

# Hue, cry over latchkey fee at Rec Center

From free to \$600  
yearly brings protests

BY TOM CARTER

SOMA's Gene Friend Recreation Center in the fall will begin charging for a previously free latchkey program that will bar teenagers, changes that have angered the low-income community at odds with what it sees as a disconnecting Rec and Park Department.

A year ago, the center's after-school program was free and served up to 40 K-12 children.

The program is still free for now, but has only eight youngsters, ages 6 to 12. Anyone older is barred from the park. The program has drawn heavily from nearby Bessie Carmichael Elementary School, where three-quarters of its 580 students qualify for free or reduced cost lunch.

In the fall, the center will start charging \$16 a week, or about \$600 a year, for a new latchkey program.

**"Maybe the city doesn't want people to come to the park."**

Nicholas Quesada  
PRESIDENT,  
S.F. YOUTH COMMISSION

The attendance dip came in October when Rec and Park evicted United Playaz, an anti-violence nonprofit aimed at youth. Playaz had operated a free program from 2 p.m. to 6 p.m. for three years, a period when the Rec Center experienced serious security problems.

The community apparently hadn't seen the change coming — although the Board of Supervisors had voted to double the weekly fee to \$18 for the citywide latchkey program in May — and the action set off a series of protests. A coalition formed and complained bitterly to city officials about being left out of the decision-making and about the \$600 fall program that shuts out teenagers.

United Playaz Executive Director Rudy Corpuz says he was unaware of the pending change until an eviction notice appeared on a Rec Center wall in August, along with an announcement that the replacement latchkey program would cost \$300 this year and \$600 next year. But Playaz had been blamed for some of the park's security problems over three years. The worst incident was Aug. 20, 2007. A man and a woman came in at 11:30 a.m. and shot and robbed a man in front of witnesses. The victim, who survived, was identified as a Playaz staffer. Police never got the shooter.

Corpuz thought his program was safe under his memorandum of understanding with Rec and Park. Playaz, funded by donations and a \$200,000 reimbursement contract from the Department of Children, Youth and Their Families, didn't charge Rec and Park for the latchkey activities that ranged from life skills training to sports.

"I didn't know until they posted it," Corpuz said of the change. "And I didn't know the Board of Supervisors passed it either. I

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**84 AND  
HE WORKS  
6 DAYS**

Owner of  
mid-Market  
icon Kaplan's

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**THE BEST  
MID-MARKET  
BUSINESS**

Mini-boom  
in housing

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**CENTRAL  
CITY  
OBITUARIES**

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# CENTRAL CITY

# EXTRA

S A N F R A N C I S C O

## MID-MARKET PART III



PHOTO BY MARJORIE BEGGS

Artist Joseph Sierra poses with the mural he painted in the lobby of the San Cristina, the nonprofit SRO on Market Street where he lives.

# Living on the Street

'There's a hipness about its slumminess'

BY MARJORIE BEGGS  
AND JONATHAN NEWMAN

**"L**IVING on Market Street? There's never a dull moment." So says Mark Anthony, who's lived in the San Cristina Residence for seven years. The 58-unit nonprofit SRO is in the thick of it — on Market at the confluence of Golden Gate Avenue, Taylor and

Sixth streets — the entrance to the Taylor Street Arts Corridor.

The depressed mid-Market retail scene has grabbed so much of the spotlight, no one is thinking about the hundreds of people, like Anthony, who walk out their doors daily and encounter the good and the bad of their neighborhood.

And their numbers will swell. In the next couple of years, more than 3,700 new housing units will open up on mid-Market and a block or so either side of it between Fifth and 10th streets.

Residents — today's and tomorrow's — are an eclectic bunch, from the formerly homeless to peripatetic youth to economically stable families that own condos.

Doug Earle is property manager for 1005, 1049 and 1067 Market, all former office buildings converted to living spaces in the early 1990s. Young graduate students, clerical workers, self-employed techies and budding artists make their homes in the three buildings' combined 200 live-work spaces that, Earle said, are "like college dormitories" — no kitchens and all but a few with shared bathrooms. The buildings, secure and well-maintained, are fully occupied, he said, and vacancies are snapped up almost immediately, filled by tenant word-of-mouth.

