Francisco Study Center, publisher of The Extra, was the last tenant to leave, in January 2012, and the building's been vacant and boarded up ever since, even as nonprofits struggle with increasing demand for space and a feeding frenzy for real estate speculators.

The Johnsons justified their eviction campaign by saying they intended to turn the office building into a hostel, and obtained city permits to begin the necessary renovations. But they never lifted a finger to actually make the transition, and in November, when those permits were about to expire, successfully petitioned for their renewal, claiming an unfavorable market and their own financial limitations as a family-owned business had made it impossible for them to follow through — yet.

According to Senior Vice President Henry Bose Jr., of CBRE Hotels, the real

estate broker representing the Johnsons, the building went on the market last year, but a potential deal fell through and as of early this year the property was being "repositioned" in the market.

CBRE's Web-based marketing material touted the building's proximity to civic buildings, arts venues, tech companies and transit, and its inclusion in the Twitter tax break zone. It said plans had been approved for its conversion to a hotel, and imaginatively depicted the building with an elegantly lit, high-ceilinged ground floor restaurant, rooftop bar, and a three-story marquee and flags that have never existed added to the photo.

The buyer, Synapse Capital, is headed by two partners, Justin D. Palmer and Albert R. Picallo, who previously worked for the now-bankrupt Lehman Bros. investment company in New York. Their names, along with the Kuwait Real Estate Co., San Francisco law firm Goodwin Procter LLP and Calmwater Capital 3 LLC of Wilshire Boulevard, Los Angeles, pepper the sale documents.

Synapse's Website includes a San Francisco address, at the sleek, black-glassed NEMA towers at 10th and Market. The Extra dropped in and, after a call upstairs from the lobby attendant, was directed up to the 14th floor. There, rather than a light-filled office behind glass doors, we instead found ourselves ringing a doorbell and standing in front of the peephole in a dimly lit apartment hallway as neighbors passed by with groceries and maintenance workers lumbered down the halls of the newly constructed building. Repeated chimes and knocks went unanswered.



PHOTO BY MARK HEDIN

The Grant Building, long a nonprofit hub, has been sold to developers and seems to have a very different future in store for its 150,000 square feet of office space.

Later, Palmer returned a voice mail and asked if I had been at the door, acknowledging that he'd snubbed me, thus setting the tone for our conversation. Beyond that, he had little to say. "It's too early," he said, to discuss plans for the building.

What about the Kuwaitis' role? "I have a fiduciary obligation to protect my investors' identities," he said. Told that the name was found in the public record, he retorted: "I don't think that's true." He referred me to spokeswoman Kim Macleod, who, after asking what I wanted to know, emailed that she "spoke to Justin and we will decline comment."

A brief Web check indicates that Kuwait Real Estate Co. was formed in 1972 and owns a portfolio of impressive multistory buildings throughout the Mideast.

As for Los Angeles' Calmwater Capital, details are more elusive.

The actual transaction is between the Johnsons' 1095 Market Street Hotel, LLC, and Synapse's 1095 Market Street Holdings, LLC, both of Delaware.

In hopes of getting any sort of confirmation of what's in store for the Grant Building, which many in the community would love to see returned to its glory days as a nonprofit beehive, The Extra also made repeated attempts to reach lawyer Teresa Goebel of Goodwin Procter. Her presence describes a background in hotel deals, but perhaps she represented the Johnsons? Nope, she worked for the buyer, she said, after she finally picked up the phone, right on deadline. She also said that her work has not been limited to only hotel properties. As for this particular deal:

"I'm sorry, as a lawyer, I can't tell you anything."

