

Tax break for Twitter cost S.F. \$40 million

Latest City Hall report tallies first 3 years of giveaways

By MARK HEDIN

TWITTER'S stock price is tumbling to new lows this year, but its tax savings in San Francisco continue to grow.

The Central Market Street and Tenderloin Exclusion from the city's payroll tax, the so-called Twitter tax break, saved Twitter and five other companies \$33.6 million in 2014, the latest figures available, according to a report by Tax Collector David Augustine. He puts the tax break's cost to the city at these many millions, plus an additional \$6.1 million in previous years, for \$39.8 million total since its March 2011 enactment.

The millions that the city didn't get in 2014 derive from \$2.5 billion in the total payrolls of Twitter, Zendesk, Microsoft's Yammer, Spotify, Zoosk and One Kings Lane.

San Francisco taxed payrolls at 1.5%, a levy the city is phasing out over five years in favor of a gross receipts tax, as per then-Supervisor Ross Mirkarimi's 2012 Proposition E. In the phaseout, the payroll tax rate decreases

each year. Amanda Kahn Fried, policy and legislative manager in the tax collector's office, said that in 2014 the rate was 1.35%.

The city's loss in 2014 is eight times what it missed out on the year before, the October report points out. In 2013, the uncollected tax would have been \$4.2 million. In 2012, the first year the tax exclusion was available, \$1.9 million was forgone.

Payroll taxes boomed in 2014 mainly because Twitter went public in late 2013. Months later, its employees became eligible to cash their stock options, considered compensation and thus previously subject to the payroll tax.

The full cost of the Twitter tax break is a moving target as staffing and share value at the firm fluctuate. Documents Twitter made public in advance of its IPO led to varied guesses based on the number of stock options reported at the time.

The tax break represented a potential \$130 million loss to the city. The Extra calculated in December 2013, in consultation with local CPA Jim McHale, who says he often represents businesses in their dealings with City Hall. "I do a lot of controversy work," he said.

The \$130 million estimate was based on a worst-case scenario but an unlikely occurrence, in which all Twitter's outstanding stock options were cashed in at the price at the time. (tinyurl.com/CCEDec2013.) That was in December, when Twitter was trading at \$56 and climbing. Twitter's stock price quickly soared to \$60 after it went public, but in 2016, it's fallen below \$20.

With McHale, The Extra also determined that each dollar of Twitter's share value represented \$1.9 million of lost city revenue.

The Chronicle, also working with McHale just prior to the November IPO, had pegged the tax break companies' savings at \$56 million, an amount based on employees cashing in their options at \$18.50, midway in the expected IPO price range of \$17 to \$20.

As the legislation was being drafted by

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\$100 per child in dental care

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CENTRAL CITY

EXTRA!

SAN FRANCISCO

TWITTER TAX BREAK



DIGITAL ILLUSTRATION: LISE STAMPELLI

Twitter alighted on Market Street in 2011, and brought immense change to the neighborhood.

TL getting its due?

5 years after passage, Tenderloin's old guard evaluate law's impact

NEXT MONTH it will be five years since San Francisco passed its most powerful piece of legislation in decades, the Twitter tax break. The Central Market and Tenderloin Payroll Expense Tax Exclusion ordinance is the catalyst that's sparked the resurrection of seven blocks of Market Street, and is gentrifying the entire central city.

The ongoing transformation is far from complete. The ordinance also accelerated Mission District changes and has rippled throughout the city, touching every neighborhood.

Supervisors Jane Kim, David Chiu and six colleagues — taking action after Twitter's letter to the mayor threatening to move out of San Francisco — hastily drafted and passed the tax break and related ordinances. Mayor Lee signed the key one into law the day after passage.

Lee publicly counts the tax break among his greatest achievements, though Kim, who represents the area, seldom mentions her role and didn't respond to repeated requests to add her voice to that of some of her most respected constituents.

How much the tax break cost the city coffers had not been officially stated in substantive form until the tax collector made his annual re-

port to the Board of Supervisors on its financial impact — \$40 million as of 2014 and climbing rapidly.

Given that this stretch of Market Street had dozens of storefronts vacant before the tax break passed, and the entire city has reaped an economic bonanza — in that sense, the ransom S.F. paid Twitter & Co. has been priceless.

On the other hand, the cost of gentrifying the central city and the shredding of its safety net, in human terms is incalculable.

Except for One Kings Lane and Zoosk, the tax break companies all have made significant contributions to the area, with Twitter's \$3 million NeighborNest the single costliest benefit.

Despite the enormity of the Twitter tax break — tens of millions of dollars in public giveaways and many millions more spent benefiting the neighborhood — no news outlet but The Extra regularly reports on how the legislation is playing out since its inception.

Five years is a long enough to put the tax break's impacts into perspective. We asked Tenderloin stakeholders, mostly the folks who were here before the changes, whether they think that the neighborhood has gotten its due. This report reveals mixed feelings and strong views. These quotes are from phone interviews and email answers to questions. The emails were edited to match The Extra's style and for clarity — not for content. Their quotes start on page 4.

