

A telling tale of challenges for housing in The City

1400 Mission began as low-income, but city made it plum for a smart builder

By MARJORIE BEGGS

IT WAS A SWEET BIT of chronological serendipity: In August, the city announced the moderate-income lottery winners who were eligible to buy 167 condos at the new, glass-clad 1400 Mission complex at the corner of 10th Street. Two miles east, at Folsom and Main streets, the first owners began moving into Lumina, 656 super-luxe condos.

The connection between the two is direct, the timing's not coincidental, the backstory convoluted — and telling.

Tishman Speyer built 1400 Mission for \$65 million and Lumina for \$620 million. One is inclusionary affordable housing, the other, by dint of price, exclusionary. With the exception of 23 rental apartments at 1400 Mission, all 823 condos are for sale.

How much Tishman will profit from Lumina will probably be known only to Tishman Speyer.

The city credited Tishman nearly \$50 million for meeting its inclusionary requirement.

At 1400 Mission, the city has posted estimated sales totals for the 167 condos at just under \$50 million. So it may be fair to ask if the big developer has used an affordable housing project to enable its lucrative investment in the Lumina.

Market-rate developers must meet the city's 13-year-old "inclusionary" requirement to rent or sell a percentage of their units at a price low- or moderate-income households can afford — a price that includes, rather than excludes, such households from the housing mix. San Francisco, and an estimated 170 cities nationwide, have adopted the tactic to offset the dearth of housing that is below market rate, BMR. Affordable, all cities call it.

One interesting aspect of 1400 Mission is that the housing originally planned for the site was to be low-income.

In 2000, the land at the site was owned jointly by TNDC, central city's largest non-profit housing developer, and Citizens Housing Corp., now defunct. That's when New York-based Tishman purchased waterfront land on which to build two pricey condo complexes — the Infinity and the Lumina. To do so, Tishman had to meet the city's inclusionary requirements.

The inclusionary housing ordinance of 2002 codified a decade of bureaucratic policy. It gives market-rate developers of 10 units or more three options: Make a percentage of those units affordable, build a higher percentage of such units off site, or pay a fee into the Mayor's Office of Housing kitty to build below-market-rate projects.

Or, they can mix the three options to meet their requirement.

The percentages today are 12% of on-site units, 20% off-site or a 20% fee, but the percentages were different when Tishman was in negotiations with the city.

Chandra Egan, manager of MOH's inclusionary housing program, says Tishman's choices were to make 115 (17.5%) of its Lumina units affordable, pay to build 164 units (25%) off-site, or pay a fee calculated on the worth of those units. Egan puts that fee at around \$39 million.

Tishman chose the off-site option, the one least used by developers because it's the most financially risky. Construction

▶ CONTINUED ON PAGE 3

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OCTOBER 2015

4,400 UNITS IN 25 YEARS

Affordable housing built since 1989

PAGE 3



2 WHO WERE MOURNED

Deosia Henderson, Stevie L. Newsom

PAGE 8



ANNUAL POLICE MEETING

Commission visits Tenderloin Oct. 21

PAGE 12

CENTRAL CITY

EXTRA!