Truer words were never spoken. ■

GOOD NEWS

PUBLIC HEALTH San Francisco's efforts to reduce cigarette smoking — a boon to former smokers' health and a breath of fresher air to all of us — is paying off big time. A new University of Washington study sampled 4.7 million people in 3,127 counties from 1996 to 2012, and San Francisco soared to No. 3 in slashing the percentage of male smokers and reached 7th place for female smokers. The city's Tobacco Free program has been spearheading public policy changes since 1990. (See The Extra's Special Report, Issue 91.) Among its highlights: tobacco advertising banned on city-owned property (1992); smoking banned in enclosed workplaces, restaurants, public places (1992); retailers need permits to sell tobacco products (2003); tobacco sales banned on all city property, in taxis and in pharmacies (2008); secondhand smoke protections in public and private outdoor areas, and requiring that landlords tell tenants if a smoker previously lived in their unit (2010 and 2013). In March, the program shepherded from drafting through enactment an electronic cigarette ordinance that treats e-cig-

arettes like regular smokes. "Vaping" now is nixed at bars and restaurants, and merchants need a special permit to sell the devices, which can't be sold at drugstores and other businesses where tobacco sales are banned.

JOBS FOR YOUTH The city- and United Way-sponsored Summer Jobs+ initiative, now in its third year, could result in 7,000 jobs — at least minimum wage — and paid internships and job training for 14- to 24-year-old San Franciscans this summer and during the coming school year. Last year, the program placed 6,817 youth with 100 private employers including Old Navy and Zynga, 60 nonprofits such as Glide and Boys and Girls Clubs, and 55 city agencies. Jobs ranged from office work, the arts and computer science to retail, banking, engineering, landscaping and more. California Academy of Sciences, Jamba Juice, Kaiser Permanente, Advent Software, Enterprise, Target and UCSF have already signed on as this year's employers. Funding for the \$1.4 million initiative comes from PG&E, Citi Foundation, Cities for Financial Empowerment Fund, Bank of America and Wells Fargo, with the city kicking in \$368,000. This year, JP Morgan Chase doubled its 2013 commitment to \$200,000. Don Bausley, Chase market manager for consumer and community banking, says the bank is meeting its community responsibility to "help to build the long-term success of the local economy." Jobseekers and interested employers: sfsommerjobs.org or matchbridge.org or call 3-1-1 or 2-1-1. ■

CENTRAL CITY

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TNDC tenants organize to have a say citywide

Kim's City Hall swearing-in gives new group legitimacy

By MARJORIE BEGGS

THE TENDERLOIN has a new organization with an ambitious agenda: Residents in more than a dozen TNDC buildings have chosen fellow tenants to advocate for policies that range from improving neighborhood life to fighting citywide gentrification.

As voting members of the East Tenderloin Resident Community Association, the tenants have elected a council of 11 who will meet at least monthly to decide issues they want to tackle. In that, the association will be like other resident-focused organizations in the TL — Alliance for a Better District 6, Tenant Associations Coalition, Central City SRO Collaborative — advocating for neighborhood improvements at community meetings and City Hall hearings. Unlike them, they also will advise their landlords, TNDC's board of directors, about their concerns. (See sidebar on Community Housing Partnership's new and similar Community Congress.)

What makes the TNDC resident council special is that D6 Supervisor Jane Kim will swear in the members at City Hall June 12.

"My neighbors don't have much of a voice about the changes that are happening in the Tenderloin and citywide, something I call hypergentrification," says new council member Curtis Bradford, an Alexander Residence tenant who got 152 votes in the election, the most of any candidate. "I'm not afraid

that we'll be forced out of our homes — we feel safe in our homes, but there are services that we depend on that are run by nonprofits. They're the ones that are having to leave the neighborhood."

TNDC'S EAST WING

In all, 470 ballots were cast at 13 buildings owned by TNDC, the Tenderloin's largest nonprofit housing developer: Alexander Residence, West Hotel, Ambassador Hotel, Maria Manor, O'Farrell Towers, Curran House, Dalt Hotel, Antonia Manor, Kelly Cullen Community, Civic Center Residence and the Turk/Eddy Apartments. When Franciscan Towers reopens next year after major renovations, association membership will rise to 14 buildings.