— Geoff Link, Editor & Publisher

GOOD NEWS

BY MARJORIE BEGGS

KIDS' TEETH The bad news is that by kindergarten more than half of California kids have decayed teeth, according to Children Now. Tooth problems make kids of all ages miss 874,000 days of school every year, and those with tooth pain are four times more likely to do poorly in school. Tooth decay is the most common chronic illness among school-age kids, four times more prevalent than childhood asthma. The good news: University of the Pacific's Arthur A. Dugoni School of Dentistry is hosting its annual "Give Kids a Smile" fair, Feb. 27, 10 a.m.-2 p.m., 155 Fifth St. Youngsters may be drawn by the fair's games, prizes, entertainment, petting zoo, face painting and balloon art, but the sweetener is free dental exams, cleaning, orthodontic evaluations and fluoride treatments — services worth \$100 per child. Kids up to 17, accompanied by a parent, are eligible, no appointment needed. More info: Pediatric Clinic, (415) 929-6550.

HEALTHY FOOD CHOICES Making better dietary choices every day can improve your health. That's the message of four free classes beginning Feb. 1 at the Main Library presented by The Arc San Francisco. The one-hour classes, which can be taken individually or as a series, teach easy alternatives

to some of the most common health mistakes. Each class focuses on one aspect of living a healthier life: alternatives to soda and sugary beverages (Feb. 1), the dangers of fast food (Feb. 8), eating in moderation (Feb. 22), diet and exercise (Feb. 29). The Arc San Francisco, a nonprofit, serves people with developmental disabilities by promoting self-determination, dignity and quality of life. The classes, 11 a.m.-noon in the library's fifth-floor Learning Studio, are open to the public.

SENIOR VITALITY Curry Senior Center launched a one-year pilot, Project Senior Vitality, in 2014 to test whether low-income seniors living alone would benefit physically and reduce their isolation if they used personal wi-fi tracking devices to monitor their health and iPads to access the Internet from their own apartments (tinyurl.com/CCEOct2014). The pilot thrust seven Curry residents into the cyber age with equipment, technology tutors and other supports. Among the many evaluation findings: Participants would have benefited from more in-depth iPad training at the start; women experience social isolation more keenly than men; most valuable in reducing isolation was connecting with family and friends through social media; seniors are likely to have acute or chronic medical problems that reduce their program participation significantly. "We learned so much," says Curry Executive Director David Knego. "Now it's clear which seniors are ready for the training and how best to train them." Besides the original project members invited to participate in Phase 2 of the program, beginning now, Program Coordinator Angela De Martino hopes to add 13 other Curry clients living in several Tenderloin SROs. ■



PHOTO: JON DRAPER

Volunteer dental student Ibrahim Sayeed demonstrates best brushing techniques at the "Give Kids a Smile" 2015 fair. About 100 kids attend the annual event, saving parents money in dental treatments and ensuring brighter smiles all around.



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The Knox



Bayanihan House

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The Knox SRO located at 241- 6th St. & Tehama is accepting applications and has an OPEN WAITLIST	SRO – 1 Person or Couple Room size: 10 ½ x 18 (Semi-Private) bathroom 7 x 7 Unit amenities: sink, microwave, refrigerator, 2-burner stove, closet, single bed Building amenities: small gym, library, private lounge, roof top garden, community kitchen, laundry facility, 24 hour staff & surveillance	1 person \$34,600/year 2 person \$39,520/year Minimum income of \$1,374/month	Move-in deposit \$687 Monthly rent \$687 plus utilities
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 \$607 Monthly rent \$607 Utilities included

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CENTRAL CITY EXTRA

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City's tax break to tech totals \$40 million

➤ CONTINUED FROM PAGE 1

Supervisors Jane Kim and David Chiu, the city budget analyst had valued the tax break at only \$22 million over its six-year lifetime, which perhaps encouraged the supervisors' support.

The issue of luring tech firms to the abandoned storefronts of mid-Market had simmered for months before boiling over early in March 2011 when Twitter wrote to the mayor, threatening to move outside San Francisco if the city didn't make it worth its while to stay. (tinyurl.com/CCEMay2013) The city took the bait, and quickly put its offer into law.

Kim and Chiu ultimately were joined by colleagues Mark Farrell, Malia Cohen, Scott Weiner and Carmen Chu, who added their names as co-sponsors of the Twitter tax break, Section 906.3 of the city's Business and Tax Regulation Code. Also supported by Supervisors Sean Elsbernd and Eric Mar, the board passed the measure 8-3 on April 19, 2011. John Avalos, Mirkarimi and David Campos dissented.

Mayor Lee signed it into law the next day.

Companies with payrolls exceeding \$1 million that claim the exclusion are required to enter into community benefit agreements (CBAs) they negotiate annually with City Administrator Naomi Kelly.

Anticipating gentrification, the ordinance sought to give the neighborhood something in return for the inevitable transformation. It required the tech companies to commit to benefiting the community. But the ordinance didn't specify a value for the benefits.

At the outset, executives at Zendesk and Yammer told The Extra, they understood their companies were to spend about a third of the value of their tax break in givebacks to the community.

Kim and Chiu also introduced a separate ordinance that created the 11-member volunteer Citizens Advisory Committee (CAC) but rendered it toothless. It became Section 906.3-1 of the same code. The board unanimously approved

the measure June 14, 2011, and the mayor signed it six days later.

It says: "Residents of and small business owners within the Central Market Street and Tenderloin Area have a unique understanding of the needs and issues of their community ... are aware of the resources their community can provide to taxpayers wishing to claim the Central Market Street and Tenderloin Area Payroll Expense Tax Exclusion ... are cognizant of how development as a result of the Central Market Street and Tenderloin Area Payroll Expense Tax Exclusion may affect their community and have ideas on ways to mitigate its potentially unwanted effects" and "can provide useful advice to the Mayor, City Administrator and Board of Supervisors on the administration of the Central Market Street and Tenderloin Area Payroll Expense Tax Exclusion."

