

Open Hand goes union-bargaining under way

TL stalwart latest major nonprofit to join the SEIU

By MARK HEDIN

AT PROJECT OPEN HAND on Polk Street, representatives of about 100 newly unionized staff are sitting down with the nonprofit's management to hammer out a contract for their work of providing "meals with love" to seniors and people in poor health.

Staff serve and deliver hundreds of thousands of meals each year, and provide groceries and other services. In November, they voted more than 4-to-1 to join SEIU Local 1021, aligning with more than a dozen other Tenderloin nonprofit organizations and institutions, including the Asian Art Museum, in opting for SEIU 1021's union representation.

It's the latest example of a labor movement that, in the Bay Area at least, calls to mind Mark Twain's famous line: "Reports of my death have been greatly exaggerated."

SEIU officials told The Extra that the union is regularly approached by workers at both profits and nonprofits, hopeful that union organizing and negotiation assistance will bring them a better deal. The union gets "a handful of calls a week at least," said SEIU first contract organizer Jacqueline Carvallo.

Besides Project Open Hand, Carvallo reported,

over the past five years, SEIU 1021 has organized Larkin Street Youth Services, Baker Places' relief workers, Bayview Hunters Point Foundation, Mission Hope, and Asian Community Mental Health Services and Child, Family and Community Services' Head Start, both in the East Bay.

These seven complement an SEIU roster of District 6 nonprofits that include: Hyde Street Clinic, Westside Community Services, ARC of San Francisco, Catholic Charities, Community Housing Partnership, Huckleberry Youth Programs, Horizons Unlimited, Tenderloin Housing Clinic, Progress Foundation, Family Service Agency, Conard House and dozens more throughout the Bay Area — for instance, the Exploratorium, YMCA, Native American Health Center and AIDS Project of East Bay, to name a few more.

And Hamilton Family Services workers have been represented by the Office & Professional Employees International Union, OPEIU Local 3, since 2014.

These are the region's big human services nonprofits with seven- to eight-figure budgets and more than 100 employees. They are the sturdy fabric of the safety net, and many marshal cadres of committed volunteers.

Another category of institution is going union: not-for-profit colleges. California College of the Arts, Dominican University of California in Marin County, Mills College in Oakland, the San Francisco Art Institute and St. Mary's in Contra Costa are all SEIU shops, too, and two more are about to vote on joining up, Carvallo said.

Project Open Hand's roots go back to the early days of the AIDS epidemic, when founder Ruth Brinker, after observing a

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Jesse Hunter
BAKER PLACES

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Marilton Manor resident

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CENTRAL CITY



SAN FRANCISCO

NEIGHBORHOOD POWER



LISE STAMPELLI

Mike Miller, founder of the influential Mission Coalition Organization in 1968 who trained with America's premier progressive organizer, Saul Alinsky, reads from the "People Power" book about Alinsky's work that Miller co-edited, which prompted the reunion March 3 at the Laborers International Union Hall in the Mission District.

BACK TO THE ROOTS

Old guard of '70s organizers reunite with eye on future

By LISE STAMPELLI

PROGRESSIVES WHO CUT their community organizing teeth on 1970s issues discovered March 3 that their tactics not only are still viable but can be models for much younger people wanting to tackle contemporary concerns with citizen armies.

The event — part reunion, part book celebration for "People Power, the Community Organizing Tradition of Saul Alinsky," edited by Aaron Schutz and Mike Miller — was held at the Laborers International Union Hall in the Mission District.

Former organizer and now political consultant Tony Fazio introduced Miller, 79, to the more than 60 gathered progressives, young and senior. Native son, graduate of Lowell High School, Noe Valley resident, Miller remains, said Fazio, "an amazing resource" and the West Coast authority on community organizing.

Miller began organizing fellow undergrad students at UC Berkeley in the late 1950s, and in '66 in graduate school he met Saul Alinsky, the community organizing patriarch. Alinsky later mentored Miller, who went on to form the Mission Coalition Organization and directed it from 1968-71.

Miller has lectured on political science and urban studies at Berkeley, Stanford and San Francisco State, and authored or edited three books before the new "People Power," a commentary and collection of interviews and period essays

on Alinsky's teachings and organizing efforts from 1955 to 1980. Alinsky had begun his work in poor Chicago neighborhoods in the 1930s and in 1940 created the Industrial Areas Foundation, a national network to train community leaders still operating today.

And, especially through Miller, Alinsky has put his stamp on community organizing efforts in San Francisco.

Miller, a natural storyteller, told his audience, "No need to take notes." He'd compiled and distributed a one-sheet, the essentials of an Alinsky primer: Democracy works best when informed by the social justice teachings of the world's great religions; self-governing multi-issue, diverse organizations are more powerful than any one member and can challenge any established power, city hall, corporation or state capital.

Miller illustrated the process, playing to the local crowd, by describing the founding of the Mission Coalition Organization. Residents had defeated a city-sponsored urban renewal program for the Mission in '67, fearing it would destroy the character of their neighborhoods and social ties built over generations, only to be faced with the federally funded Model Cities project the following year.

The residents met with Alinsky to discuss how to become an official Alinsky-directed project, as they believed it was their best bet to stop Model Cities. First they were required to raise three years of operating expenses, the time it took, Alinsky said, to optimally build an organization. The community couldn't raise the funds, but Miller, at the time working as an Alinsky organizer in Kansas, agreed to return to his hometown to lead the project.

It became, Miller said, the project he is

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TL's Open Hand joins nonprofit trend to unionize

Workers seek protections while they maintain social safety net

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friend suffering malnutrition along with battling HIV, in 1985 began delivering home-cooked meals to seven neighbors. The Study Center, which publishes Central City Extra, was Open Hand's fiscal sponsor for the first three years until it got its own tax exemption and governing board of directors. Thirty years later, the mission statement of the organization that arose from Brinker's efforts is "to nourish and engage our community by providing meals with love to the sick and elderly."

CEO Mark Ryle said Open Hand has an \$11 million budget, a fourth of it from government agencies. The remainder is raised through private donations. Half of the federal money are Ryan White dollars, the other half is through the U.S. Department of Aging, Ryle said.