The appeal? "You can hop on BART or a bus and get anywhere," Earle said. "None of my people have cars."

David Quintanilla, a 22-year-old S.F. State student, has lived with a roommate at 1049 Market for two years. The economics major says he'll probably head for the East

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PHOTO BY MARK HEDIN

Artist Jessica Laurent moved in August to her live/work space at 1067 Market St., a neighborhood where, she says, "There's never a dull moment."

# Teens in lurch after latchkey program closes

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would've felt better if they (Rec and Park) would've talked to me."

The \$300 fee for this year was dropped after protests from a coalition of neighborhood groups led by SOMCAN. But since the Playaz's eviction, the campaign to get Rec and Park engaged with the community hasn't succeeded.

SOMCAN, western SoMa's nonprofit community action organization, sent a three-page letter on Oct. 2 to Mayor Newsom decrying the changes. It demanded access at Gene Friend for kids 17 and under; adequate park staffing; maintenance of restrooms; monthly meetings at Bessie Carmichael with the community; and a Rec and Park outreach process.

The letter listed 15 organizations in support and copied the supes, the San Francisco Youth Commission, and DCYF Director Maria Su, among others. And it asked for a meeting with Rec and Park. Mai Doan, SOMCAN youth organizer, says Newsom never answered the letter.

The coalition went to the Youth Commission Oct. 5 and got a supporting resolution that was also sent to the mayor, the supes and Rec and Park demanding "urgent action" in addressing the SoMa community's concerns. The resolution cited the latchkey program's cost to "largely immigrant, low-income neighbors" and the "antidemocratic and effectively discriminatory changes." Youth Commission President Nicholas Quesada seemed mystified by the \$600 charge. "Maybe the city doesn't want people to come to the park," he said in an interview, "and maybe it's trying to change the demographic."

## 'NO RESPONSE TO OUR DEMANDS'

Rec and Park General Manager Phil Ginsburg and Area Supervisor Steve Cismowski were at two commission hearings, Doan said, "to address the public, but with little information, acknowledgement of our concerns, or clarity." As a result of the Youth Commission resolution there was a meeting with Cismowski, she said, after "much resistance and rescheduling." But the months dragged by with "no follow-up with a promised town hall meeting

and no response to our demands."

To publicize the neighborhood discontent right after United Playaz's eviction, the group had held a colorful demonstration Nov. 2 outside of Gene Friend called Dia de los Muertos: Death of a Community Space. Corpuz led a sign-carrying group of 60 headed by a score of little kids down the sidewalk to the front door.

The group chanted slogans and a half-dozen speakers from various groups, including two senior organizations, railed against the changes. With few backyards, one speaker said, residents need a free, safe community space. Gene Friend is the only covered public recreation center in SoMa. The open Victoria Manalo Draves park is a half-block away on Folsom Street.

"Stand up, man," Corpuz yelled. "It's time to fight."

Little kids clustered around and joined the antiphonal chants: "Pay a fee? No, keep it free. Whose community? Our community. Hell no, we won't go."

## YMCA PROGRAM BOOMING

At the time, the new latchkey program inside had two children in it. By February more had come for the offering of sports, games, arts, crafts and a snack. "We have eight signed up and five regulars," Melvina Hill, who runs the program with David Hong, told The Extra in February. "But the YMCA afterschool program at Bessie Carmichael," she said, is "kind of hurting us." From 2 p.m. to 6 p.m. Gene Friend is closed to anyone age 13 and over, unless it's an adult accompanying a youngster.

The YMCA program in the Bessie Carmichael cafeteria is free and has 120 kids and a wait list.

But the Playaz's eviction ends a controversial era at Gene Friend that was fraught with security issues that culminated with a shooting three years ago.