According to Kim's legislation, the CAC was to weigh each agreement for its benefits, then "provide useful advice" as to whether the neighborhood was getting what it needed.

The city administrator was put in charge of negotiating the agreements, which she did, without consulting the committee. Kelly not only has not solicited the committee's advice, she has snubbed it. In January 2014, she signed all six companies' CBAs, though the CAC endorsed only Zendesk's agreement. (tinyurl.com/CCEFeb2014.) The CAC role is "only advisory," former Chair Peter Masiak noted repeatedly at CAC meetings.

Twitter and most of the others have always guarded the amount of their tax savings closely. The tax collector's announced tallies of the cost of the tax break is in aggregate. Asked to apportion 2014's \$33.6 million of lost revenue by company, Fried refused, saying of the report: "Everything outside of the (one-page) report falls within the taxpayer confidentiality laws."

That was the story from Twitter, too.

"We can't reveal the amount of the tax break," Colin Crowell, Twitter vice

president of global policy, told this reporter during an interview days after he'd signed his company's 2014 CBA. He was in town for the company's Christmas party — at City Hall, which was drenched in blue lights that night and cost the big blue bird about \$30,000.

In September 2015, just before it announced 336 layoffs, not all of them in San Francisco, Twitter staffing stood at 2,300 in San Francisco and 4,300 worldwide, a spokeswoman emailed The Extra.

The total number of employees in San Francisco at the six CBA firms that claimed the tax exclusion in 2014 was 3,482, according to the tax collector's report. This suggests that Twitter, unsurprisingly, benefited most from the \$33.6 million saved.

Twitter's spokeswoman, though, reverting to her employer's accustomed aloofness, told The Extra she was unable to specify either how many of those layoffs were within San Francisco, or how many employees were working at its Market Street headquarters at any particular time since the company moved there.

Zendesk had 396 employees in San Francisco at the end of September 2014, a spokeswoman told The Extra.

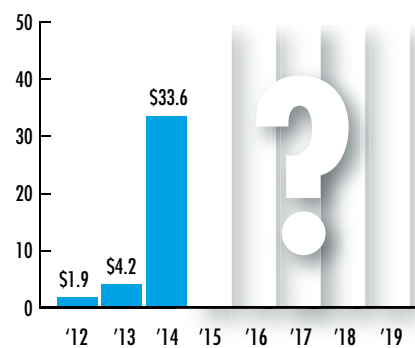
Yammer's spokeswoman said that in 2014 the company had about twice as many workers as the 130 it has now.

Twitter's biggest benefit to the community can be found on the Hayes Street side of Fox Plaza, where its so-called NeighborNest opened last year. Twitter touts it as a "family friendly learning center." It began as a resource for clients of Compass Family Services, with plans to expand its availability to other organizations, which now include Catholic Charities and Hamilton Family Center. In late January, Twitter staff, repeatedly asked for more details, were preoccupied with changes in the company's executive ranks.

The current CBAs for Twitter, Yammer and Zendesk are multiyear agreements that will see them through almost

Lost payroll tax revenue from Twitter tax break

(In millions)



GRAPHIC: LISE STAMPELI

to the sunset of the tax exclusion in May 2019. The law says the companies can claim it for six of the eight years it'll survive on the books.

Zendesk was the first and only company to get the credit in 2012, the others got it the next year. But the CBAs that Zendesk, Twitter and Yammer signed in December 2014 will carry them through 2018, the end of their tax break eligibility.

Along with its update on the Twitter tax break, the tax collector's report also detailed the costs to the city of various other tax breaks to businesses operating anywhere in San Francisco. These include: the Clean Technology Payroll Tax Exclusion, the Stock Based Compensation Payroll Tax Exclusion, the Biotechnology Payroll Expense Tax Exclusion and the Net New Payroll Expense Tax Exclusion.

In 2014, the combined loss to city coffers of those breaks was \$10,764,808 — less than a third of what the six Tenderloin/Mid-Market firms received from the Twitter tax break. For 2015's numbers, check back in the fall. ■

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Views from the hood in wake of tax break

'Should come from the heart'

I don't see volunteer service as something that should be included as part of the mid-Market tax break. Many of the tech companies have community service days where for a few hours on one day they plant trees, paint a hallway in a SRO hotel, work with kids, etc. These are all very worthwhile activities, but it's something that should be encouraged whether or not there is a tax break.

Community service should come from the heart. Corporations should encourage community service work to expose their employees to the area where they work, to further develop compassion, empathy and to use their skills to help make things better locally.

These companies have such a tremendous chance and opportunity to do something big that would make the quality of life so much better for our residents, but instead I feel that they are "twittering" the opportunity away.

When I walk down the street, I see affordable restaurants that my residents used to patronize shuttered and then reopened by something that serves the Market Street crowd — a bar, a venue, a gallery. I see my residents confined to the fewer and fewer blocks that offer services they can afford to use. I see the Tenderloin building owners trying to figure out how they can follow the money and cash in on this boom. Nonprofits, too.

What I see is that the Tenderloin's surrounding areas are becoming unaffordable and noninclusive to my residents. Not a good picture.

I don't want to negate all the positive things their employees have done, but the picture for my residents is grim and getting grimmer.