Ryle told The Extra that for 20 years, Project Open Hand has had the city's senior congregate meals contracts and now feeds seniors from 23 locations. In District 6, the sites are Curry Senior Center at 333 Turk, Downtown Senior Center at 481 O'Farrell and the Alexis Apartments at 390 Clementina.

Recently, Open Hand began offering breakfast on a trial basis at four sites, including Curry and a Swords to Plowshares service at the Stanford Hotel on Kearny Street.

The nonprofit's financial statement shows last year's budget was \$10.4 million, with \$5.8 million spent on personnel, and \$1.7 million on food-related purchases. The organization says \$4 of every \$5 it spends goes toward program, with 21% devoted to development and management.

Those newly represented by the SEIU at Project Open Hand, Carvallo said, include drivers, cooks, porters and grocery clerk workers who acquire and manage the supplies required for the organization's signature work, providing meals to seniors and the disabled. About 30% of the new union members are senior lunch specialists, who oversee meals alone or in pairs, supervising up to four volunteers at Open Hand's 23 senior lunch sites throughout the city, Carvallo said.

'GROWING EVERY DAY'

"It seems like we're growing every day," Ryle said. Besides HIV, Open Hand now serves people with "nine other critical illness diagnoses to provide medically tailored meals" through its wellness program, he said.

The other half of Project Open Hand's work, its senior program, serves clients who may be diagnosed with diabetes, heart disease, hepatitis C or cancer, he said.

"The significant commonality among all our clients," Ryle said, is that "disease or symptoms are significantly impacted by nutrition."

Between the two programs, Open Hand says, its services are available to people battling: HIV, multiple sclerosis, ALS (Lou Gehrig's disease), diabetes, forms of heart disease, lupus, cancer, hepatitis C, end-stage renal or liver disease, recent major surgery and serious neurological conditions.

"We're the best" at working with HIV patients, he said, and "we got really good at learning to work with other diseases." With HIV patients now surviving longer and becoming seniors, he said, "our client populations are merging."

The contract would cover 4 in 5 of the nonprofit's workforce, Ryle estimated, while cautioning that the agreement as to who is actually management is still being negotiated. But Open Hand has 113 full- and part-time employees, he said, and all but about eight of them work from its four-story 730 Polk St. headquarters, which it owns. Open Hand operates a much smaller program in Oakland.

Project Open Hand occupies the basement, first, second and half of the third floor to store food, prepare meals and distribute groceries. The agency rents out the rest of the building.

Jessica Avalos, Open Hand vice president of human resources, told The Extra that at least three managers and 25 employees are assigned to the Senior Lunch Program. Twenty-seven more are dedicated to running "food operations," which she said includes food production and distribution, which means drivers, cooks and porters.

"The number of employees at Project Open Hand varies from day to day," Carvallo wrote The Extra. "There is a high turnover rate and constant flux with the hiring and retraining of replacements. This is an example of the type of issue the employees are trying to address by having a union and a contract."

"Having a constant turnover ... adds to the stress level in an already stressful environment," Carvallo said. "Generally speaking, workers can come in on day one and make more than someone in the same position who has been employed for several years; in addition there is not a set wage scale for specific job functions. With a union contract, wages are negotiated and set for entry level and go up with time for merit raises — something currently not available."

COMPENSATION ISSUES

"Many of the porters and senior lunch program coordinators, which are mostly part-time positions," SEIU nonprofit organizer Clark said, "were working two jobs during the organizing effort. There was a definite trend of longer-term employees, those working 10-plus years, that were making less per hour than new hires. With the exception of the city minimum wage increase, the majority of frontline staff had not had a pay increase in several years and were told 'there is no money in the budget.' Management was able to pick and choose who received raises and who did not."

And the mission continued to expand, Clark said, citing Open Hand's breakfast program, which nearly doubled in scope last year at Curry when the menu went from providing coffee and toast with peanut butter to adding oatmeal and other hot cereals, scrambled eggs, granola and yogurt. The 100 breakfasts a day soared to 189, the Open Hand Website says.

"The addition of the breakfast program did not affect the hourly pay of the senior lunch program coordinators, though their work duties increased," Clark wrote The Extra. "They were not included in the decision process nor given additional volunteers to support the programs. One coordinator was hurt on the job due to having to lift all of the heavy equipment and serve meals alone. The combination of increasing work duties while remaining understaffed has a significant impact on safety in the workplace."

"The SLP coordinators constantly made complaints to management of not having enough support and gave feedback on what was not working in their programs, and their feedback was not taken into account. I heard several instances of employees being disciplined on the floor in front of the coworkers."

In a management move in early 2015, after years of professing the organization couldn't afford raises for the rank-and-file, the board decided that, when \$200,000-a-year CEO Kevin Winge left, they'd promote Associate Executive Directors Ryle and Simon Pitchford to co-CEOs and pay each \$165,000. That's what Open Hand spokeswoman Maria Stokes told the Bay Area Reporter last March.

Pitchford had been at Open Hand about three years, tasked with opera-

"With a union contract, wages are negotiated and set for entry level and go up with time for merit raises — something currently not available."

Jacqueline Carvallo
ORGANIZER SEIU LOCAL 1021

tions, Ryle with "client experience." Ryle previously had been clinical director at Huckleberry Youth Programs. The unusual management model meant that Open Hand was willing to pay its two execs \$330,000 a year to run the organization, though many employees had not had a raise in more than five years, according to Carvallo.

"I would say that having multiple CEOs was not the best decision made," she wrote The Extra.

"Changes come from the bottom, the front-line staff," said Jesse Hunter, a residential counselor at Baker Places — a longtime SEIU unit, but one whose relief workers were only brought into the fold in September. "The people on the front lines really have the perspective" on organizational needs, such as "identifying changes to our intake and orientation process to better support clients in the transition from acute diversionary units into transitional facilities," he said.

Hunter, who's leaving Baker Places for the East Bay public sector, described what he perceives as a three-tier labor force in social work: public sector civil service workers, unionized nonprofit workers and nonunion nonprofit workers.

'CITY IS SAVING MONEY'

"As more and more contracts are gravitating from city employees to nonprofit contractors, the city is saving money," he said. "But if they don't adequately fund the nonprofits, what they're doing is hollowing out the safety-net services."