United Playaz landed on its feet, though. It was given an activities room at Bessie Carmichael for a couple of weeks until Corpuz could find his own center, which he did. He landed a Mayor's Office of Community Investment grant to lease a two-story building at 1038 Howard St. "It's a safe place for youth and we have 40 to 50 here," he says. "They come from all over the city." It is free for youth 5 to 17 and goes 2 p.m. to 6 p.m. It has a study hall, life skills training, job placement, case management,

counseling on teenage pregnancy, tattoo removal referral and other programs.

Rec and Park held a public budget meeting at Gene Friend Jan. 26 that was attended by about 50 people, including neighbors, community organization representatives and many from the Rec staff, including Ginsburg and Cismowski. The department faces a \$12.4 million shortfall in 2010-11 and hopes that with the fee increases and new revenue-raising ideas it was asking the audience to suggest it can forgo cutting programs and jobs.

When the latchkey issue came up during public commentary, Ginsburg said that Gene Friend was one of 16 parks that would have such a program in the fall and if anyone had trouble paying, Rec and Park had a scholarship program. And to his knowledge, he said, nobody had ever been turned away from a program for lack of funds. The Extra asked what plan, if any, the department had for teenagers turned away in the fall. He deferred the question to Cismowski, who said the department wanted to add teen programming, but they "wouldn't be five days a week."

Corpuz was in the audience and spoke up. "Afternoons are the highest crime time for over-12 kids," he said. "And the neighborhood has 1,800 youngsters between 12 and 24." But he quoted no source.

## SOMA UNITED'S TOWN HALL

After the meeting, The Extra asked Cismowski why United Playaz was evicted. He said the members hadn't completed the volunteer process, which among other things requires fingerprints. Days later, Corpuz told The Extra Playaz had done everything required to work with children, including fingerprinting, and he had signed a memorandum of understanding with Rec and Park.

SOMCAN youth led a town hall Meeting Feb. 5 at Bayanihan Community Center focused on the Gene Friend center. Attending were about 50 resident youths, adults including Corpuz, other Playaz members, and mothers with kids who took advantage of volunteer child care. The neighborhood organizations present called themselves SoMa United. There were no city representatives. Hot pre-meeting dinner food and pizza were offered free from the adjacent kitchen.

"We want to hear the pros and cons, get opinions and hear what they say about the latchkey program," said Jennifer Modesto, 15, a John O'Connell High School freshman and one of several teenage leaders under Doan's supervision.

Neighbors spoke of their hopes and dreams for programming, their fears, and how often they used the park.

"I don't use it because of the violence," said one woman.

"I've been scared to play basketball because of the shooting," said a young man.

Fear of homeless people wandering in and the need for security was a common refrain. But most people said they used the park at some time and wished it was open more.

At the end of the hour, the leaders summarized what people wanted and expected from the park: a variety of age-appropriate programs, summer and after-school programs, a park open to everyone all day and on weekends, security, gang-prevention and other classes, job fairs, Girl Scout meetings, basketball and other athletic programs.

Doan distributed surveys as people folded their chairs and gathered their children.

"We need to know who is here for demographics but these can be anonymous," she announced "These will shape our campaign to go to City Hall."

The teenagers helped tidy up. ■



PHOTO BY TOM CARTER

**Kids and adults** donned macabre masks for their "Dia de los Muertos: Death of a Community space" protest over a lost latchkey program at Gene Friend Rec Center in November.

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# The Buddha of Retail

Zane Kaplan, 84, owner of Kaplan's, at 1055 Market St. for 45 years

BY ED BOWERS

THE past still exists now at Kaplan's emporium. The modern version of a war-surplus store harks back to an era when businesses served their neighborhoods with consideration and treated their customers, no matter how difficult, with respect and dignity.

This is the third location for Kaplan's. It opened in 1939 on Third Street, where Yerba Buena Gardens is now, had a stint at 11th and Market, then moved to Market between Sixth and Seventh in 1965. Zane Kaplan, 84, is the owner, and he works there six days a week.