— KATHY LOOPER, CADILLAC HOTEL OWNER, MEMBER TENDERLOIN COMMUNITY BENEFITS DISTRICT



PHOTO: LUCCA RAVENTINKKE

'CBAs not taken seriously'



PHOTO: CARMEN BARSODY

At this stage of the game, the benefits and losses cancel each other out. Sure, there's an increase in the grant dollars and volunteer hours, but the soul-crushing income inequality gap is only widening and that, in turn, is fueling the housing crisis, especially for no- and low-income people. The community benefit agreements could have mitigated the problems brought on by such rapid growth, but neither the city nor the tax-exempt companies really took that possibility seriously, so here we are watching our friends and neighbors being swept away by the tide of displacement. The CAC tried, but it, too, has not really stepped up to the need.

— SAM DENNISON, FAITHFUL FOOLS, CITIZENS ADVISORY COMMITTEE MEMBER

City funding trumps tech benefits

Though the tax break has led to the growth in partnerships between community groups and local businesses, the reality is that the resulting contributions have not come close to making the impact on the Tenderloin that \$33 million a year in additional funds could have. Hospitality House is grateful for the notable financial support we've received from Zendes, Yammer and Twitter, which has improved our programs and offset increasing operating costs. However, these contributions just can't take the place of multiyear government investment through tax revenue, which would support our programs in the longer term and address the growing need for services as we see more people coming through our doors for help.

The extreme economic inequality created by the rapid market-rate development has already resulted in physical and psychological displacement. Our own staff, many born and raised in San Francisco and hired from our community, can no longer afford to live in the city. Unmitigated, this trend will fundamentally alter the culturally diverse fabric that has historically made this city unique, vibrant and welcoming to all people.

— JACKIE JENKS, HOSPITALITY HOUSE EXECUTIVE DIRECTOR



PHOTO: TOM CARTER

No jobs for TL residents

If you define the Tenderloin as a physical space of city blocks, easily highlighted on a map, then the Tenderloin has benefited greatly. Commercial rents are up, sales tax has undoubtedly increased, median wages for residents have gone up. However, if you define the Tenderloin as the community — the collection of residents, nonprofits and businesses occupying the physical space — and then you compare that group of people pretax break to their current situation, I would say they are doing either worse or the same.

Jobs haven't come for the community members — jobs have moved new people into the community, either displacing current residents or increasing density. The increased population leads to tension over occupation of public space. I have seen numerous small businesses leave and be replaced by more upscale establishments that attract a different population, and I have also heard stories of numerous nonprofit community spaces being forced out due to increased costs.

— PETER MASIAK SEIU LOCAL 21 ORGANIZER, FORMER CHAIR CITIZENS ADVISORY COMMITTEE



PHOTO: MARJORIE BEGGS

'It's been a great success'

My first reaction when people speak about how the city has lost revenue is to consider the jobs that would have been taken out of the city without the tax break. I'd challenge the premise that the city has lost money. If you take a step back and look at it as a tax policy, it's been a great success. Property taxes, transfer taxes, business and sales taxes — all are up.

Market at 10th and 11th now has all those restaurants. There's visible activity and they are a plus. They're economic drivers. The tech employees are the customers. Also, without the tax exclusion,

we wouldn't have the activities of the community benefit agreements. At Kasey Asberry's demonstration garden next to Hastings' garage, tech employees have come and done cleanup. To me, the tech companies seem very active in the Tenderloin.

Mayor Lee and Jane Kim should get credit for taking the leadership on the tax break. Market Street was so bad for so long, it needed to reach critical mass to implement the herd mentality and bring other companies and changes along.

In the aggregate, the overall changes probably wouldn't have happened without some tax changes. When the tax break expires, I don't think the benefits will disappear, though the growth may even out a bit. It's put the city in a better bargaining position — the city took a gamble and it paid off.

— DAVID SEWARD, HASTINGS LAW SCHOOL CFO

Getting real about the deal



PHOTO: COLIN HUSSEY

District 6 voters thought they were electing a progressive candidate in Jane Kim. She had an impressive history as a community organizer working for tenants' rights and was president of San Francisco People's Organization, a group in which I represented two community organizations.

When she championed the tax break, many community members felt she signaled a break with her previous progressive record, taking a more pro-business and moderate position.

Since then, many changes to mid-Market have occurred with little input from neighborhood residents.

An advisory board was set up (but its members are frustrated with the process imposed on them. There were benefit agreements included as part of tax break in order to secure the Board of Supervisors' support for its passage. Those were intended to counter adverse gentrification forces in the city, but the opposite is happening.

The mayor's office and others are pushing for changes to the neighborhood without including the residents at the table. If residents, actual voters, had been involved, they should be acting as liaisons with the neighborhood or neighborhood groups. This is not taking place.

The only community groups benefiting from the six benefit agreements are nonprofit agencies that have fundraising and community development departments (and put) their agencies' needs over actual mid-Market residents' needs and desires — new street furniture, planting of trees, assisting small businesses from being displaced, providing resident groups with technical assistance, financial assistance, and board governance. Instead, new entities have been developed and groups like Market Street for the Masses primarily speak on behalf of nonprofit agencies. I have not seen people from tech groups attend any regular community meetings such as Friends of Boeddeker Park, Alliance for a Better District 6, Tenderloin Futures Collaborative, or the Community Benefits District, unless invited.