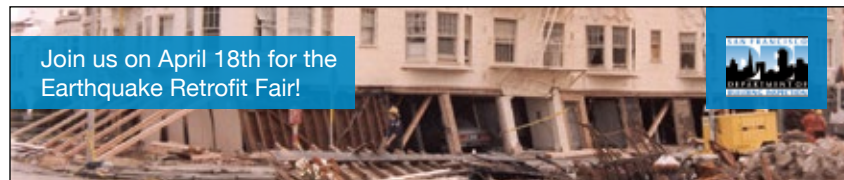
City workers, he said, are well-funded and have negotiating power. Unionized nonprofits have to compete with non-union nonprofits for city contracts.

It's been "nearly impossible to retain staff or maintain staffing" at pay scales they were forced to offer, of less than \$10 hourly.

"I've seen case managers at Health

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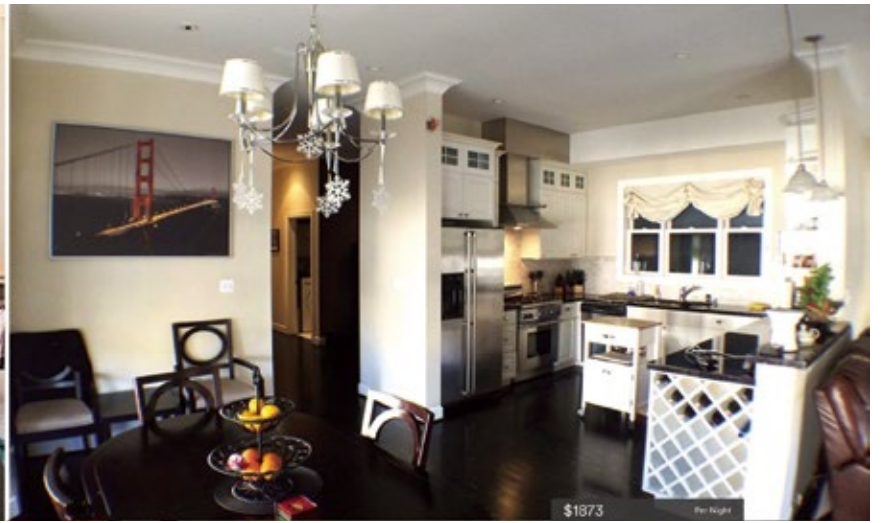
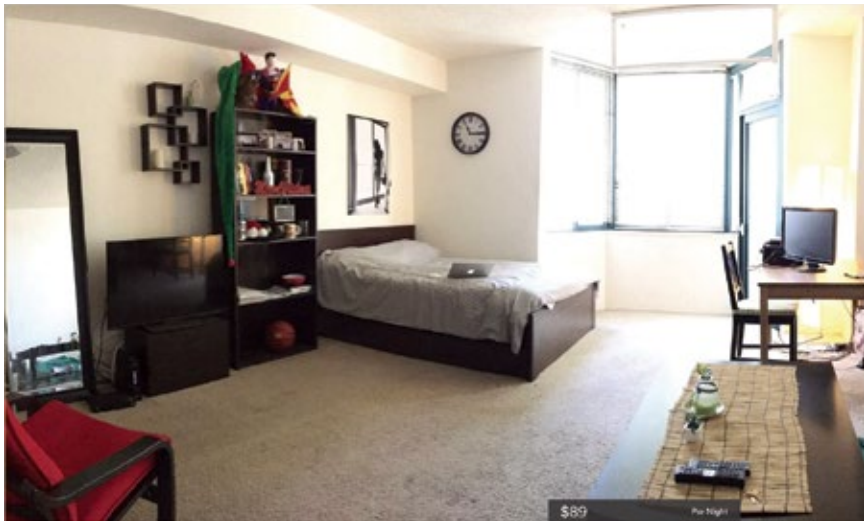
MAXIMUM ANNUAL HOUSEHOLD INCOME (Subject to Change)		
Income Limits	One (1) Person	Two (2) Person
50%	\$38,850	\$44,400
60%	\$46,620	\$53,280

These income limits are adjusted periodically by the Tax Credit Allocation Committee and the US Department of Housing and Urban Development. All households will pay 30% of their combined monthly adjusted income for rent.

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Most Tenderloin Airbnb rentals scofflaws



Among Airbnb's 8,000 S.F. listings, 210 are in ZIP codes 94102 and 94109, which comprise the Tenderloin and some surrounding neighborhoods. Hosts describe their listings, but do not include addresses, making it tough to pinpoint exact locations, so *The Extra* looked at all the listings in both ZIP codes and noted the lowest- and highest-priced units. Cheapest, left, is a "room with pool+fitness downtown" for \$89 a night. Priciest, right, is a "modern 3bd near Super Bowl City" for \$1,873 per night.

Just 2 of 210 neighborhood sites registered with the city

By JONATHAN NEWMAN

DESPITE CITY EFFORTS to regulate the short-term rentals of San Francisco's estimated 8,000 residential units posted on Internet-hosting venues — spaces once viewed as a cornerstone of long-term housing — thousands of property holders continue to ignore the new rules.

Last year, Budget Analyst Harvey Rose released a report that pegged San Francisco's total rental units at 244,012. While short-term rentals are a small portion of that total, they represent a significant portion of an estimated 8,438 vacant units that could help ease San Francisco's housing crisis.

Only 1,680 applicants have sought city approval to rent their residential spaces short-term, according to the Office of Short-Term Rentals. Of those, 1,118 have been approved, 365 rejected with 197 pending.

Just two of the 210 Airbnb rentals listed in Tenderloin ZIP codes are registered with the city.

In October 2014, scrambling to ad-

dress the raging housing crisis, the Board of Supervisors, led by then-President David Chiu, acknowledged the erosion of housing stock unleashed by property holders using Internet-hosting platforms like Airbnb, HomeAway and its subsidiary, VRBO, to book their available spaces as short-term rentals — a process dubbed "hotelization."

Rather than punish the thousands of scofflaws who were profiting by violating the decades-old Residential Rent Stabilization and Arbitration Ordinance, which prohibited short-term rental without strict review and licensing, the board chose instead to regulate the conversion practices and widen the pipeline of revenue flowing to the General Fund. Better to offer property holders — both landlords and tenants — a chance to come in out of the cold, the board reasoned.