SAN FRANCISCO

PUNK'S TENDERLOIN ROOTS

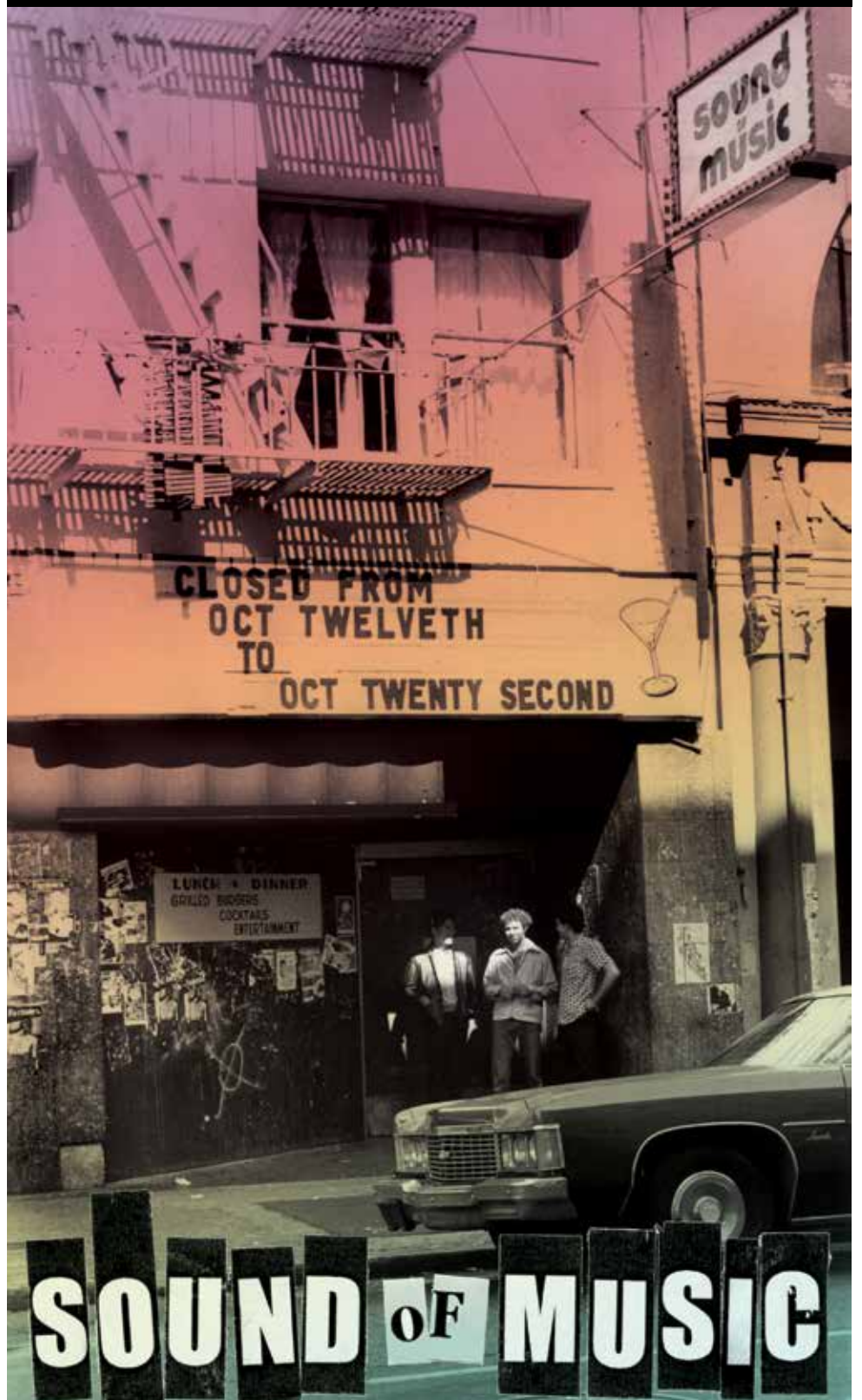


PHOTO: JEANNE M. HANSEN 1982. DIGITAL COLLAGE LISE STAMPFLI

This club at 162 Turk in the '80s was the runt half-brother of the top-tier punk rock venues, a haven for the hungriest bands. The band in front is Arkansas Man.

By MARK HEDIN

IT'S BEEN 40 YEARS since punk rock first reared its snarling, safety-pinned head.

Although San Francisco's thriving punk scene doesn't always get its due, the rebellious music and community flourished here, characterized in large part by bands such as the Avengers and Dead Kennedys, whose pointed social commentary and songs of protest and angst placed them along the trajectory of creative dissent that, as poet-about-town "Diamond" Dave Whitaker has often said, went from "the beatniks to the hippies to the punks."

While the spotlight — and sometimes searchlight — focused on the "Fab Mab" Mabusay Gardens and other North Beach clubs

such as the On Broadway and, to a lesser extent, the Stone, down in the Tenderloin, the underground of the underground found itself a home.

Anyone who was anybody could gig at the Mabuhay, but to play at Celso Ruperto's Sound of Music club at 162 Turk St., you had to truly be a nobody.

"The Sound of Music was a dump, the sound system sucked, but it was a club where about anyone could play and most people could get in free or cheap," White Trash Debutante singer Ginger Coyote recalled. Coyote has remained active in the punk scene over decades now, leading her band and publishing Punk Globe magazine out of L.A..

▶ CONTINUED ON PAGE 6

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Hotel Isabel located at 1095 Mission CLOSED WAITLIST	SRO – 1 Person Shared bathroom Unit amenities: sink, microwave, refrigerator, 2- burner stove, closet and single bed	1 person \$34,600/year No minimum income Closed	30% OF INCOME Requires a Certificate of Homelessness
Bayanihan House (Non-assisted units) located at 88 – 6th St. & Mission. OPEN WAITLIST	SRO – 1 Person or Couple Room single: 10½ x 12, shared bathroom Double occupancy: 12x12, shared bathroom Unit amenities: sink, microwave, refrigerator, 2-burner stove, closet, single bed Building amenities: community kitchen, 24 hour staff & surveillance, laundry facility	1 person \$30,275/year Couple \$34,580/year Minimum income of \$889.40/month	As of Jan. 1, 2015 Move-in deposit \$590 Monthly rent \$590 Utilities included

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How builder uses off-site affordable housing to enable big money on luxe condos

▶ CONTINUED FROM PAGE 1

takes years, and labor and material costs can spiral beyond original estimates. Since 2003, only nine of the 314 market-rate developments in the city have resulted in off-site units — 156 apartments, 419 condos.

“The inclusionary program has been successful to the extent that developers have actually created those BMR units,” Peter Cohen, co-director of the Council of Community Housing Organizations in San Francisco, said in an email. “But the fact is that many of them simply ‘fee-out’ because it’s relatively less of a cost burden and hassle for them ... the cheaper pathway.”

City Planning gave Tishman a special exemption on affordability rules for the rental units.

The fee, set when the developer begins negotiating with the city, is due with the project’s first construction permit. There’s no risk, but some developers are hard-pressed to come up with such a big chunk of change years before they can sell their sumptuous condos.

As of 2014, according to Egan, the city had collected less than \$90 million in inclusionary fees since the ordinance went into effect. A City Planning document summarizing the inclusionary program lists 76 projects that opted to pay the fee.

The most popular way of meeting the inclusionary requirement has been to designate a percentage of on-site units affordable: In the Planning summary, of 314 total projects in 25 years, 210 builders chose on-site, integrating 3,397 affordable units into their higher-priced digs.

How does a developer decide which option is most advantageous? Don Falk, chief executive officer of Tenderloin Neighborhood Development Corp., says they try to comply with the law while minimizing “some combination of risk and cost. From the city’s — the public’s — standpoint, it’s none of our business how they accomplish their obligation.”

Tishman’s choice is adding modestly to the affordable housing stock for middle-income earners, but it eliminated hundreds of units of low-income rental housing TNDC had had in the works a dozen years.

“Affordable” in San Francisco refers to housing for both low- and middle-income renters and owners. But there’s a world of difference between them: Affordable rental units built by nonprofits, according to the Mayor’s Office of Housing, rent to households with incomes ranging from \$14,250-\$42,800 for one person.

Affordable units built under inclusionary rules, says MOH, also can rent to households with incomes of \$42,800. At 1400 Mission, however, the cap goes up to \$108,150. The disparity, a source says, is because City Planning issued Tishman a special exemption from the inclusionary requirements.

HISTORY OF 1400
Tishman Speyer built Infinity — 650 units on Rincon Hill — and chose the off-site option with 163 affordable units at 888 Seventh St., a mix of market-rate and moderate-income condos built by project sponsor A.F. Evans.

Tishman followed up with the 1 million-plus-square-foot Lumina, 37- and 42-story towers on Folsom Street between Main and Beale. It has 16 studios, 200 one-bedrooms, 373 two-bed-

rooms and 67 three-bedrooms. Costs range from \$695,000 to \$825,000 for a 650-square-foot studio; a three-bedroom is more than \$5 million. The two-story penthouse reportedly was going for \$49 million.

Again, Tishman chose the off-site option, but sponsored 1400 Mission itself, building four studios, 52 one-bedroom, 94 two-bedroom and 17 three-bedroom condos, plus rentals — one studio, 13 one-bedroom, eight two-bedroom and one three-bedroom.