— MICHAEL NULTY, ALLIANCE FOR A BETTER DISTRICT 6 EXECUTIVE DIRECTOR, TENDERLOIN FUTURES COLLABORATIVE ADMINISTRATOR

High cost of living threatens the arts



PHOTO: CHRISTINA AUGELLO

We haven't applied for benefits, attended meetings, it hasn't been a part of our existence here. What supports the art is the artists. If someone puts on a show here, they might have 10 people putting in 200 hours each, actors, directors, designers. Take minimum wage: That's \$30,000 for a show that's going to have 400-500 people. That dwarfs everything else. We do 500 performances a year and have three full-time staff.

Theater like this has always existed outside the mainstream. You can't pour theater down people's throats. The artists do it because they have to do it to feel fulfilled. They participate because they need it.

Arts thrive when people can live inexpensively and have time to do their art. That affects a lot of things, not just the arts. The hippie and beatnik thing had a lot to do with the low cost of living. It's really threatened. A lot of pressure on artists and audience.

My sense of the Tenderloin companies that have 1,000 employees, 500 employees, they can get 20 people to come out, wear their T-shirts, clean up or do the food thing. We couldn't use 50 people for an eight-hour day! We could use 50 people in the audience. We don't have an advertising budget, so we don't get the tourists.

We've been scrounging all along. We get grants also, those are important. But when you really look at it, it's the artists.

— RICHARD LIVINGSTON, COFOUNDER AND MANAGING DIRECTOR EXIT THEATRE, PRODUCER OF THE FRINGE FESTIVAL AND DIVA FEST

Have vs. haven't

Generating wealth for cities is a good thing. Employment, tax revenues, an increased standard of living — increased investment can bring all those. But if it's not equitably distributed, then it's morally and economically problematic; income inequality isn't only our era's defining issue, it's destructive.

At TNDC, all of our work centers around equity; in the realm of development, to me that means recognizing the problems that accompany development and both mitigating their negative impacts and assuring that low-income people and communities of color share in their benefits. That's the gauge against which I measure the payroll tax exclusion.

Called Lee's bluff?

We will never know whether the payroll tax exclusion was needed to retain Twitter in the city — only its CEO and board truly know if the company would have moved to Brisbane without it. But, assuming it was, I think the direct impact was modest, and the jury is still out on the indirect impact.

The benefits offered through the CBAs have been positive, but they will pale in relation to the long-term displacement that could result from the tech boom that Twitter helped precipitate.

On the other hand, if sufficient benefits of the boom can be directed to Tenderloin residents and other low-income people, those will dwarf both the value of CBA programs and the forgone tax revenue.

Beyond the CBAs

Ultimately, for me, the story will hinge on displacement. In the Tenderloin and throughout San Francisco, if the real estate gold rush results in significant production of affordable housing, then along with the other benefits of investment, the tax break will have been worthwhile. We are part of a coalition that is pushing market-rate developers to go beyond the 12%/20% affordability requirement under the current inclusionary housing law, and absent that, it will be hard for me to believe that the benefits have been equitably distributed.

The question that interests me now is, what will the next iteration of Central Market community benefits look like, once the current CBAs expire in two years? Opportunities to foster equitable development surround us, if we can find common ground.

— DON FALK, TENDERLOIN HOUSING DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR

Break fuels private investment

The Twitter tax break has resulted in the most private investment in the Tenderloin for nearly 50 years. It also had none of the displacement impacts in the Tenderloin predicted by opponents, as there has not been a single no-fault eviction in the TL since Twitter's arrival.

— RANDY SHAW, TENDERLOIN HOUSING CLINIC EXECUTIVE DIRECTOR

Displacement getting worse

As an association of about 80 San Francisco health and human services nonprofits, (I see) two major impacts on our sector. The first is the displacement of nonprofit organizations from their office space and facilities where they provide services. Nonprofits need to be located where the people who need services are. But because rents in that area have doubled, tripled, even quadrupled, nonprofits are driven from their spaces when their lease is up. In many cases, they can't find affordable spaces or sometimes anything at all because landlords would rather have a tech tenant than a nonprofit, human services tenant. Even when they do, it can cost hundreds of thousands of dollars to improve the new space so you can use it for your services.

There's another impact: You hear a lot these days that teachers can't afford to live here, restaurant workers can't afford to live here. This is a huge problem in the nonprofit sector because more and more of our workers can't afford to live in the city. It makes it difficult to recruit and retain high-quality employees. We need good workers, like everybody else — and we need to be near BART, because our workers can't afford to live here, another reason we need to be downtown.

These things have been a problem for the last few years and they're getting worse, not better.

— DEBBI LERMAN, S.F. HUMAN SERVICES NETWORK ADMINISTRATOR

'Benefits just aren't there'

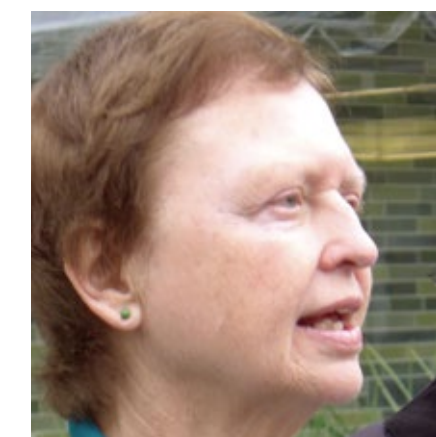


PHOTO: MARJORIE BEGGS

I personally don't know of any assistance or benefits conferred on the neighborhood. I was upset to hear the city is losing \$33 million, and I think the program should be stopped. I don't see benefits conferred back that are anywhere near the value of that sum. The benefits just aren't there. And when I read that nontech companies, like fitness gyms that are already financially successful, are getting the tax break, it makes me mad. I think it's time to return to collecting the taxes and getting that money into the General Fund.