The 13 buildings comprise 1,536 units, each getting to cast one ballot. So why an 11-member council? Why not one building, one member?

"The idea is that each member represents the entire community, even the city as a whole, not his or her individual building," says Otto Duffy, 23-year resident of the Ritz and Election Committee spokesman. "Also, 11 parallels the Board of Supervisors."

TNDC's housing portfolio includes 30 SROs and apartment buildings north and south of Market Street, and in the Western Addition, Lower Haight and Mission District, plus another six buildings being developed. The 14 in the association are clustered east of Leavenworth, and most, but not all, are SROs housing single adults who have much in common. Living alone by choice or



PHOTO LORENZO LISTANA

Thanapa Simpanth and Curtis Bradford were elected to the new resident council.

circumstance, their independence may lead to loneliness and other problems. They're also worried about personal safety out on the streets, a concern they share with families.

For now, geography dictates the size of the association, though it could grow once it's up and running smoothly.

"With almost 3,000 tenants in all our buildings, we wanted to make sure the organizing and electoral processes would be manageable," Hatty Lee, TNDC community organizer, wrote in an email. "We wanted the residents to be able to participate (in the association) in a meaningful way without getting lost in all the numbers."

Lorenzo Listana, a Curran House resident as well as a TNDC staff community organizer, says that the idea of the association and resident council was his, but "the residents did the work and planned the execution. We were just there to support them."

ELECTION DAY

TNDC's community organizers work out of an office at 149 Taylor St., on the ground floor of Curran House. That's where the first hand-delivered, handmade ballot box arrived at 5:30 p.m. on May 9.

"Here we go!" shouted someone from the back of the room as Ward Loggins came in grinning, carrying the big white box from the Ritz Hotel where

he is a resident.

Planners had decided that if 30% of the units cast ballots, that would be a good turnout.

"Everyone was getting their feet wet for the first time in this, planners, residents, candidates — we weren't sure what to expect," Bradford said later. He got involved with forming the association "from the start," he says, then switched over to become a candidate as soon as recruitment began. He considers himself an activist, having worked with Market Street for the Masses, organizing for marriage equality, advocating for Proposition C, the city-financed trust fund to increase affordable housing, and other efforts.

By 6:30 p.m., all the boxes had been delivered and the counting began. Three hours later, two dozen people gathered to hear the results: 470 ballots had been cast and 13 discounted as spoiled, resulting in a 30.5% turnout.

The winners were Alexander residents Bradford, Reginald Meadows, Thanapa Simpanth and Rosalia Tuvera; Charles Armenta from Kelly Cullen Community; Sallie Lu, O'Farrell Towers; Marilyn Michael, Dalt Hotel; Morena Perez, Curran House; Henry Webb and Dave Seiler, Civic Center Residence; and Connie Moy, Maria Manor.

Moy, 84, mother of seven, grandmother of 14, great-grandmother of four, has lived at the Maria for 20 years.

➤ CONTINUED ON PAGE 7

CHP's residents organized, too

TNDC isn't the only nonprofit housing developer whose tenants are getting organized. Community Housing Partnership has 12 buildings, most in the Tenderloin and South of Market. For years, tenant councils have planned events and discussed their buildings' day-to-day concerns, such as bedbugs — "the important local issues of community living," says James Tracy, CHP community organizer.

But early this year, residents in eight CHP buildings formed a new Community Congress to tackle CHP-wide issues such as grievance procedures. CHP is revising theirs.

"CHP comes from a background of experimenting with democracy," Tracy says. "When we make decisions, we consult with tenants."

Congress members, currently two tenants each from eight buildings, nominate themselves for the one-year post and are elected by fellow residents, says Amakh Sul Rama, CHP community organizer, who facilitates their monthly meetings. The congress' role is to advise CHP, but members have one powerful responsibility: They now nominate the four tenant reps who will rise through the ranks to sit on CHP's Board of Directors.

"That used to be one of my jobs," Tracy says.