For building off-site, the city gave Tishman nearly \$50 million credit toward its inclusionary requirement (see sidebar). Had it chosen the fee option, it would have paid the same amount directly to MOH.

PLANNED FOR LOW-INCOME

Central City Extra’s premiere issue in March 2000 carried a story about TNDC’s plan to expand its portfolio from Tenderloin-only housing into South of Market — a 2.2-acre property on 10th Street running from Market to Mission.

A year earlier, TNDC and Citizens Housing Corp. had bought the half-block of vacant, crumbling buildings from Bank of America for \$4.5 million and began negotiating a \$7 million loan.

By 2004, TNDC’s development plans were solidifying. A structure on the property was razed, leaving a deep, wide hole, ready to receive one or more of the buildings TNDC had mapped out for the site: a 15-story, 158-unit tower for low-income seniors; another, 21 stories, with up to 240 apartments for low- and moderate-income families; and a third, 26 stories with 440,000 square feet for city offices.

It would have been a significant addition to affordable housing in San Francisco.

The city’s involvement was key. Its offer to purchase a portion of the land for about \$10 million would guarantee that the two nonprofits could finance affordable housing on the remainder of the site.

Four years later, the hole remained. The city had pulled out, deeming the cost of building new offices too high, leaving the nonprofits with a big loan coming due.

TNDC and Citizens sold that portion of the land in 2006 for \$26.5 million to developer Crescent Heights to build luxury condos. Falk says the two nonprofits each cleared about \$7 million in that deal.

3,397 affordable units have been integrated into market-rate buildings in 25 years.

They kept the southern third of the parcel for 150 affordable apartments to be rented to low-income families and the homeless — barely half the number of units they’d wanted originally, but still, it would be housing for the

poor. As late as March 2009, Falk was telling The Extra that the project was “delayed, not terminated,” confident it still could fly.

What flew was Crescent Heights’ NEMA. The first of four connected towers containing 754 market-rate condos opened in fall 2013 across the street from the Twitter building, part of the amazing/distressing mid-Market boom.

And Falk was almost right — 1400 Mission did make it, but not for the renters TNDC had originally intended.

“Tishman Speyer decided to meet their inclusionary requirement consistent with the deal that the One Rincon Hill developers had made with then-Supervisor Chris Daly (25%),” Falk told The Extra in an email. “The 1400 Mission site



MARK HEDIN

The Lumina, at Folsom and Main streets, is Tishman Speyer’s luxe condo counterpart to 1400 Mission Street. Its 656 condos start at \$695,000 and go to \$49 million for the penthouse.



MARJORIE BEGGS

1400 Mission is the off-site affordable housing that Tishman Speyer built to meet its obligation for being able to keep its tony condo units at the Lumina all priced at market rate.

25 YEARS OF AFFORDABLE HOUSING: 4,400 UNITS

In 25 years of requiring residential developers to provide affordable housing, 314 projects have produced more than 4,400 units under the city’s three inclusionary options.

Affordable housing, 1989-2014

On-site projects:	210	On-site units:	3,397
Off-site projects:	9	Off-site units:	575
Fee projects:	76	Estimated:	400
*Mixed projects:	16		
Dedicated land:	3		
Total projects:	314		

*16 builders mixed their options, and 3 developers dedicated land to affordable housing.
Source: Planning Department

worked in terms of accommodating that many units, and more. So we made an agreement to sell them the site for \$4.25 million.”

To “informally broker” the deal, Falk explained, TNDC and Tishman jointly approached Maracor, a San Francisco company that helps developers plan and manage all phases of residential, commercial and retail projects.

“Maracor conceptualized how it all might work,” Falk said. “It brought both of us comfort to offer them a strong role in overseeing the architect, general contractor and construction process and budget. They’re also playing a major role in overseeing the sale of the completed

condominiums.”

And TNDC’s role in 1400 Mission today? Development consultant.

“From a technical standpoint, we’re not part of the property ownership entity,” Falk says. “We have a contract with the owner, similar to what the architect and general contractor and other firms have. The scope of work laid out in our contract included things like playing a role in the design and entitlement process.”

TNDC suffered with all developers, for-profit and nonprofit, in the years after the 2007 recession, but it has had a string of recent successes and expects that by 2019 more than 6,000 low-income people will live in TNDC housing. Of the dozen properties in its pipeline, one has inclusionary funding already in place and another is likely.

Forest City, developer with the Hearst Corp. of the mammoth 5M project at Fifth and Mission, is meeting its inclusionary requirement by putting \$18 million toward TNDC’s Eddy-Taylor Apartments at 168-186 Eddy, paying for 66 of the planned 110 units. 5M also will have 212 on-site affordable units.

Falk says the 5M project “isn’t really consistent with the inclusionary ordinance. It’s something really creative that hasn’t been done before, best described as a ‘directed in-lieu fee’ — they’re

Fewer than 2 units a year have been built under the fee option to fund affordable housing.

▶ CONTINUED ON PAGE 10

CENTRAL CITY EXTRA

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PUNK

ROOTS

Tenderloin's underground of the punk underground

▶ CONTINUED FROM PAGE 1

Today, the site is as quiet as it was loud back then, with a retractable black metal security gate stretched across the front and inside, mattresses, a ladder and debris visible through the glass façade, a real estate agent's sign stuck on the exterior.

In September, a collective calling itself the Punk Rock Renaissance Circle organized a series of events in San Francisco and Oakland celebrating 40 years of Bay Area punk. Among them were four walking tours, of the Tenderloin, SoMa, the Mission and North Beach. If you saw a group of about a dozen people standing outside 162 Turk on Sept. 24, led by a fellow with a microphone and small speaker — not Del Seymour — that was it. Other stops included the site of the Market Street Cinema, the Crazy Horse strip club next door to the Warfield, Oddfellows Hall and the 181 Club.

Sound of Music stalwarts Frightwig, Flipper, Toiling Midgets and Vktms were among the Punk Rock Renaissance acts appearing in concerts at 111 Minna and the Mission's Verdi Club over the course of the week, and Sound of Music flyers were plentiful among the hundreds displayed at the various events.