— BETTY TRAYNOR, FRIENDS OF BOEDDEKER PARK COORDINATOR

'I don't think we have benefited'

As a community nonprofit that was displaced due to rising rents in our tech-converted building, I don't think we have benefited from the tech tax break. Sure, we have more coffee options and a nice organic grocery store, but that isn't really for the long-term residents of the neighborhood. Rents have gone through the roof, the Filipino community and other working-class folks are living in fear of eviction, and there are still a lot of people suffering on the street.

— SARAH JARMON, SURVIVAL SCHOOL DIRECTOR, SENIOR AND DISABILITY ACTION

'Benefits to the community'

I'm going to a meeting today of nonprofits and I know that many people there think the city and the neighborhood got shafted by the tax break. In the years since it was implemented, Curry has received cash donations from tech companies — I don't know off the top of my head how much to us, and I expect it amounts to hundreds of thousands of dollars for many Tenderloin groups — plus gifts for our clients at Christmas and tech volunteers for our Project Senior Vitality. A lot of this is like standard corporate giving. I think at first the tech companies didn't understand this or what it meant to contribute to the neighborhood. But Caroline Barlerin at Twitter and Tiffany Apczynski at Zendes got it and even have departments for their CBAs.

Streets still mean?

I don't see much change around Turk and Leavenworth. We still find people on our doorstep, and when it's cold, they're lighting fires to keep warm all night — a dangerous situation. I've been here 25 years, and though I'm not so much less worried than I was before, I'm less wary. It seems the percentage of people who are scary has dropped. There are new businesses catering to tech company employees, but few of our clients or staff can

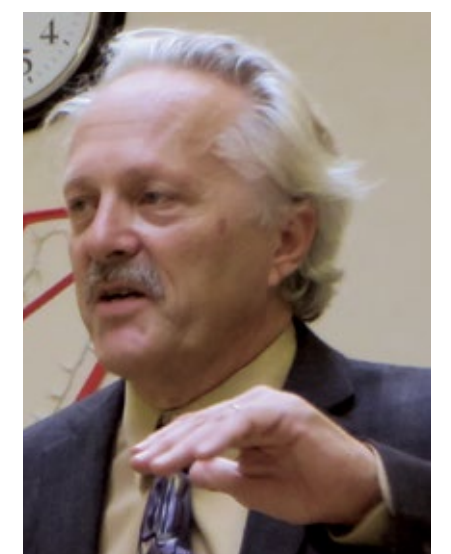


PHOTO: CURRY SENIOR CENTER

CONTINUED ON PAGE 7

2016:

*Increase your Income.
Grow your Business.
Earn more Money.*

Bridging the Small Business Tech Divide will inform you about technologies to bring you more customers, earn more money, and work more efficiently. Sessions are from 4-7 pm.

Live or work in SoMA? Register, attend all four sessions, set goals and complete them, and graduate with a **Free Laptop**.

*One month
down, but
11 to go!*

**February 18
Building
Customers**

- Yelp
- Salesforce
- Air BNB

**March 17
Access to Capital**

- Kiva
- Indie Go Go
- Urban Solutions
- Nerd Wallet

**April 21
Closing
Ceremony**

- Urban Solutions

Like what you see, continue the training sessions with the new cycle beginning in August.



Funded through the generosity of the
SoMA Community Stabilization fund.

SUSAN IMANIAN
Former S.F. General nurse

Susan Imanian was remembered in her memorial at the Hartland Hotel as a classy, prideful woman who, in her work as a nursing supervisor, didn't suffer fools lightly, ran a tight ship and was an inspiration to those around her.

Calypso singer Johnny Nash's 1972 hit "I Can See Clearly Now" played in the common room of the Geary Street SRO Dec. 1 as more than a dozen people settled in. Quest4Life lay priest Mira Ingram led the ceremony with Michael Mallory co-presiding, dressed in a shiny red tunic, ringing bowl chimes and burning incense to set a calming mood as more people joined the gathering.

Ms. Imanian was born in New York City, said one attendee who had known her since 2005. She recalled Ms. Imanian's long, beautiful black hair that fell to her waist.

"I was her hairdresser," another said. "She always respected me, I respected her. I told her she should stop smoking cigarettes, she'd say, 'I'm OK.'"

Ms. Imanian was also, someone said, kin to the former Shah of Iran.

"She was stubborn in her quiet way, fiercely independent," a woman said. "I got the news Thanksgiving. Ooh, I wasn't ready for that!"

Amy Allikas said that when she moved to the Hartland in 2005, Ms. Imanian welcomed her. "Six months later, we started a weekly women's group. We tried to make it a more livable place for women. It used to be you wouldn't walk outside your room without people saying rude things to you."

Someone else recalled that Ms. Imanian also led women's groups while a nurse at S.F. General.

Another neighbor said that Ms. Imanian had been a debutante, "but she said it was a real drag." She didn't want to use a wheelchair or walker, saying, "It'd be all downhill after that. She was a

character and a half! To me, she always seemed like a long-lost relative."

Ms. Imanian had a son a Navy admiral, another said, "who used to be out here. Now he's with the North Atlantic fleet."