Key elements of Chiu's legislation allowed a permanent city resident to offer some or all of a primary residence as a short-term rental under certain conditions: The permanent resident occupies the primary residence for at least 275 days in the calendar year in which the space is rented short-term, collects and remits to the city the required transient occupancy tax of 14% of the rent charged, and obtains a registration number from City Planning, which must be listed on any Internet platform used to book temporary guests.

No one had to account for past transgressions, just come on board.

The city's proffered carrot of compliance isn't drawing large numbers. On March 22, OSTR held an all-day registra-

tion drive at City Hall. Fewer than 10 people showed. Kevin Guy, the agency's director, diplomatically noted: "The event was lightly attended." Still, the outreach efforts will continue. Another open house application drive is scheduled during the Earthquake Retrofit Fair on April 18.

The Office of Short-Term Rentals might be forgiven its growing pains. It has only been operating for eight months and is toe-dipping — just starting to wade into the three-year rolling surf of city Airbnb policy and politics.

Supervisor Mark Farrell and Mayor Lee introduced the idea for the new office last April, a month after Farrell hosted hearings about how to enforce the just-passed rental regulations. He got an earful from housing and tenant activists, home sharers, private developers and city staff, then put together amendments to the new rental laws. One was to create "a single location" where the public could get help meeting the regulations and staff could identify and pursue hosting violators.

It opened July 30, three months after it was approved, with a staff of six — three each from the Planning Department and the city administrator's office. The budget for this fiscal year — \$306,351 — is less money than the allotment for sign code enforcement.

Last year, master's students in the Department of City and Regional Planning at U.C. Berkeley reviewed the major Internet-hosting platforms and estimated 8,000 short-term rentals in San Francisco were listed on Airbnb and other venues. The students also found in plain view 550 property holders offering multiple rental sites — an apparent flouting of the

law's primary residence provision.


Airbnb, known for corporate arrogance and a cultivated deafness of tone in replying to public concerns, now seems ready to acknowledge there are hosts listing multiple properties on its platform. In early April, Airbnb issued partial data from a self-review that identified more than 670 suspicious listings controlled by nearly 290 hosts. Airbnb told the *Chronicle* it intends to ax these apparent law violators from its site.

Airbnb won't release any information on the suspicious hosts, nor does it currently plan to block site access to hosts who don't display a city-issued registration number. The hosting giant claims it has privately removed more than 215 listings from its San Francisco site in the past 15 months.

A recent informal review of Airbnb listings by *The Extra* revealed that in the two main Tenderloin ZIP codes there was a range of offerings, from studios, condos and full homes to standard hotel rooms. The Airbnb site disclaims "The Tenderloin is not the most savory cut of meat." Of the 210 listings, only two displayed registration numbers. More than 25 listings were standard hotel offerings. The cheapest listing — a Tenderloin studio on O'Farrell Street with a rooftop pool available at \$89 a night. The priciest — a three bedroom on Russian Hill for \$1,878 a day.

The city has initiated 349 enforcement cases; nearly half remain open investigations. The office has closed 141 cases with a multitude of results: 46 cases involving 76 dwelling units were concluded with the imposition of fines. OSTR reports that it has assessed penal-

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PHONE: (415) 626-1650	DESIGNER: Lise Stampfli
FAX: (415) 626-7276	CONTRIBUTORS: John Burks, Ed Bowers
EMAIL: centralcityextra@studycenter.org	DESIGN CONSULTANT: Don McCartney
EDITOR & PUBLISHER: Geoffrey Link	DISTRIBUTION: Mark Hedin
SENIOR WRITER/EDITOR: Marjorie Beggs	COMMUNITY CONSULTANT: Michael Nulty
COMMUNITY REPORTER: Tom Carter	ONLINE PARTNER: Hoodline
REPORTERS: Mark Hedin, Jonathan Newman	

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MAXIMUM ANNUAL HOUSEHOLD INCOME (Subject to Change)		
Income Limits	One (1) Person	Two (2) Person
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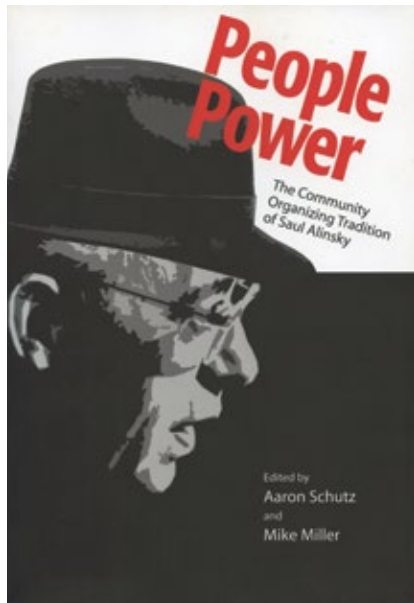
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Roots of the neighborhood

Remembering when the people had the power in S.F.



Saul Alinsky's portrait dominates the cover of the new book of interviews and essays about his tactics and principles, which fueled San Francisco's heyday of community organizing.

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"proudest of." In it, he brought together established Catholic and Protestant parish councils, small-business owners and civic, social and recreational groups with newly formed interest groups, youth clubs, and tenant and block groups. Their actions included rent strikes, boycotts, pickets, ridicule, letter-writing, canvassing, leafletting.

"You have to start small and grow," Miller told his audience, describing the Alinsky process. "It takes time to build your army." House parties help small groups get going. Then large and small groups combine to form an organization based on tight discipline and governance committees that work on issues and make recommendations. At a convention of delegates from all organizations, major issues are chosen to work on and standing committees formed. Monthly delegate councils work on interim and hot issues.

Mission Coalition Organization followed this path and eventually racked up victories including stopping pawnshops and porn shops from relocating to the Mission, controlling rising rents with rent strikes, helping end redlining and finding

jobs for ethnic minorities.

Miller lamented that MCO's "greatest victory brought about its tragic end." In 1971, he says, a majority of delegates to MCO's annual convention decided to pursue "a community control strategy rather than a strategy of institutional change. Instead of MCO remaining outside the administration of programs and holding administrators accountable, they became absorbed into the programs, and ended up working for them."

When community leaders join boards of directors, organizers become executive directors, members become clients and the people's independent voice is lost, he says.