Club owner Ruperto, usually known by his first name, took a cue from fellow Filipino Ness Aquino, the owner of the Mab, and began booking bands in late 1979 or early 1980 as an alternative to the drag shows he'd been hosting, said Ian Webster, who worked at both venues.

With the city bursting at the seams with misfits and outcasts, there were plenty of willing performers and before long, the Sound of Music was mostly a rock 'n' roll club, providing a community for those kids.

"They really made it a place where we could go and be safe, because there was always shit going down, just like now," said Paul Hood, who played there often in Toiling Midgets.

"For me it was the antidote to the shit of the '80s: typical high school, ruled by the wealthiest kids with nose jobs and BMWs. Once I found the weirdos who liked to dress up and be silly, I felt liberated," said Michele, an exile from the Peninsula. "When I think back on it, we were given four more years to play and not have to grow up.

"I have a terrible memory. But for sure that time was super-important to me. I grew up on the Peninsula with friends I had known since kindergarten. In high school they morphed into assholes. It felt oddly akin to the entitled gentrification that has been going on in S.E. now. I felt very disenfranchised

and chased out of my own life by rich, self-centered, clueless kids who were out of control, yet in control. I found my heart, my music, my politics, my values and my best friends in the punk scene."

Many punk bands were already too big for the Sound of Music when it opened its doors to the scene a few years after the first wave broke. So no one saw the touring bands from New York's earliest days of punk there: The Ramones, Cramps, Patti Smith, Television, Blondie and the like, nor the English bands that followed — the Sex Pistols had played Winterland in January 1978, after all. And the Avengers and Nuns, locals who opened that show, had already dissipated before Sound of Music even got started.

But for newer local bands such as Faith No More, Flipper and Frightwig, who went on to make names for themselves in the '80s, the Sound of Music was an important launching pad.

"There was a movement happening there at the time and it just grew and grew and by '82, the Sound of Music was happening in a regular way," recalled Hood, who worked as a bike messenger, along with most of his Toiling Midgets cohorts to support himself while frequently gigging there. "They started to bring in bands that could really fill the place — Gun Club from L.A., for example.

"Some of these memories are hazy, but we played there with Flipper a lot in '80, '81. We were always paired and put together. We would be considered one of the bigger bands because we could put more people in the club."

Other frequently appearing acts, such as Translator and Romeo Void, Hood recalled, reflected a transition that began to take hold moving away from punk to edgy new wave and pop.

If a concert fell through for some reason somewhere else, there was always the Sound of Music. Coyote recalled: "When Agnostic Front was going to play the Mabuhay Gardens, a certain female who ran a distribution company used all her pull strings to get the show canceled. She accomplished in getting Ness to cancel the show. But it moved to the Sound of Music and was a sell-out show."

Mia Simmans, who still performs around the city as Mama Mia and was back on stage with Frightwig at the Punk Rock Renaissance show at the Verdi Club, wrote of those early '80s days: "Frightwig used to practice at Turk Street Studios, right across from the Sound of Music. One day I went into the club in the afternoon and asked Celso for a job. He looked me up and down and said I could start bartending that evening. I was 17.



BOBBY CASTRO

"I saw all of the bands of the era during my stint there — it was great fun, loud as sin and about as dirty. Bartending was easy, as all everyone ever wanted (or could afford) were the \$1 cans of beer, with the occasional shot of nasty bourbon thrown in on special occasions. Everyone was broke, pissed off about everything and having the time of their lives. If I didn't like a band, I would throw half-full beer cans at them from the bar.

"The Sound of Music was more democratic," Webster, who performed there, booked bands and worked the door, recalled. Also, at a time when the Broadway clubs were being harassed by the administration of then-Mayor Dianne Feinstein, nobody in officialdom bothered much with the Sound of Music.

In the 1979 mayoral election, of course, Dead Kennedys singer Jello Biafra had challenged Feinstein, who'd become mayor the year before when Dan White murdered Mayor George Moscone in his office, taking down Supervisor Harvey Milk as well. Along with serious proposals such as banning cars downtown or requiring police to be elected from the precincts they served, Biafra vacuumed leaves in Feinstein's Pacific Heights neighborhood to mock her publicity stunt of spending a couple of hours with a broom sweeping Tenderloin streets. Biafra came in third behind Feinstein and Quentin Kopp, with 6,591 votes in the general election.

Which is not to say the club entirely escaped the attention of authorities.

Drummer Jane Weems recalled walking out of the bar one night and into the glare of police spotlights, shining on a man standing in front of the club with a needle in his arm, poised to inject. Instead of the suspect pleading with police to "Don't shoot!" this time it was the club.

"Frightwig played our first show there and many times after. It was a great club that welcomed us in all of our freaky flavors, never asked for a demo, just embraced the entire scene and swallowed it whole!"

Carmela Thompson, a former bike messenger who still performs around town in a number of bands when she's not working as a genetic consultant, remembers how at her band Short Dogs Grow's first-ever gig, at the Sound of Music, they only got to do about three songs before the police shut it down over underage kids in the bar. At their next gig, she found herself working the door, telling underage kids, "If the cops come, just go hide in the bathroom.

"It was pretty loose," she said. Of the band, "I don't think any of us were 21."



JEANNE M. HANSEN

cops shouting, "Don't push that plunger!" But, Weems said, he did anyway.

"You saw fucked-up shit all over the place," she said. "You were a young adult who could be up at night, who could go to shows, etcetera, and you could see the nightlife for the first time and it was crazy."

"One afternoon, while I was setting up the bar," Simmans recalled, "two police officers came in and asked me for my ID. I said I needed to go get my boss, and ran down the narrow stairs calling 'Celso, you gotta come up here now!' He met me halfway up the staircase and I told him the cops were here and that I was 17. He didn't bat an eye, and told me very seriously to go downstairs and not come out until he came down to get me. I did as he asked, and, unfortunately, never bartended there again. The Sound of Music was not shut down as a result of my age, and Celso remained a gentleman and a friend.

"Frightwig played our first show there and many times after. It was a great club that welcomed us in all of our freaky flavors, never asked for a demo, just embraced the entire scene and swallowed it whole!"