"When I think of Susan, I think of a very proud and independent woman. She was a mom, a nurse ... she ran an E.R. (emergency room) and whipped it into shape," a colleague remembered. "She had a wry, quiet sense of humor. A very loving woman and a hard person to lose. ... I forgot, she's a grandmother too, several grandkids."

Another Hartland resident, Linell, remembered, "We kicked it off like we been knowing each other for years. These older women put in the work for us to be where we are today."

"My grandkids loved her!" she continued. "I liked to see her happy. She'd get gifts. She'd do the same for me. She was a beautiful person."

"I'd say 'Do the booty dance,'" another said, putting her knitting aside. "She'd get up and do it. I'll never forget her. I'm happy she's in a better place." ■

— Mark Hedin

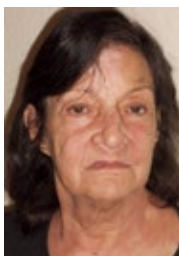


PHOTO: AMY ALLIKAS

DARRELL 'SCOOTER' WILLIAMS
'All-around good guy'

Darrell Eugene Williams, a San Francisco native, died of cancer Dec 8. He was 53. Mr. Williams, universally known as "Scooter," was one of seven brothers.

The origin of Mr. Williams' nickname is uncertain. Some say his pesky, underfoot intrusions into his brothers' childhood activities drew their admonishment: Scoot. Others claim Mr. Williams' fleet feet and boasts that he could outrun any trouble generated his alias.

A large group gathered for a memorial to Mr. Williams Dec. 18 at the Elk Hotel on Eddy Street. The, somber mood of Mr. Williams' friends and neighbors soon changed to smiles and knowing nods of assent as they celebrated his life with memories of his happy-go-lucky persona and ever-present smile.

"I still see him coming around the corner. He was always happy, always up to something fun. He never complained, even through all his chemotherapy," the Elk's case manager, Ashley Burns, said.

Gerald Waldron considered Mr. Williams his best friend for 20 years. "Sometimes you have to work on a friendship. I worked on my friendship with him. I loved him so much," Waldron said.

The friends delighted in trading homespun philosophies. "I'd tell him, 'The two most important days in your life are the day you're born and the day you find out why.' He'd say, 'Work don't bother me, and I don't bother it,'" "I loved coming down here just to see Scooter's smile," his friend Leo said. "The last thing I remember is I loaned him a dollar for a beer. I hope he's holding one for me in heaven."

Brenda Washington had known Mr. Williams since they were teenagers in the Bayview. "He had a big family. They were very social with holiday gatherings always going on. He was an all-around good guy. Even if he was having

a tough day, he made your day brighter," Washington said. She remembered a Christmas when she and Mr. Williams uncorked his grandfather's cooking sherry and were scolded roundly.

After military service as a U.S. Army paratrooper, Mr. Williams graduated from City College with a major in acting.

Sometimes, drinking brought more serious trouble to Mr. Williams. Once, he was needlessly provoked into a confrontation at the Elk. "I told him, 'We can't have that here.' We got him into anger management sessions at Glide. He loved it, learned something about himself and about others and there weren't any more problems," Elk manager Wendall Davis said. "If anyone flared up, Scooter was the first to say, 'Hey, come with me. You need some anger management.'"

NFL Sundays brought out Mr. Williams' teasing ways. "He was a die-hard Cowboys fan, so that was a pain here on game days. No matter who you rooted for, he always rooted for the other side. He'd talk smack about your team. It won't be as much fun watching games without him," an Elk resident said.

Mr. Williams' love of the blues was evoked, particularly the stylings of Johnnie Taylor. Someone sang out, "I got a woman who treats me nice. I got a woman her heart's cold as ice," and the lobby of the Elk boomed with laughter. ■

— Jonathan Newman

Views of Twitter tax break

► CONTINUED FROM PAGE 5

afford to go there. On Market Street, the Dollar Store closed, and I didn't like that.

Effect on housing

In the Tenderloin, the biggest thing we lack is low-cost housing. We used to be able to refer our clients to permanent, low-cost housing. There were opportunities. Some say the lack is because of tech driving up the prices, but maybe there are just more people now and it's a snowball effect. There has been displacement in housing, but I'm not sure I can connect those dots.

— DAVID KNEGO, CURRY SENIOR CENTER EXECUTIVE DIRECTOR

City and County of San Francisco
Outreach Advertising
February 2016

Stay Connected To the City through SF311

The SF311 Customer Service Center is the single stop for residents to get information on government services and report problems to the City and County of San Francisco. And now, we have even more ways for you to stay connected to the City with our SF311 App and SF311 Explorer website.

The SF311 App lets you get information on City services and submit service requests on-the-go right from your smartphone. You can track your service requests through the app or through our new website, SF311 Explorer.

Download the SF311 App from your smartphone's app store and visit the SF311 Explorer at explore311.sfgov.org today!