Recently, I was shopping for long underwear at Kaplan's. When I took two pair to the counter, Mr. Kaplan took a look at me, said I had the wrong size and found the right size, an inspiring gesture. At most stores today, the sales clerk would have sold me any merchandise I brought to the counter. If the clerk even noticed my mistake, he or she would have written me off as a bad shopper and taken my money like a thief in the night.

But Mr. Kaplan is different; he is old-school business. Kaplan's is a monument to the days when a small business owner had a symbiotic, instead of a parasitic, relationship to his customers.

Read the following interview with Mr. Kaplan and learn. Or weep for the days gone past.

\* \* \*

EB: It's kind of chaotic out there right now. Is that the way it was in 1965?

ZK: This is a port city and you always see people coming and going. People drift in here and it's hard for them to leave because they get help.

EB: Well, they're getting less help now than ever before. They're out on the street.

(At this point a drug-addled or mentally ill or intoxicated man limps to the counter and asks Mr. Kaplan where he can obtain such and such an object. Mr. Kaplan politely directs him to the location of his desire.)

EB: You're very patient. That man? A lot of people would have just blown him off. And that phone call you received a few minutes ago, the caller didn't seem to understand the English language when you told him to call back in 15 minutes until finally he understood. How did you develop that patience?

ZK: I guess being in retail you've got to be patient. You've got to pace yourself, and you see all kinds of situations, things, people, and every day you see something new you've never seen before.

EB: But you go out of your way.

ZK: Well, we have a lot of experience here. Oh, here's the whistler.

EB: The whistler?

(This man, a regular at Kaplan's, knows how to whistle like he's singing. He's a very good whistler but, unfortunately, I can't translate his whistling into

words, though I did get it on tape.)

EB: What advice would you give an entrepreneur who wants to open a business in this neighborhood?

ZK: He's got to be patient. And he's got to live with good and bad in this area. But it's not as bad

have a birthday I always say 15 more years and that's it! In 15 more years I'll be 99 and I say I'm not going to work until I'm a hundred, but I might work until I'm 99, then I'm calling it quits. I'm giving you a warning now.

EB: Then you love your job.

ZK: Well, it's a job. There's a reason why I'm still here.

EB: Do you have any parting advice to pass on to people who want to start a business?

ZK: If you're going to start a business now, you'd better be careful because the conditions are actually against you, but I always say a millionaire is born every day. Every day somebody has a different thought about how to be successful. A creative person can do well if he has something novel and acceptable.

\* \* \*

Zane Kaplan is of a dying breed of wise businessmen from a generation that was not plugged into iPods or cell phones, and if they had friends, they talked to them in person and not on a computer. He knows how hard life can be and he knew it right from the beginning. But he transformed that hardness. He's the Buddha of

Retail, a wise and compassionate man who can teach us all a lesson.

He's 84 years young. May he live forever. ■



PHOTO BY LENNY LIMJOCO

Zane Kaplan: "In retail, you've got to be patient. ... Every day you see something new."

as it looks sometimes. Most of them who are on the streets know their space. Once in awhile they come in and you have to attend to them one way or the other. Give them advice and so forth. But you get used to it.

EB: If you had it to do all over again, would you do it?

ZK: I guess it's part of my life. When I was young and just got out of the service, I played a lot of baseball and I asked my coach if I should go to school, college or work. And he told me it was best to go to school because you're going to work for the rest of your life. That's how smart he was.

EB: So you went to school?

ZK: Yeah. I went to college for 2½ years.

EB: You love your job?

ZK: I don't think so.

EB: (Laughter) But do you think that you'll work your job until the end of your life?

ZK: Well, when I

**CENTRAL CITY  
EXTRA  
SAN FRANCISCO**

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**CENTRAL CITY EXTRA** is published monthly by San Francisco Study Center Inc., a private nonprofit serving the community since 1972. The Extra was initiated through grants from the S.F. Hotel Tax Fund and the Richard and Rhoda Goldman Fund. The contents are copyrighted by the San Francisco Study Center, 1095 Market Street, Suite 601, San Francisco, CA 94103.