Carmela Thompson, a former bike messenger who still performs around town in a number of bands when she's not working as a genetic consultant, remembers how at her band Short Dogs Grow's first-ever gig, at the Sound of Music, they only got to do about three songs before the police shut it down over underage kids in the bar. At their next gig, she found herself working the door, telling underage kids, "If the cops come, just go hide in the bathroom.

"It was pretty loose," she said. Of the band, "I don't think any of us were 21."



181 CLUB



Thompson and Webster both described Ruperto's haplessness as a businessman. Thompson eventually would insist that there be a doorman hired and adequate supplies of beer for sale before her bands would agree to play.

"He'd run out of beer. He'd go to the store and buy beer to sell at the club," she said.

Hood remembered how Ruperto let teenage artist Kim Setzer do some "really raw" murals of boxers, and now-deceased Toiling Midgets drummer Tim Mooney about seeing a car burning in the back. He saw someone in there, but it was "too hot" to attempt a rescue.

Webster remembers doing battle with the TL's dope dealers who wanted to ply their trade in the club's bathrooms. Maybe that was why, as another patron recalled, the women's room had no locks.

In the basement rooms across the street from the Sound of Music where bands would practice at Turk Street Studios, burglary was a constant problem. Eric Bradner, who led the TL walking tour during the Punk Rock Renaissance program, told of bands outside the Sound of Music being offered their own gear, freshly stolen from the studios across the street, at bargain prices.

Bass player Lizard Aseltine said, "I used to swap the bar so I could see shows. I loved seeing Tragic Mulatto. I remember Gayle's green, duct-tape bra. They were fantastic. I liked seeing Eric Rad's band Sik Klick — an obvious reference and reverence to the Lewd's Bob Clic. Another great memory was seeing the Contractions. I was a huge fan of

Kathy Peck and I loved watching their drummer with her electric drill. There were many a great time."

Bassist Peck went on to in 1988 co-found H.E.A.R. — Hearing and Education Awareness for Rockers, a nonprofit that battles hearing loss, especially in teens — after her own experiences with hearing loss and tinnitus. The Contractions appear on the only known record from the bar, 1983's "SF Sound of Music Club Live, Vol. 1" which also included Repeat Offenders, ELEArkansaw Man, Boy Trouble, Defectors, Ibbilly Bibbilly, Dogtown, Katherine and Farmers. You can't even find it on eBay.

Tragic Mulatto, Webster said, "was one of our go-to bands. There were only three of them. When there was a gap in the bookings — and there were many — I'd walk across the street to Turk Street Studios. And if the show was advertised in advance, they could draw a pretty good crowd."

Eric Rad, whose band Housecoat Project was another mainstay of the scene, died of a heart attack onstage at the Mab. His wake was held at the Sound of Music. He is remembered for wearing long dresses to work in the copy shop in the lobby of the Mills Building, 220 Montgomery, long before Boy George took that style mainstream. Two of the incredible, industrial-looking guitars he designed and built from random metal

and plastic parts, with innovative features, are now displayed at the Rock 'n' Roll Hall of Fame in Cleveland, donated by Billy Gibbons of ZZ Top, who bought them.

The Sound of Music was hardly the only locus for punks in the Tenderloin and Civic Center, though. Out at the Civic Center, the Ramones played a free concert in August 1979 (https://www.youtube.com/watch?v=Q_BE38hu-w8). At the corner of Eddy and Taylor, the upstairs after-hours 181 Club hosted occasional shows in its bordello atmosphere, where patrons could bring in a bottle and pay \$10 for a setup. And there were plenty of punks hanging out on Polk Street and sharing cheap flats.

"I remember seeing Faith No More at the Sound of Music, and that it was small and grimy, and later going to 181 after shows to dance with the drag queens," Michele said.

Images of burning police cars from the White Night riots of May 21, 1979, outside City Hall were featured on the cover of the Dead Kennedys' first album, "Fresh Fruit for Rotting Vegetables" released later that year — rumor has it that the protest was somber and uneventful until some punks decided to start breaking City Hall windows and torching police cars.

Ruperto died in Reno in 1990, reportedly of a heart attack. According to



Coyote, Ruperto, who dressed and lived like a pauper, left half a million in his bank account.

Included in the Punk Rock Sewing Circle's Renaissance week events was a tampon drive, organized with St. Anthony's. A pair of mannequin legs with fishnet stockings was placed at venue doors, calling attention to the collection of sealed boxes of tampons and pads, or cash for a cause. More than 550 boxes were donated.

The Sound of Music hosted its last show in 1987, Webster, who worked there almost to the end, said. It's currently vacant and "available," according to signs posted on its windows. Upstairs is the Helen Hotel. Next door, as ever, is a vacant lot on one side and an auto shop on the other. Most recently, it was a thrift shop. And across the street, bands still practice at Turk Street Studios, although these days it's one of 600 spread across four states owned by a company that calls itself Franciscan Studios.

The beat goes on. ■

DEOSIA HENDERSON
Musician and artist

Pride of place at his Raman Hotel memorial was not a photo of Deosia Henderson at the front of the room but one of his art pieces. Signed "OSI," the middle letters of his first name, the artwork colorfully combines abstract elements and practically over-the-top pointillism with a recognizable guitar — Mr. Henderson's instrument — subdued but demanding attention, perhaps a self-portrait of sorts.

"He was a musician who loved classic rock, and an artist," said Tigran Pell, his case manager at the SRO. "He did that painting two weeks before he died and gave it to me."

The Raman, 1011 Howard St., was Mr. Henderson's home for nine months after being homeless and living in shelters for years. The Colorado native died at the SRO in late July, according to Samara Miller, head of support services, who thought he was "in his 60s" adding that he didn't talk about any family.

"His death was a surprise to all of us," Miller told the two Raman residents and four staff attending the memorial. "He was a very humble and sweet man who loved to tell stories and whose art was important to him. And he was so happy to be here after the shelters."

Miller, too, received one of Mr. Henderson's art pieces before he died.

Mel Beetle, the Raman's tenant organizer and 10-year resident of the SRO, said he got to know Mr. Henderson "somewhat, but not well" in the short time he lived at the South of Market SRO.

"I think he liked yellow," Beetle said, looking at the art work. "I know that he was a genuine and sincere person who cared for other people and who would have contributed here — he volunteered to be a hotel safety monitor, but then he passed away."