— Marjorie Beggs

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Applications are accepted up until the Annual Board of Director's meeting and elections, June 16th, 2014, 4 PM at 134 Golden Gate Ave., Suite A, San Francisco, CA 94102. All NOMTLCBD meetings are open to the public.

The North of Market / Tenderloin Community Benefit District (NOMTLCBD) exists to facilitate the transformation of the Tenderloin into a cleaner, safer, more vibrant neighborhood. nom-tlcbd.org

How supes will spend \$4.5 million on nonprofits

Rent subsidies, security deposits, ADA compliance, lease negotiations and other short-term solutions

► CONTINUED FROM PAGE 1

Investment Fund, the office of the city administrator to continue to be engaged with all of this. The funding now will only hit perhaps four or five of the 30 or so recommendations. I don't want people to lose sight of the fact that the long-term structural solutions will lie in many of those other recommendations that are going to be outside the scope of the intermediary itself.

"Rather than focus on rent subsidies," Cheu said, "we want to create as many structural fixes as we can, so we're not back here in another five years."

The report's guidelines do call for the majority (60%-65%) of its \$4,515,000 budget to be used for direct financial assistance to the selected organizations. The report set a goal of assisting a total

of 70 nonprofits and arts organizations — 35 each — facing immediate displacement risk.

That 60%-65% is about \$2.8 million. Another 25%-30% (\$1.2 million) is earmarked for technical assistance and 10%-15% (half a million) is for the administrative work of the intermediaries.

The supervisors' moves follow widespread alarm last year at the difficulties the tech bubble and resultant burgeoning real estate market — a budget analyst's report issued in October found rents had jumped by a third in the previous two years — has wrought on the nonprofits that, as District 11 Supervisor John Avalos said, provide "services that show San Francisco to be the compassionate city that it really is." The city is spending \$528.8 million on those services in fiscal 2013-14, according to the

city budget and legislative analyst.

At a Budget and Finance Committee hearing that month (See November Extra), more than 50 arts and nonprofit representatives and their clients testified to the havoc rising rents and early termination of leases were wreaking.

The program's funding derives from two sources: \$2,515,000 is a controller's office estimate of increased property tax revenue from Tenderloin and SoMa properties that are eligible for the so-called "Twitter tax break." After Chiu and Kim proposed earmarking that money to address nonprofit displacement, Avalos inveighed on the board to add \$2 million more from the general fund to aid arts organizations facing similar challenges. The ordinance passed March 18.

Cheu and DeCaigny's presentation broke down the report's recommendations into five categories: technical assistance; planning/zoning/developer incentives; identifying available space; direct financial assistance; and public/private partnerships.

Describing the largest category, direct financial assistance, DeCaigny said: "We do not want to encourage speculation or to encourage landlords to raise rents knowing that nonprofits are receiving a subsidy, but we do want to support nonprofits who are having emergency displacement issues."

That support, he said, "would include acquisition and rehabilitation funds for nonprofits to acquire ownership and acquire space; for tenant improvements to upgrade that space to be ADA-accessible, emergency rental stipends and security deposits."

District 5 Supervisor London Breed,

said it cost \$1.5 million to make the 34,000-square-foot African American art and culture complex ADA-compliant, suggesting that ADA-related rehab work alone could potentially drain the entire allocation.

"We know that this would be a very small beginning," DeCaigny said, "so it would be really dedicated to the emergency needs of organizations whose spaces were threatened in the next 18 months."

The technical assistance the report suggests, Cheu explained, would be to facilitate an "economy of scale" by providing centralized free or low-cost experts to help nonprofits work through some of their needs the survey identified: negotiating a new lease in a highly competitive real estate market; determining precisely how much space they need; and whether it might make sense to try to buy rather than rent property, and if so, how to proceed, and then also to find commercial real estate brokers who can identify possible sites. It could also help groups share space or administrative functions, which 55% of the group's survey respondents were interested in doing.