Count on WIC for Healthy Families

WIC is a federally funded nutrition program for Women, Infants, and Children. You may qualify if you are pregnant, breastfeeding, or just had a baby; or have a child under age 5; and have a low to medium income; and live in California. Newly pregnant women, migrant workers, and working families are encouraged to apply. WIC provides Nutrition Education and Health information, breastfeeding support, checks for healthy foods (like fruits and vegetables), and referrals to medical providers and community services. You may qualify for WIC if you receive Medi-Cal, CalFresh (Food Stamps), or CalWORKS (TANF) benefits. A family of four can earn up to \$3,739 before tax per month and qualify. Enroll early! Call today to see if you qualify and to make an appointment. Call City and County of San Francisco WIC Program at 415-575-5788. This institution is an equal opportunity provider

Give Kids a Smile Day 2016 PSA Blurb:

On February 18th, 2016 from 10am to 3pm, the San Francisco Department of Public Health's Child Health and Disability Prevention (CHDP) program, together with the SF Dental Hygiene Society, will be hosting the Eighth Annual Give Kids a Smile Day at the San Francisco General Hospital WIC Office (2550-23rd St. Bldg. 9). This event combines community outreach, health education, and delivery of health services into one fun activity-filled day for San Francisco families. Children ages 0-10 can receive free dental screenings, cleanings, and fluoride varnish treatment, as well as health education for the whole family! Volunteers will also help connect children to dental homes if they are not already seeing a dentist. There will be giveaways such as toys, toothbrushes and toothpaste, and a raffle for more prizes! For more information please call 415-575-5713.

Board of Supervisors Regularly Scheduled Board Meetings
February 2016 Meetings

- OPEN TO THE PUBLIC –Tuesdays, 2:00pm, City Hall Chamber, Room 250.
- February 2
 - February 9
 - February 23

There will be no scheduled meetings on February 16.

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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COMMUNITY CALENDAR

ARTS EVENTS

Fog City Magic Fest, EXIT Theatre, 156 Eddy St., Feb. 10-13. EXIT's first annual seven-show magic festival with talent selected by Bay Area locals and fest co-founders Jay Alexander and Christian Cagigal. Tix: brownpapertickets.com.

Timeless Motion, SOMArts Cultural Center, 934 Brannan, Feb. 18-Mar. 23. Seven moving image artists reveal the science and magic behind cinema through photography, collage, drawing, celluloid, sculptural installation and projected light. Opening reception and performances, Feb. 18, 6-9 p.m. Info: somarts.org

Cypress String Quartet: Call & Response, Main Library, Koret Auditorium, Feb. 16, 1-2 p.m. This is the 17th year of the quartet's pairing of classic masterpieces with new works that they commission. The call of this year's event, on the theme of tragedy and comedy, is two Beethoven string quartets, Op. 18 No. 1 in F-Major and Op. 135 in F-Major, and the response is by composer Dan Coleman. Info: sfpl.org.

SPECIAL EVENTS

The Blackest History Film Series, Main Library, Koret Auditorium, Feb. 6, 7, 27 and 28, noon-6 p.m. Multiple films communicate what it means to be black in America and the Diaspora. Info on specific films and times: sfbff.org/wordpress/?p=3214.

5th Annual Valentine Broadside Printing Event, Main Library, S.F. History Center, 6th Fl., Feb. 6, 2-4 p.m. Experience letterpress printing on the library's 1909 Albion handpress and take home a unique keepsake for your sweetheart. Info: sfpl.org.

Biblio Bistro, Heart of the City Farmers Market, U.N. Plaza, Feb. 17, 11 a.m.-2 p.m. Live demonstration of how to prepare mushrooms, presented by Biblio Bistro, the S.F. Public Library's mobile kitchen. Watch for Biblio Bistro demos at the Farmers Market every 3rd Wednesday of the month, weather permitting.

Emergency Winter Shelter St. Anthony's will keep its shelter at 121 Golden Gate Ave. open through Mar. 31, 6 p.m.-6 a.m., with 60 shelter beds, hot dinner, scarves, socks, hygiene kits, breakfast.

REGULAR SCHEDULE HOUSING

Tenant Associations Coalition of San Francisco, 1st Wednesday of each month, noon, 201 Turk St.,



PHOTO: BASIL CHILDERS

Cypress String Quartet's "Call & Response" performance is Feb. 16 at the Main Library.

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 Ligia Montano, 546-1333 x315.

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: pwwf.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, 3 p.m., Kelly Cullen Community Building, 220 Golden Gate Ave., 2nd floor auditorium or 5th floor gym. Public invited to discuss legislation that encourages 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 IMPROVEMENT

Alliance for a Better District 6, 2nd Tuesday of 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. Full board meets 3rd Monday at 5 p.m., 55 Taylor St. Info: 292-4812.

Safe Haven Project, 4th Tuesday of 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 Thursday of month (note new day as of Feb. 2016), 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, chair, Public Safety and Neighborhood Services Committee, Transbay Joint Powers Authority Finance Committee and S.F. County Transportation Authority Vision Zero Committee; temporary member, Budget and Finance Committee; member, Association of Bay Area Government (ABAG)

Legislative aides: April Veneracion, Barbara Lopez and Ivy Lee.

Jane Kim@sfgov.org 554-7970

Spring into action.

Learn more for free about maintaining an active, healthy lifestyle at the Saint Francis Spring Health Education and Wellness Series. The specialists at Saint Francis are available to help you learn more about how you can keep that spring in your step.

Update on PSA and Prostate Cancer Screening

Curtis Ross, DO
February 10, 2016

Understanding and Preventing Shoulder Problems

Robert J. Purchase, MD
February 24, 2016

Robotic Myomectomy and Fertility

Leslie Kardos, MD
March 10, 2016

Waterworks-Overactive Bladder and Urinary Incontinence

Heidi Wittenberg, MD
March 16, 2016

All classes begin at 5:30 p.m. and are located at Saint Francis Memorial Hospital. Food and beverage will be served and parking is validated. To learn more or to reserve your seat, visit dignityhealth.org/saintfrancis, call 415.353.6755 or email robin.oconnor@dignityhealth.org.

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