During the memorial, conducted by Michael Mallory, mourners were invited



Painting by Deosia Henderson that he completed two weeks before he died.

to follow Mallory in placing a pinch of incense on burning charcoal in a small dish and ringing a brass bell. Later, he asked them to sing along with a recording of "Amazing Grace" and invited people to record their memories of Mr. Henderson in a diary.

"It's been one year since I began conducting memorials," Mallory said. "With this one, this book will now be full."

He reminded the mourners, "To grieve is to love," and ended the service with a rock recording that Pell had told him Mr. Henderson liked. ■

— Marjorie Beggs

STEVIE L. NEWSOM
Troubled native son

Stevie Lafayette Newsom, a native son, died at S.F. General Aug. 27. He was 54.

Mr. Newsom, who spent long years of his adult life in jail, lived at the Hart-

land Hotel on Geary Street for the last six months of his life. Glaucoma, long untreated, had rendered him blind four years ago and this disability, coupled with the struggle to adapt from the enforced routine of life in custody to the unstructured freedom of daily existence outside the walls, proved difficult for him.

Mr. Newsom was raised in the Fillmore and attended Balboa High in the mid-'70s. He worked many years at Copy Copia in the Financial District. His family recalled the pride he took in reporting to work, well-dressed and on-time, earning his own living. But troubles and addictions beset him and steady employment gave way to crimes and jail sentences.

On Sept. 11, friends and fellow residents met in memorial to Mr. Newsom at the Hartland Hotel, led by Joao Mira Ingram of Quest4Light, a lay Buddhist ministry. In prelude, Stevie Wonder ballads played softly, a tribute to Mr. Newsom's preference for "the old school."

People paused before a table bearing a vase of white roses and lilies to ring a small chime for Mr. Newsom's spirit. Incense perfumed the room, and some made the sign of the cross. Ms. Ingram invited all to share thoughts of Mr. Newsom as "his soul travels the cycle of birth and death."

Many remembered him as a man quick to anger, frustrated that his blindness hampered his progress in the world, rendering him prone to numerous falls, including a recent horrific tumble down the Hartland's elevator shaft. He survived without crippling injuries.

Hartland resident Antionette Baines knew Mr. Newsom for six months: "He could be ornery as hell. He tried to hit me with his cane once," she said, "but I liked him."

"Stevie was very courteous," Mark Fleming recalled. "It was obvious that he suffered a lot. He always gave me a warm and friendly hello. I hope he's got

some peace."

Diana Noel, her miniature pinscher, Sonny, in tow, remembered Mr. Newsom as "a good man. I miss him dearly."

Mr. Newsom's short time at the Hartland left Brianna Varner with a quandary. "With his blindness, he couldn't see me, only hear my voice. He always called me Sir. I never figured out how to tell him I'm transgender," she said.

Mallory Cain, one of Mr. Newsom's case workers, remembered Mr. Newsom's anger: "I called him the Lion. He had a big roar, but there wasn't any meanness in it."

Jesse Greenwood hadn't known Mr. Newsom long. "He struggled, but he kept on going. That made him all right in my book," she said.

For Lori Dashiell, a Hartland manager, the memorial was an opportunity to rally round the memory of Mr. Newsom and forgive his temper.

"When Stevie had an outburst, he would apologize. He'd say, 'So sorry. I'll be good. You know what? He meant it every time. He was trying. He had a hard life and been through a lot, but he was very brave. I know where he's at, he can see now. He can find his keys at last," she said.

Mr. Newsom is survived by his mother, Bernice Ware, and his sisters, Gwenie, Valerie and Tarita. ■

— Jonathan Newman

CLARIFICATION

To clarify a point in "Super smack puts Public Health in crisis mode" (September): The Dope Project also distributes FDA-approved, prepackaged auto-injection kits worth \$300 or more. The manufacturer Kaleo has donated 1,300 of those to the program since last fall. ■

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Support for Friday Nights at the de Young is provided by Hanson Bridgett, the Koret Foundation, and the Wells Fargo Foundation. During Friday Nights, funding from The Hearst Foundations makes possible free general admission to the permanent collection galleries.

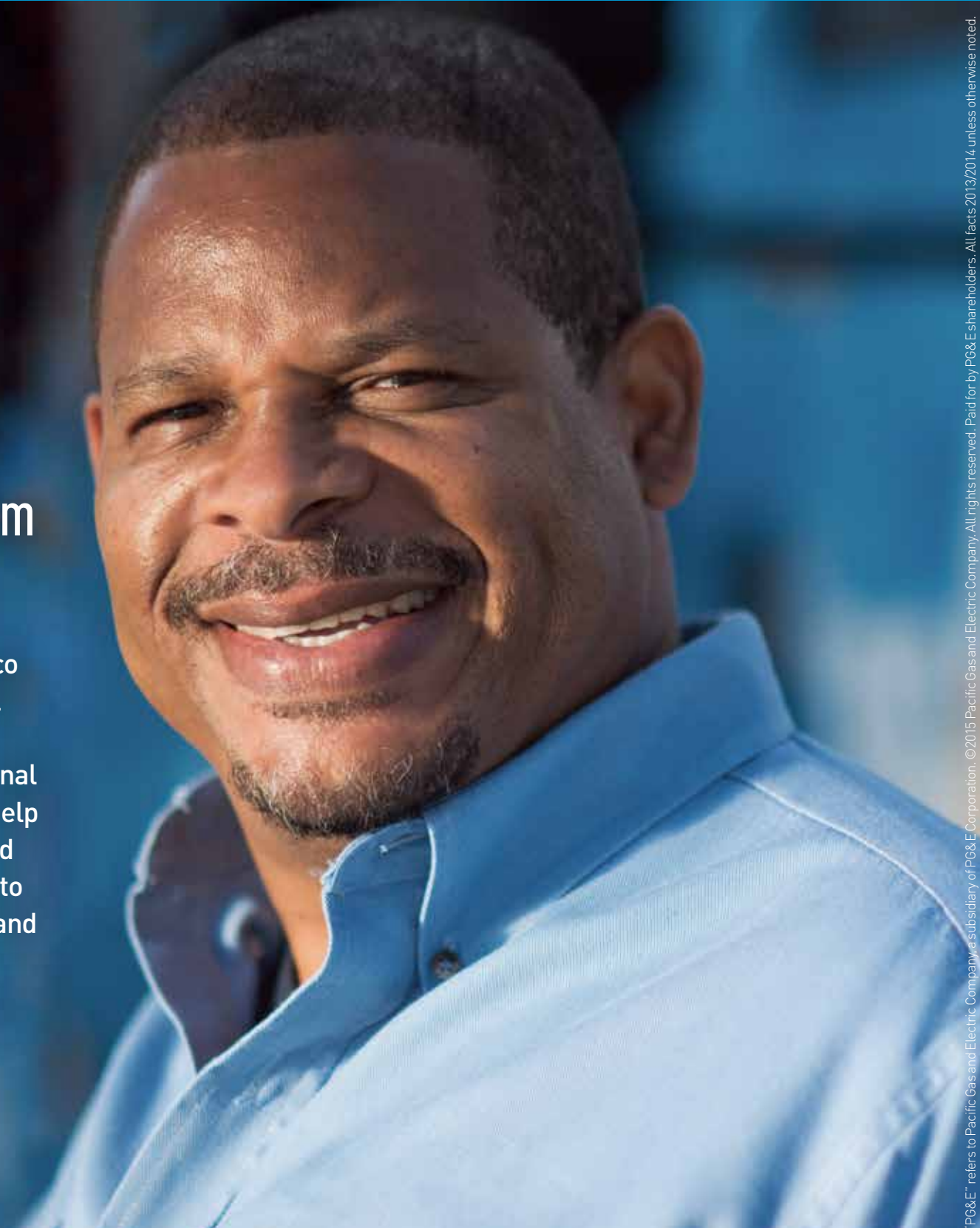
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Photo by Robbie Sweeney