"There is a lot of stuff here that's beyond supplementing the rent," Supervisor Norman Yee said and asked: "Are you expecting that an intermediary would have the experience and skill level to do all of these things, or are you expecting that an intermediary may subcontract to realtors or something?"

"We would want them to have demonstrated expertise in real estate, particularly in working with nonprofits, know how to work with boards of directors of nonprofits," and support nonprofits with legal technical expertise and real estate brokerage, DeCaigny said. "I could envision the RFP requiring a letter of recommendation from nonprofits they have served effectively. I



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PHOTOS MARK HEDIN

CounterPULSE staff members, right, meet inside the former Dollhouse porn venue at 80 Turk St. last month. The Community Arts Stabilization Trust, one of the “best practice” examples the supes’ working group on nonprofit displacement pointed to in its recent report, bought the property and leased it with an option to buy to CounterPULSE, which expects to have it refurbished and up and running early next year.



think we also want an intermediary that has the administrative capacity to subgrant and have the fiscal oversight to be an effective regrantee organization. An entity that has expertise in putting out requests for proposals, for the cultural competency to doing so in a way that’s going to be inviting for our communities across the city, that has the ability to track data and assess financial health and be able to track that information so that we as city departments get quality reporting from them and are able to demonstrate both need and impact of this investment.”

Supervisor David Campos questioned how the program would reach its intended targets: “One concern that I have,” he said, “is making sure that the organizations that need the most help are not left out. Oftentimes those organizations have a tougher time going through a process like this. ... The folks who look good on paper may not be the people that you’re trying to target. ... In some neighborhoods, the very people that you’re trying to help may very well be left out of the criteria that you have put forward.”

“You can offer hours of technical assistance, but if you can’t actually identify a space within the city, it’s not going to be any good.”

Brian Cheu

MAYOR’S OFFICE DIRECTOR OF COMMUNITY DEVELOPMENT

Cheu said the housing office and Arts Commission are experienced “in working with very small organizations, some with budgets of less than \$150,000, occasionally less than \$100,000.”

He said they would “make the application process as simple as possible so we don’t accidentally exclude those organizations that are most at risk.”

One popular suggestion, commercial rent control, is barred by state law. The group saw potential in loosening Planning Department rules prohibiting office and nonprofit office use of second-floor space in neighborhood commercial districts and recommend-

ed that the OEWD, Department of Real Estate and the Port seek out opportunities in new development agreements to include reduced rent for nonprofits or partnership opportunities for them.

The group saw little promise, however, in the community benefit agreements that are a condition of the Twitter tax break for the bigger companies in the neighborhood. Although Zendesk, for one, has suggested it might have not-yet-utilized space available for community use, the group felt that lease restrictions on subletting, the nature of the space itself — a lack of privacy — and the uncertainty of the companies’ long-term plans

made this a path not worth pursuing.

Another category, identifying available space, the working group rated as a high priority.

“You can offer hours of technical assistance, but if you can’t actually identify a space within the city, it’s not going to be any good,” Cheu said.

Finally, Cheu stated an intention to look for long-term space-identification opportunities: “Is it possible,” he asked, “if we came up with some creative financing, to create a substantial, multi-tenant space, along commercial corridors where transportation is easy, especially by low-income individuals?”

The final category of recommendations concerns potential partnerships with developers, owners and brokers. Much of the discussion here echoed the technical assistance category’s emphasis on pooling the work of real estate, architecture and building trade professionals to cast the widest net for available space and get the most bang for the buck in transforming spaces to meet the nonprofits’ needs. The futility of approaching tech companies for space as described earlier was reiterated. ■

Emissions reports make shuttles seem green

► CONTINUED FROM PAGE 1

The three big shuttle fleets prowling San Francisco streets are: Google 57; Genentech 40; and Apple 15. The report says Apple has 1,568 boardings each weekday — 100 boardings per bus, 50 riders each way, according to the commission consultant’s estimate. “Apple would not provide boarding information, stating it was confidential.”