MCO reversed the threat to the Mission for a few years, but its long life as a working-class neighborhood has ended, Miller says.

"Its days of having that character are largely done. The city's demography is so very different now. If you were going to start a similar people power movement, it would likely be elsewhere now."

The Mission Coalition was instrumental in sparking the neighborhood move-

ment in San Francisco, the circa-1970 transition from merchants associations at every commercial corridor to grassroots efforts of residents organizing for the benefit of their traditionally designed neighborhood boundaries.

San Francisco Study Center was a part of this grassroots explosion, founded to help the rapidly forming neighborhood groups navigate City Hall and tap into the annual budgeting process.

Community organizing in San Francisco in the '70s involved scores of activists who worked over the decades on a multitude of issues, including housing. 409 House commanded a major role in that effort, with Calvin Welch, Bob Covington, Rene Cazenave and Sue Hestor dominating housing reform.

Miller's book event, while it didn't bring together all the players of the era, convened enough of the early stalwarts to occasion reminiscences about the days when community organizers here had a compelling common cause: neighborhood power. ■

Marjorie Beggs contributed to this story.

The profiles on these pages are of a few of Alinsky-disciple Mike Miller's colleagues from 40 years ago. They reflect on their work as community organizers at the dawn of San Francisco's powerful neighborhood movement.



COURTESY RICHARD HAYES

KATHLEEN CONNOLLY

Kathleen Connolly, above in the 1970s, had a major impact on community services in San Francisco for decades. She trained at the Industrial Areas Foundation (IAF) center for organizers in 1971, where Saul Alinsky taught that timing is critical. She says, "If you are going to found an organization, timing has to be on your side." The '70s was women's time — many were capable and experienced, she says, having honed their organizing skills in the '60s civil rights and antiwar movements. (Hillary Rodham was tapped for IAF training the same year as Connolly, but opted for law school.)

Connolly worked at the fledgling San Francisco Study Center in 1972, joined NOW and, in 1974, founded Women Organized for Employment (WOE). Its small staff published a four-page monthly newsletter that activists distributed to women on Financial District street corners as they rushed to work. "Saul was emphatic that you want to build not a movement but an organization with sticking power to continue."

On staff at Catholic Charities in the late 1970s, she helped the organizers who, she says, were instrumental in launching the city's rent control movement and getting legislation passed. She met Rich Hayes during those years, became his partner and remains so today. Connolly continued to work in management positions for nonprofit human services organizations, including those promoting affordable housing for seniors, until her retirement in the mid-2000s.

CHARLIE BOLTON

Charlie Bolton — Mike Miller called him his "mad scientist in the basement" — literally began his work as a community organizer with Mission Coalition Organization in its basement. "An Alinsky organization is tight and concerned about discipline," he says. "A lot of young radicals like to go their own way, so they kept me isolated because they didn't know if I was going to be a problem." His job was poking into public records and often dealing with uncooperative information gatekeepers he'd put on the spot. "I'd say, 'Show me the regulation that says I can't have it,'" he recalls. Once he'd proved himself, Bolton moved on to actions, sometimes involving dramatic stakeouts of a home or business and always targeting the highest decision-maker possible — in one case the Pac Bell board chairman.

Bolton went on to co-found the Study Center in part, he says, to help people "effectively intervene in decision-making processes from which they are largely excluded." In his subsequent work with Mission Planning Council, he worked on tenants' rights, low-income housing development and zoning issues. Today, he's a filmmaker, preparing to document microfinancing projects in impoverished communities overseas.

TONY FAZIO

Tony Fazio was at S.F. State in a work-study program in the early 1970s when he met Mike Miller, then organizing the All People's Coalition. Fazio and Miller worked together, organizing first in the city and later statewide with the Citizens Action League, which tackled issues like high property taxes and high utility rates. Fazio recalls one action that he and his roommate Rich Hayes worked on: All People's Coalition's successful effort to build a tenants' union at Geneva Towers, a notoriously dilapidated, 15-story, low-income apartment complex in Visitacion Valley. (It was razed in 1998.) When Hayes went on in 1972 to co-found the San Francisco Study Center with Charlie Bolton and Stas Margaronis, Fazio became an organizer for SEIU Local 1021.