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A study of off-site affordable housing

► CONTINUED FROM PAGE 3

routing the money through MOHCD and have signed a development agreement with the city, which trumps the ordinance, as it were. To us, this looks much like any other project we do, with MOHCD loaning the money to us.” The city loan to TNDC is 3% with payment deferred for 55 years, a typical formula for low-income housing, Falk says.

A parking lot and two small commercial buildings at Fifth and Howard comprise the other property TNDC plans to develop with the help of inclusionary support, again, it hopes, with Tishman Speyer. Purchased in 2009, it would include 200 family apartments plus 100 moderate-income units, Falk says, if TNDC can strike a deal similar to the one with Forest City for the Eddy-Taylor Apartments.

“We’re hoping to reach an agreement with Tishman in relation to its Creamery project,” he said.

The Creamery coffee shop and Iron Cactus Mexican restaurant, a block from the Caltrain station at 655 Fourth St., are on land where Tishman plans to build two condo towers.

If successful, that will give TNDC three inclusionary-funded projects under its belt. Are inclusionary options an effective tool to raise money for affordable housing? Falk hedges.

“That’s a big question, and the short answer is yes,” he says. “There’s a debate going on whether improvement (of inclusionary requirements) is possible and beneficial.”

Mayor Lee and Supervisors Mark Farrell and Katy Tang introduced legislation Sept. 15 that would change the inclusionary regulations to make it easier — and more lucrative — for developers to build off-site.

Cohen, one of the mayor’s 40-member

work group that helped put together the changes proposed in 2014, says that, as income disparity in the city increases, housing development “skews just to the top end.”

Part of the proposal is a swap for developers — they can charge more for rentals or condos off-site if they’ll build more units — that puts the inclusionary program “squarely in the low- and moderate-income housing range,” Cohen says.

He dismisses the notion that inclusionary fees or other options mitigate the negative effect of market-rate development on affordable housing.

“Imagine digging two shovels of dirt from a hole and then putting just one shovel full back in. Extrapolate again and again — that is the challenge of thinking that affordable housing somehow relies upon market-rate housing development fees.”

The proposed changes, he adds, stretch “the layer more widely in recognition of the growing need of people left out of any access to ‘the market.’”

•••

The lottery for the 167 condos at 1400 Mission drew 355 applicants and winners were notified Aug. 10. A 631-square-foot studio — more than twice the size of a Tenderloin SRO — will cost \$225,000. One-bedrooms are priced at \$269,000, two-bedroom \$303,000, and a 1,415-square-foot three-bedroom for \$328,000.

Buyers’ household income caps run from \$71,350 for one person to \$110,050 for five.

Rentals go to the middle class. They range from \$2,664 for a studio to \$3,780 for three bedrooms. There was a lottery for those units, too, Sept. 24. The rentals, monitored by MOH, fall into the city’s Middle Income Rental Program — for individuals and families who earn up to

Inclusionary Determination for 1400 Mission

Lumina	1400 Mission	x	Fee	=	Inclusionary credit
16 studios	4 studios		\$171,558*		\$ 686,232
200 1-bedrooms	52 1-bedrooms		\$236,545		\$12,300,340
373 2-bedrooms	94 2-bedrooms		\$326,086		\$30,652,084
67 3-bedrooms	17 3-bedrooms		\$372,956		\$ 6,340,252
					\$49,978,908

*2013 fee. The fee, which is the difference between the cost of building affordable units and affordable sales prices — called the affordability gap.

Fee source: San Francisco Mayor’s Office of Housing

\$139,050 for a three-person household.

This is “affordable” housing in a city where the average rent for a one-bedroom in May was \$3,213 per month. That’s \$38,556 a year for a roof over your head. Teachers’ salaries in S.F. start at \$46,000, program coordinators at nonprofits take home about \$45,000 and nongovernment social workers average \$54,000.

Most nontech professionals can’t afford that. An average salary and benefits for tech workers in 2014 was \$156,000.

The proposed improvements to inclusionary regulations may get more units built, but won’t solve the underlying housing problem in a city that vies to be the most expensive in the world. ■

— Jonathan Newman contributed to this story

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**Election Day
Tuesday**

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October 5 – November 3

Vote by Mail

requests by October 27

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on Election Day**

Register to Vote by October 19



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Geary BRT Project Update!

Notice of Availability for the Draft Environmental Impact Statement/ Environmental Impact Report and Public Comment Meeting

The Geary Corridor Bus Rapid Transit (BRT) Project proposes to improve bus service and enhance street conditions along the Geary corridor between Downtown and the Outer Richmond. The Geary BRT Project has achieved an important milestone with the release of the Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The Draft EIS/EIR is available for public review and comment from **October 2 – November 16, 2015**.