Not all of the companies own their own buses like deep-pockets Google. Apple charters. Facebook charters “at least one” double-decker Van Hool bus. Loaded, it weighs 31 tons. Just one of them, the report says, exerts 7,774 times more stress on streets “than an SUV.” Because of their size, the buses are banned from certain streets.

Derylle Evans, safety and fleet manager for Gray Line Tours in San Francisco, says new 45-foot buses cost up to \$500,000. Gray Line owns three Setras. They get 11 miles per gallon on the freeway and 8 in town on diesel. Tanks hold 215 to 235 gallons.

They are pretty clean, Evans says. State Environmental Protection Agency regulations in 2005 required filters for diesel particle matter emissions, cutting the carcinogenic soot output consider-

ably. Buses older than around 2012 are required to be retrofitted, he said, “and that’s expensive, up to \$17,000, practically an engine overhaul.” The well-designed, relatively new buses don’t need filters because their engines are “about as close to zero emissions as you can get, given a diesel engine.”

Even so, the buses blow stuff in the air. Unfortunately, the state’s Air Resource Board can’t produce data or examples that would inform folks of precisely what danger exists from the buses, no matter how small.

“We get questions like this all the time from reporters,” said Karen Caesar, the air board’s information officer. “It’s very complex and there are many variables. Like what engine type is it, diesel or natural gas, how old is it and where is it operating because some regions have more air pollution than others. We don’t typically do estimates like this. Too tricky.”

A regulation system in place now sets timetables for all buses and trucks to meet by 2023: All pre-2010 buses have to have filters. All later engines have them.

The city’s Department of Public Health says it has no emissions data on the city’s shuttle buses.

Whatever is in the air would be infinitely worse if bus passengers commuted in cars, according to a 20-page 2011 report by the county’s Transportation Authority. It says the regional shuttle programs it surveyed produced only 20% of the 10,800 tons of carbon dioxide that cars would have spewed, collectively, if tech shuttle passengers commuted alone. Nitrous oxides and diesel particulate matter were reduced by 17 times by the same figuring, the report said.

“It’s too bad the companies couldn’t pick up other workers, too, instead of just their own,” Mason continued. “But they are very security-minded,” to guard against wandering eyes that could glimpse a neighbor’s high-tech secret and steal it. He thinks the companies should loosen up a bit. “They could seat one side Apple and one side Google.” We laugh at that.

The free commute buses heavily influence the tech workforce. Mason, who disdains his time squandered on the road, said he wouldn’t work for Apple if it wasn’t for the buses. The budget analyst’s March study said 40% of the riders interviewed by a consultant said they’d move closer to their workplace if there were no shuttle.

“People should live a reasonable distance from their employment,” Mason said. He intends to shorten his commute and enhance his nightlife by moving to the city in six months, even if the city hasn’t always been kind to him. His car was towed a few weeks ago and he was dumbfounded by the cost to retrieve it — \$600.

“You shouldn’t have a car in the city,” he declared. “Going out of town, you can rent one.”

Mason exhibited other New Age notions and appeared well-suited for the city. He said on a recent Saturday he found himself in the Mission and eagerly joining a crowd protesting the evictions of teachers from an apartment building recently acquired by a Google lawyer.

“It wasn’t right,” Mason said. “It shouldn’t happen.” He held up his iPhone to show off pictures he took of the demonstration with him in the fray.

There was one other thing, Mason added, before walking off. There should be a large area that riders can walk or peddle to, where all the buses pick up and deliver Silicon Valley workers, “a park and ride” that gets buses out of the neighborhoods. ■



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

**City and County of San Francisco
 Outreach Advertising
 May – June 2014**

Business Tax Change Ahead

This year San Francisco will phase in a Gross Receipts Tax and reduce the Payroll Expense Tax over the next five years. The Gross Receipts Tax applies to businesses with more than \$1 million in San Francisco gross receipts, exempting most small businesses. Business Registration Fees are also changing for all businesses. The City is providing free seminars to inform businesses about these changes the first Thursday of every month at 3pm in the San Francisco Main Public Library Latino Room, 100 Larkin Street. For more information, go to www.sfbiztax.org, call 311 or (415) 701-2311, or contact your tax professional.