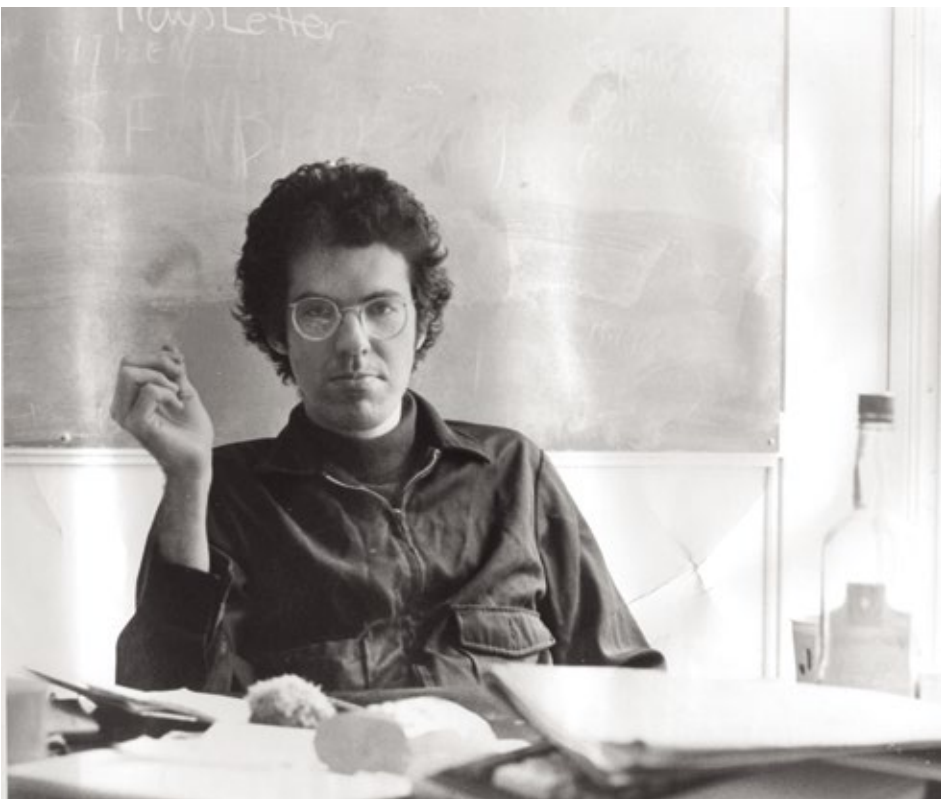
COURTESY MIKE MILLER

While working as an organizer for Catholic Charities, he met his wife, Marie Jobling. In 1989, Fazio founded Winning Directions, a political consulting firm that works on campaigns for issues and candidates nationally. He's now working on a project with Dignity Fund, seeking city funding for programs that serve disabled seniors and veterans. "Veterans haven't been organized in a long time," he says, "but the timing and demography is right to do it now." He plans to use Alinsky-type tactics, including grassroots organizing and house parties, to work the campaign.



ILLUSTRATION LISE STAMPFLI

od revolution

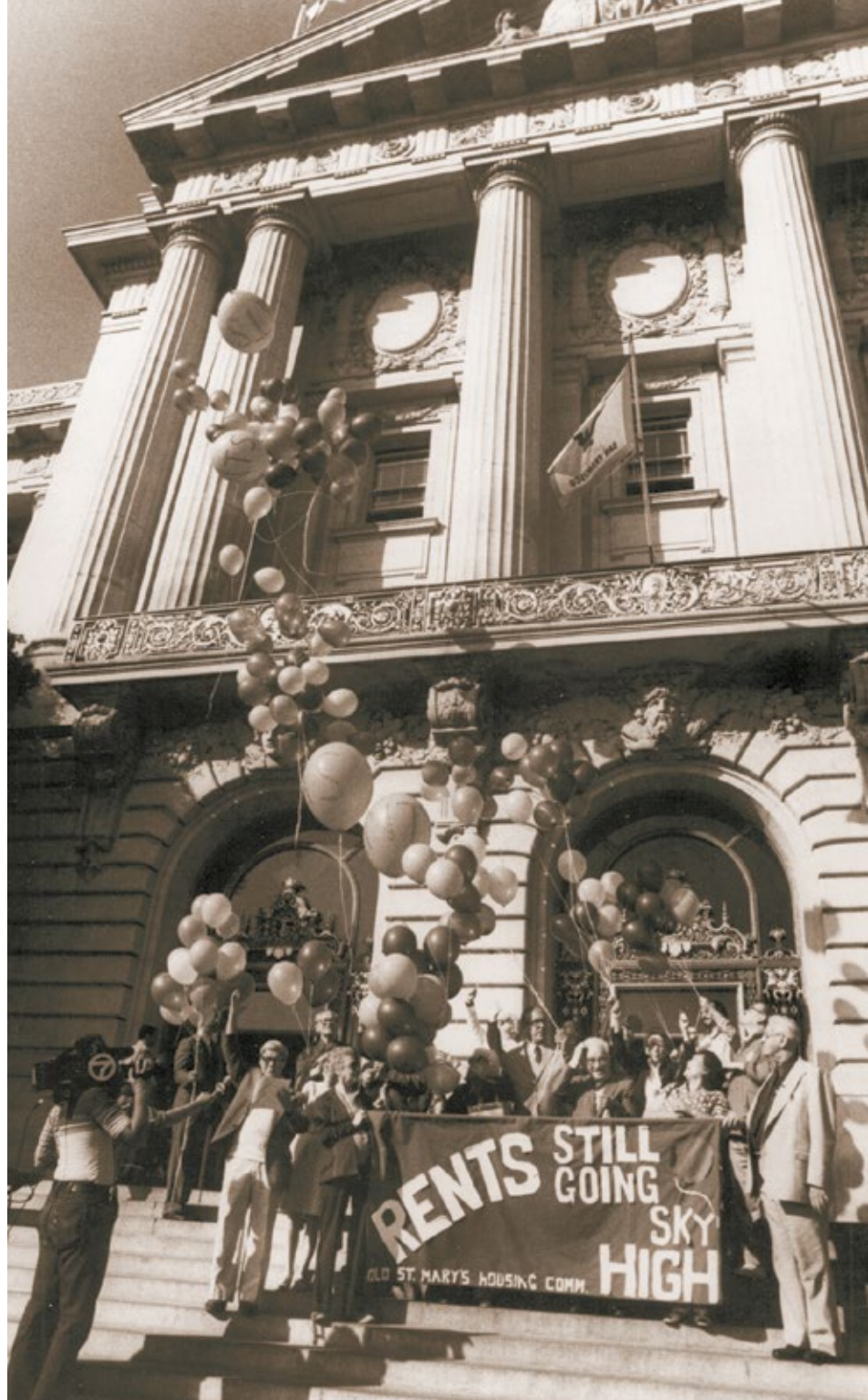


COURTESY RICHARD HAYES

RICHARD HAYES

Richard Hayes, who with Tony Fazio and Marie Jobling organized Miller's book party event, thinks there's a big story out there about San Francisco's neighborhood movement: "Mike's earlier book, 'An Organizer's Tale — People and Power in San Francisco,' was a start," Hayes says, "but there were several waves of community organizing. The [full] story really hasn't been told." In the early 1970s, Hayes co-founded the San Francisco Study Center. In the 1972 photo, above, he's at his desk at the Study Center office in the Grant Building, where the technical assistance organization operated until it was displaced by the new landlord in January 2012. Hayes' work with the nonprofit startup helped to demystify City Hall for the fledgling neighborhood groups and showed how they could tap into the city budget, then a mere \$556 million. (Today, it's \$8.96 billion).

Hayes later became a volunteer staff organizer with Mike Miller's All People's Coalition, then got a job challenging PG&E's utility rates with Electricity and Gas for People, which morphed into the statewide Citizens Action League that demonstrated for lower utility rates, special senior rates and other issues. At Catholic Charities, he worked on rent control and tenants' rights, and in later community organizing work tackled property tax reform, antinuclear weapon efforts and other progressive political issues. Hayes retired three years ago, but still works on issues that interest him, he says.