Public Comment Meeting

Thursday, November 5, 2015, 6:30 pm – 8:30 pm
St. Francis Hall in the St. Mary's Cathedral
1111 Gough Street, San Francisco



For special accommodations or language assistance, please call 415-593-1655 at least 72 hours in advance. For more information, including how to submit comments and where to view the Draft EIS/EIR, visit www.gearybrt.org, email gearybrt@sfcta.org, or call 311.



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2015 Voting Guide

Housing for All in 2015!

Vote Yes

- YES on A:** San Francisco Affordable Housing Bond
New affordable and public housing without raising property taxes
- YES on D:** Approves the Giants' Mission Rock/Pier 48 Mixed-Use Project
- YES on K:** Expands Use of Surplus City Land for Affordable Housing

Vote No

- NO on F:** Reduces Legal Home-Sharing Days
Takes income from homeowners and renters, costs millions in lost taxes
- NO on I:** Places Moratorium on Housing Construction in the Mission
Stops all housing production, driving housing costs higher

Vote YES on H and NO on G



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New Affordable Apartments at Stevenson Lofts

9 studio "Below Market Rate" rental units available at Stevenson Lofts (529 Stevenson St. & 550 Jessie St.) for \$941. Must not own a housing unit and be income eligible. Households must earn no more than the maximum income levels below:

55% of Median Income

1 person - \$39,250; 2 persons - \$44,850; etc.

Applications due by 5pm on 10/21/2015. Please contact ReLISTO for an application and more information at **415.689.4217** or stevensonbmr@relisto.com or download at www.relisto.com/rentals/bmr.

Units available through the San Francisco Mayor's Office of Housing and Community Development and are subject to monitoring and other restrictions. Visit www.sfmohcd.org for program information.

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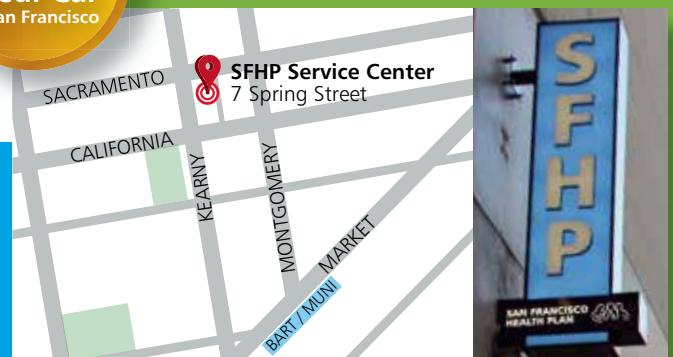


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COMMUNITY CALENDAR

SPECIAL EVENTS

Annual Police Commission meeting in the Tenderloin, Oct. 21, 6 p.m., Salvation Army Gymnasium, 242 Turk St. The 15th anniversary of Tenderloin Station at Eddy and Jones to be honored by North of Market Business Associates. Info: Police Commission: 837-7070.

Healthy Digestion and the Microbiome, Oct. 13, Main Library, lower level, 6-7:30 p.m., presentation by Dr. Jennifer Griffin and nutritionist Sharon Meyer about the effects of gut bacteria. Info: 557-4277.

Diabetes-Healthier Living, Free workshops on managing pain, stress, and fatigue, eating healthier, monitoring and balancing blood sugar, and more, presented by S.F. Healthier Living Coalition. Six-week program begins Oct. 16, Fridays, 9-11:30 a.m., Boeddeker Park clubhouse. Registration required: Gloria Garcia, 292-2316.

3rd annual Tenderloin Healthy Corner Store Coalition event, Oct. 22, Boeddeker Park Clubhouse, 4-6 p.m., distribution of the 2015 resident shopping guide, health tips from more than a dozen groups, free healthy snacks. Info: healthyt.org or Ryan Thayer, (415) 358-3962.

ART EVENTS

Sex, Drugs and Rock & Roll: A Night in Three Acts, Oct. 16, 8 p.m., Z Space, 450 Florida. Book author David Talbot hosts an evening with special guests Susie Bright, Cleve Jones, Ben Fong-Torres, Penelope Houson, Gary Kamiya and more. \$25 ticketed event co-hosted by Litquake and Friends of the San Francisco Public Library. Info: litquake.org.

Boeddeker Park piano, coming to the Clubhouse through Oct. 13. Piano for all to play daily plus lessons, courtesy of Sunset Piano, Friends of Boeddeker Park, Rec & Park and Demonstration Gardens.

Break & Puppet Theater: Play in the Tenderloin, Oct. 11, 1-4 p.m. Luggage Store Annex, 511 Ellis St. Part of a West Coast Tour, free event features performances, food, "cheap art" sale and art activities for children. Info: luggagestoregallery.org.

Art for the House 2015, Oct. 22, 6-9 p.m., Arc Gallery, 1246 Folsom St., Hospitality House's annual

fundraiser and free event, presented by Yammer. Silent auction of affordable works including those of artists from the Community Arts Program benefits the organization, Coalition on Homelessness and individual artists. Complimentary wine, beer and soft drinks. Info: 749-2184 or hospitalityhouse.org.

Ronnie Goodman-Soul Journey, 4th floor, Main Library, through Oct. 22. Paintings and prints of the self-taught S.F. homeless artist and distance runner.

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, 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.

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: pwwd.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



Rose Linda's 1990 pastel on paper at Hospitality House's Art for the House.

Community Building, 220 Golden Gate Ave., 2nd floor auditorium or 5th floor gym. Public meetings to discuss encouraging corner stores to sell fresh food and reduce tobacco and alcohol sales. Info: Jessica Estrada, jessica.healthytetail@gmail.com, 581-2483.

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, 3rd Thursday of the month, 3:30 p.m., park Clubhouse, Eddy and Jones. 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.

Tenderloin Community Benefit District. Board meets 3rd Monday at 5 p.m., 55 Taylor. Info: 292-4812.

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.sdaaction.org.

DISTRICT 6 SUPERVISOR

Jane Kim, member, Land Use and Economic Development 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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10
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