Invitations for Bids

The Port of San Francisco, announces an Invitation for Bids for construction on the **PIER 35 BUILDING & ROOF REPAIR PROJECT**, Contract No. 2765, in San Francisco, CA. The proposed Work will consist of modernization and repair of two existing elevators, removal of existing roofing materials, hazardous material abatement, selective dry rot repair to the roof deck, refurbishment of existing historic features including windows, and provision for tenant protection. Estimate for the base bid is \$2.25M. Bid documents are available for free download by going to the Port of San Francisco Website at <http://www.sfport.com/index.aspx?page=18>, where updates will also be posted.

Special Site access for facility inspection must be requested through the Project Architect. The **LBE subcontracting goal = 19%**, and the project is subject to the requirements of the First Source Hiring Program. The Port reserves the right to reject any or all bids and waive any minor irregularities in any bid.

TO BE ELIGIBLE TO BID, the bidding General Contractor (GC) shall possess a valid Class B license from the Contractors State License Board (CSLB), and shall have verifiable experience as specified under **Document 00100** of the Bid Documents.

OPTIONAL PREBID CONFERENCE: 5/28/14, 10:30 AM, Port of San Francisco office, Pier 1 at San Francisco, CA 94111. **BIDS DUE: 6/25/14, 1:30 PM**. For questions, contact **Wendy Proctor (415) 274-0592**.

Assessment Appeals Board (AAB)

Notice is hereby given of 6 vacancies on the AAB. Applicants must have at least 5 years experience as one of the following: Certified Public Accountant or Public Accountant; licensed Real Estate Broker; Property Appraiser accredited by a nationally recognized organization, or Property Appraiser certified by the California Office of Real Estate Appraisers. For additional information or to obtain an application, please call 415-554-6778.

From the Department of the Environment

Guess what? San Francisco has a website that tells you how and where to recycle almost anything! sfenvironment.org/recyclewhere

**Board of Supervisors Regularly Scheduled Board Meetings
 June & July 2014**

OPEN TO THE PUBLIC – Come see your San Francisco government in action.
 Tuesdays, 2:00pm, City Hall Chamber, Room 250.

- **June 3**
- **June 10**
- **June 17**
- **June 24**
- **July 8**
- **July 15**
- **July 22**
- **July 29**

The City and County of San Francisco encourage public outreach. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions

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TNDC tenants elect council

► CONTINUED FROM PAGE 3

Good health and a love of staying busy have served her well, she says, though she's never served on any kind of community council.

"We have so many Chinese in the TNDC buildings, and many speak very little English," Moy says. "I can help them understand and also tell people what they're worried about."

Seiler has lived at the Civic Center Residence for eight years and liked the idea of the resident council as soon as it surfaced: "I was already one of two tenant reps on TNDC's Board of

Directors, and the community organizers thought I might have more input through the new association." He agreed to participate in forming the new group and got especially involved on the committee that drafted its 10 guiding principles.

Empowering residents through self-governance, using the community's diversity to strengthen it, advocating for public and personal safety, and closing the divide between staff and residents are some of the principles.

"I wanted those principles to have teeth, to have something residents could aspire to," Seiler says. "I think they do, but it took four excruciatingly hard months to reach consensus. It's not easy to get people who are used to the way things are to change — it's work and you shouldn't expect someone else to get it done."

Seiler will remain on the TNDC board, he says, hoping that the two roles will reinforce his effectiveness on both.

TNDC Executive Director Don Falk is all for the new association, seeing nothing but benefits for everyone involved. "One of TNDC's values is equity, and our staff take that very seriously," Falk says. "Encouraging tenant associations and fostering resident leadership are key — they ensure that we're making a real impact on the people we serve."