COURTESY MARIE JOBLING

MARIE JOBLING

Marie Jobling is executive director of the 35-year-old Community Living Campaign, a progressive organization that supports seniors' and disabled adults' right to decide where and how they'll live as they age, and also works to integrate residential institutions into their community. Her role as a community organizer began in 1979 at Catholic Charities helping seniors at Old St. Mary's Church and renters groups protest the high rents and condo conversions that were displacing the elderly. In the photo above, the St. Mary's Housing Committee gathered on the City Hall steps. (That committee eventually became the S.F. Housing Rights Committee, now a fiscally sponsored project of S.F. Study Center.)

Jobling in 1991 helped form Planning for Elders in the Central City, a nonprofit whose Tenderloin and South of Market needs assessments laid the groundwork for organizing on key issues, such as the need for a better-funded, supportive home care program. A Planning for Elders task force, still meeting today, established the IHSS (In-Home Supportive Services) Public Authority. "It's a quasi-governmental body and, with this, IHSS workers have an employer of record and can join a union," she explains. "The program has grown from a few thousand workers earning \$4.25 to more than 20,000 workers at \$12.25." A downside: Seniors not eligible for IHSS services have to pay out of pocket and are finding it hard to keep pace, she says, so organizing is starting up to change that. Taking the lead is Senior and Disability Action, one of many groups for which Jobling has served as community organizer.



LISE STAMPELLI

Left: Richard Hayes, Mike Miller, Charlie Bolton and Stas Margaronis at Miller's book event. All played key roles in important organizations and remain part of San Francisco's progressive continuum. Margaronis and Bolton signed on as founding officers in the 1972 incorporation of the Study Center. A climate warrior for a green planet, Margaronis is still an active member of the Study Center Board of Directors. Hayes and Bolton also were early board members.

Nonprofit Open Hand joins trend to unionize

▶ CONTINUED FROM PAGE 1

Right 360," Hunter said, referring to the growing, nonunionized organization that now includes the former Haight Ashbury Free Medical Clinic, Walden House, Lyon Martin Health Clinic, Glide Health Center and Asian American Recovery Services, "making \$14 per hour." At Baker Places, he said, the position would pay \$20 and for city employees doing similar work the rate was \$25-\$30.

The initial contact between Project Open Hand staff and the SEIU came in July, Carvallo said. "The workers themselves reached out to us and perhaps another local."

Since November's ratification vote, Carvallo said, the SEIU and Open Hand staff have elected their negotiating team and been busy training them and developing their initial proposal to management. As of late March, there had been just one negotiating session with man-

agement. Carvallo told The Extra that the process likely will take up to six months to arrive at a contract.

Ramses Teon-Nichols, SEIU vice president of organizing, estimated the local represents "about 2,000" SEIU-represented nonprofit workers in San Francisco.

"We do have our hurdles in front of us," Carvallo said, speaking broadly of the labor movement. But "what's happening is a shift in thinking in terms of the American public that's evolving into being

more of a social justice movement." She cited political activism such as the "Fight for \$15" minimum wage battle that has found its way into the platforms of politicians from Jane Kim to Bernie Sanders, and in March the state agreed to the numbers — in a slogging six-year process.

Will a 5%, \$1,000 annual raise make a difference, be enough to enable a \$20,000-a-year worker to remain in San Francisco? Just asking. ■

OBITUARIES

VITTORIO FATEMI Studied law enforcement



COURTESY JOSEPH PENA

Portrait of Vittorio Fatemi.

Two-year Marlon Manor resident Vittorio Fatemi, a congenial man and armchair expert on city services, was seemingly in good health one day, but deceased the next.

A friend found him unconscious in his room Feb. 17. An ambulance took him to St. Francis Memorial Hospital where he died that day without regaining consciousness. He was 55.

"It came as a surprise to us all," said his good friend, Joseph Pena, a fellow resident. Mr. Fatemi had a disability from an arm injury long ago but always appeared healthy. "Then, he was just gone. The hospital said he didn't suffer."

Pena had known him since 2005 and said he had an impressive knowledge of city services. "He really knew the ABCs of it all."

Originally from Berkeley, Mr. Fatemi had many interests. He once took flying lessons and liked watching aviation films with Pena. He had visited France, Mexico and New Orleans in his many trav-

els as a youth and often talked of Mardi Gras. He loved cheese and fine cuisine and "could talk about food for days." He collected mementos from all over San Francisco and knew a lot of people.

Mr. Fatemi's mother, Yvonne Kins of Eugene, Oregon, told The Extra by phone that her son had graduated from Berkeley High School and attended Merritt Community College to study law enforcement. "He went on many patrols with the police but didn't finish the course." Still, he became a security officer and worked for such companies as Standard Oil and Payless stores.

His family nickname was Toto "because he couldn't pronounce his name" as a little boy, she said. Later, his friends called him Vito.

"He was wonderfully intelligent and personable," his mother said. "People liked him and he was very good looking as a young man."

He came to San Francisco's Tenderloin in the early 1990s and had been homeless for a while, she said.

Mr. Fatemi, whose father was Iranian and had served in the U.S. Army, visited her regularly. But she hadn't seen him in 2 1/2 years.

"It's an awful feeling — a person disappearing into a void," she said of her son. "I'm trying to get a handle on the finality of it."

Pena had arranged a memorial that was held March 11. Mr. Fatemi's mother had sent a letter that was read and that she repeated to The Extra.

"He always dressed nicely, too," Pena said. "Earth tones, nothing bright. His clothes were taken to Rescue Mission before I knew it. I'm trying to get a few back to remember him by. We were pretty close." ■

— Tom Carter



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San Francisco Chronicle

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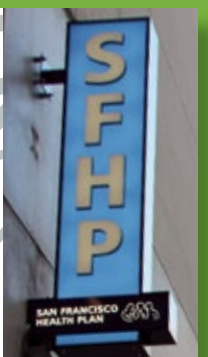
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Tenderloin Airbnb scofflaws

▶ CONTINUED FROM PAGE 3

ties of \$692,728, but it has collected only \$156,816. More than \$535,000 in penalties remains unpaid, with half of that now in the hands of the Bureau of Delinquent Revenue awaiting collection.

One major violator, Lumi Worldwide Inc., a Nevada corporation, was fined \$191,000. City Planning, acting on an anonymous tip, opened an investigation last year into the corporation's renting of apartments at the Wilson Building on Market Street where it holds leases on nine apartments. It was found to be renting them short-term to tourists and visiting executives from Fitbit, BMW and other corporations. The Wilson Building offered five affordable housing units of its total of 67 apartments when it opened for business in November 2014. (tinyurl.com/CCENov2014.)

Lumi Worldwide hasn't paid the fine. It filed a lawsuit against the city, claiming a list of constitutional and evidentiary violations, including a lack of due process, in the city's investigations. How an out-of-state corporation snagged multiple leases at the Wilson in a city parched for housing remains unanswered. Raintree Partners, a Southern California developer, owns the Wilson. It has not responded to The Extra's inquiry on its relationship with Lumi Worldwide.

Guy is concerned about the low numbers of property holders seeking registration, but he's not hesitant about using the powers conferred on his office. "We'll continue our outreach efforts and we're looking to bring more traffic to our website, but at some point we may have to concentrate more attention to enforcement," he said. The vigor of enforcement efforts may be tempered by a political reading of the mood of the voters, who defeated Proposition F, a measure drawn to tighten the short-term rental laws, in November.

Guy's office learns of possible viola-

tions of the short-term rental rules from a number of sources: homeowners associations, neighbor complaints, Department of Building Inspection review, even call-ins to the Mayor's Office of Housing. Some of the investigations have been opened as a result of his staff trolling the Internet and unearthing open violations of the law.

Short-term rental hosts operating without approval and registration can be fined up to \$484 a day from the date the city's notice of violation is served to the date the unlawful rental is abated.

While the city proceeds slowly and methodically to bring seemingly reluctant hosts into compliance, others are clamoring for more immediate action.

The San Francisco Apartment Association, a nonprofit advocate for tenants and landlords, thinks short-term rentals are a "terrible idea," citing a list of safety, building code, insurance and health concerns in recent notice to its members.

"We're in a rent-controlled city," said Charlie Goss, the association's manager of government affairs. "Many people who are using this Airbnb opt-out are contributing to the serious housing shortage we now face. Why would any forward-thinking landlord want to hand the keys to his property to a stranger he knows only from the Internet? A good landlord wants to protect his tenants and his property."

Goss was direct in placing responsibility squarely on the city. "I'm not surprised that so few have registered. Most of them can't register. They're not renting their primary residences, or they're renting multiple units, or they're corporations holding leases on many units — none of them could qualify. I think the absolute lack of strong enforcement by the city against illegal rentals is the real problem." ■

Charisma Tompkins contributed to the research for this report.



HOUSING APPLICATIONS ARE BEING ACCEPTED FOR THE KNOX AND BAYANIHAN HOUSE



The Knox



Bayanihan House

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

The TODCO Single Room Occupancy (SRO) Housing Waiting List is open for the Knox and the Bayanihan House. If your name is currently on any TODCO Housing Waiting List and you would like information on your current status, please call the TODCO Marketing Office at 415-957-0227 on Fridays only.

Building	Size & Amenities	Max/Min Household Income Limits	Rent as of Feb. 1, 2015
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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BUILDING UC HASTINGS: PUBLIC HEARING

Under the requirements of the California Environmental Quality Act (CEQA) and its guidelines, a Draft Environmental Impact Report (Draft EIR) has been prepared by the University of California Hastings College of the Law (UC Hastings) in connection with our proposed Long Range Campus Plan (LRCP). A 45-day comment period, beginning March 25, 2016, and ending May 9, 2016, is provided to return written comments to UC Hastings.

You are invited to attend a public hearing on the UC Hastings LRCP Draft EIR at 6 p.m. on May 3, 2016, at the UC Hastings, 200 McAllister Street building on the 2nd Floor in the Alumni Reception Center. The Draft EIR is also available for review online at: bit.ly/uch-draft-eir.

University of California Hastings College of the Law in San Francisco is redefining legal education through our experiential, interdisciplinary, and international approach to the law. We integrate rigorous academics with hands-on practice, preparing our graduates to tackle the legal challenges — and leverage the opportunities — of the 21st century.

COMMUNITY CALENDAR



Rum Pum Pum by Hans Fischer (Harcourt, Brace & World, 1961), Courtesy Schmulowitz Collection of Wit & Humor, S.F. Public Library

SPECIAL EVENTS

Queerest Library Ever. #Hornelat20, Apr. 16-Aug. 7, Main Library and branches, exhibition and events recognizing the 20-year history of the James C. Hornel Center, the first library center of its kind in the nation. Opening event: Apr. 23, 2 p.m., Koret Auditorium. Info: sfpl.org.

Central City Democrats 10th anniversary meeting. Apr. 19, 5-7 p.m., New Delhi Restaurant, 160 Ellis St. Community get together and meet and greet with candidates running for office in June primary. Info: 339-8683 or centralcitydemocrats@yahoo.com.

ARTS EVENTS

Animal House: Anthropomorphic Selections from the 22,000-volume Schmulowitz Collection of Wit & Humor, Apr. 1-May 31, Main Library, Skylight Gallery. Annual exhibition from the collection of 93 jest books donated to the library in 1947 by Nat Schmulowitz, local attorney and former library trustee. Info: sfpl.org.

"Denial Is a Wonderful Thing," Apr. 8 and 9, 8 p.m., EXIT Studio, 156 Eddy St., free, one-woman workshop production by Christina Augello and John Caldon. Augello's talk story spans three continents, five decades, Mumbai to the Outback, New York to the Haight, Catholic schoolgirl to free spirit. Reserve tickets: denial.bpt.me.

PERMUTATIONS041216, Apr. 12, Center for New Music, 55 Taylor St., 8 p.m. West Coast debut of Brooklyn trios TIGUE and Concert Black performing "Shelter," deconstruction of the Rolling Stones classic "Gimme Shelter." Info: centerfornewmusic.com.

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 Ligia Montano, 546-1333 x315.

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

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: pwdf.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.healthyretail@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 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. Info: 554-6789.

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](mailto:JaneKim@sfgov.org) 554-7970

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Update on Breast Health

Anne Peled, MD
April 6, 2016

ACL (knee) Injuries: Rehab or Repair

Robert J. Purchase, MD
April 20, 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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