The swearing-in ceremony will take place at City Hall, June 12 at 5:30 p.m. in room 278. Kim aide Sunny Angulo says it's a first for the supervisor. All other swearing-ins have been for individuals rather than groups.

Bradford says about the swearing in: "It gives us real legitimacy." ■



Thank you!

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Civic Center, Tenderloin

San Francisco Honda
Golden Gate Jeep

Excelsior, Ingleside

76 Auto Care
Mission Auto Service

Fisherman's Wharf, North Beach

Hyde Street Harbor Marina

Haight, Panhandle

Quality Tune-up (Fell)

Laurel /Pacific Heights

Firestone (Geary)
Pacific Heights Chevron

Marina, Cow Hollow

SF Honda's Marina Service Center
San Francisco Marina Yacht Harbor

Mission, Potrero, Bernal Heights

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O'Reilly Auto Parts (3146 Mission)
SF Auto Repair Center

Richmond

Jiffy Lube (Geary)
O'Reilly Auto Parts (Geary)

Russian Hill, Nob Hill

Jiffy Lube (Van Ness)
Mark Morris Tires

South of Market (SOMA)

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COMMUNITY CALENDAR

SPECIAL EVENTS

HIREvent, June 10, noon-4 p.m., Hotel Whitcomb, 1231 Market St.. Employment reps from public and private sector looking to fill immediate openings in medicine, financial services, engineering, law enforcement, media, sales, personal services and more. Come prepared to discuss your experience and skills with recruiters; meet one-on-one with an employment counselor for a free resume critique. Sponsored by ABC7-KGO, Clear Channel Media and Job Journal. Info: HIREvents.com, JobJournal.com or 843-5627.

Annual board election, North of Market/Tenderloin Community Benefit District, June 16, 4 p.m., 134 Golden Gate Ave., Suite A. Info: 292-4812.

Benefit dance-concert for El Tecolote newspaper, June 28, 9 p.m.-2 a.m., new Cesar's Latin Palace, 826-26th St. near Third St. El Tecolote and Central City Extra are the two nonprofit members of SF Neighborhood Newspaper Association. \$10 admission; must be 21. Info: Mabel Jimenez, 648-1045 ext. 10.

ARTS EVENTS

Opening reception for four shows, SoMArts, 934 Brannan St. June 7, 2-5 p.m. "Body, body, bodies..." exhibition of 30 cutting-edge artists, produced by the Queer Cultural Center; "Second Helpings," visual art exhibition and multidisciplinary performances about the American perception of fat as deviant; "The Most Sincere Gesture," multidisciplinary work of four queer artists from New Orleans; and "Feral," exploration of the feminine through the feline by printmaker Kiernan Dunn. Info: somarts.org

Market Street Youth Poster Series and Artist Talk, June 13, 5-6 p.m. Meet at Blick Art Materials, 979 Market St., to view posters of young artists with the First Exposures program and hear about their experiences creating them during the walk to Hospitality House Community Art Program, 1009 Market St., for a reception of their "Nature's Way" group exhibition. The First Exposures mentoring program provides free weekly photography classes for underserved 11- to 18-year-olds. Info: firstexposures.org.

The Valley/El Valle: Photo-Essays from California's Heartland, opening reception, June 17, 5-7:30, City Hall, ground floor and North Light Court. Featuring



Artist Kirnan Dunn at SoMArts

100 photographs plus nine photo essays, two with images from Chronicle archives of California's 1970s farm labor movement. On view at City Hall and as posters on 40 downtown JCDecaux kiosks through Sept. 19. Info: startcommission.org/gallery.

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 conducted by Mental Health Association of San Francisco, 870 Market St., Suite 928. Info: 421-2926 or mentalhealthsf.org/group-search.

Legal clinic, 4th Thursday of the month, 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. By appointment only: 931-3070. Info: pdf.org.

Mental Health Board, 3rd 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.

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: 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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