**PHONE:** (415) 626-1650  
**FAX:** (415) 626-7276  
**EMAIL:** centralcityextra@studycenter.org

**EDITOR AND PUBLISHER:** Geoffrey Link  
**ADVERTISING:** Heidi Swillinger  
**SENIOR WRITER/EDITOR:** Marjorie Beggs  
**COMMUNITY REPORTER:** Tom Carter  
**REPORTERS:** Ed Bowers, Jonathan Newman, Mark Hedin, Anne Marie Jordan  
**DESIGNER:** Lenny Limjoco  
**PHOTOGRAPHER:** Lenny Limjoco  
**CONTRIBUTORS:** John Burks, Diamond Dave  
**DESIGN CONSULTANT:** Don McCartney  
**DISTRIBUTION:** Mark Hedin  
**EDITORIAL ADVISORY COMMITTEE:** David Baker, Michael Nulty, Debbie Larkin, Nicholas Rosenberg, Brad Paul, Tariq Alazraie

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San Francisco

# Living on Market Street:

► CONTINUED FROM PAGE 1

Coast after he graduates in June, but he has no complaints about his space. It faces Stevenson alley, rather than Market Street, so it's quiet, the building is clean and safe, and he and his roommate have one of the building's coveted private bathrooms.

"The transportation here is great and I

For "somewhere under \$700 a month," he gets clean bathrooms, friendly neighbors, privacy when he wants it, plus "it's cool," he said. "I don't know how long I'll stay, but I'm not running to get out of here."

Jon, 36, a self-described bachelor, got his room at 1005 Market St. three years ago, tipped about the upcoming vacancy from a friend who lived at 1061 Market. His live-work space is great for his job as a freelance videographer, he said. "I like city life. I don't want the hassle of a car, and I can reach my clients South of Market pretty easily."

It's a big improvement from his previous address on Taylor Street, where "people sleep and urinate in the building entryway." Here, he said, the security is good, the landlord is attentive, the entryway is cleaned daily, and crime in the building is low.

The communal bathrooms are rarely a problem. "Hey, I'm a bachelor. I never bothered to clean my bathroom very much anyway," he said.

At 1005 and the other three buildings managed by Earle, the bathrooms are cleaned daily.

Eric Parra, 34, and Jessica Laurent, 24, share a unit at 1067 Market. They're artists, and she also works as a telephone operator. They've lived in the building since August.

They heard about it from a friend, and so far their experience there, they say, has been "great."

"Other than the fact that it's commercially dead, it's fine," Parra said. "It's easy to get to everything in the city, but it would be nice if there were places to eat or get coffee."

Their building, Laurent said, is clean, and they've had "no problems with neighbors, no bugs, no bedbugs or roaches." As for the mid-Market neighborhood, she said, "There's never a dull moment."

Josue Zul, 26, a Mexican immigrant, appeared at the door of the building with his bicycle, on his way to work at a restaurant. He, too, heard of the building through a friend. He's been there a year and says that so far it's all been good.

The dot-com boom brought in the live-work population and the first residential condos on these blocks. The Marriott Group bought the six-story Garfield Building at 942 Market and converted the offices into 28 four-to-six-room condominiums, with the first owners signing their deeds in 2001 and their assessed values ranging from \$322,000 to \$745,138. An architectural gem, 942 Market was built in 1907 by the Reid Brothers, who also designed the Fairmont Hotel.

The property also has three ground-floor commercial condominiums, all currently for sale, though two are occupied by long-term lease tenants Subway and Radio Shack.

The Garfield is all but full. According to Paragon Real Estate agent Suzanne Gregg, four residential units are for sale, ranging from \$385,000 to \$450,000. There may be more bargains in the building: Last year, the assessor's office showed eight deed changes at the build-

ing, all assessed at \$200,000 and below.

Told that The Extra was writing a story about the efforts to revive mid-Market, Gregg said: "God — I hope it becomes a revival."

So, too, do Garfield condo owners Martina and her husband. When real estate prices dropped last year, they bought a two-bedroom overlooking Hallidie Plaza.

The vibrancy of the mid-Market scene pleases them. "It's easy to reach work and shopping," said Martina. "At night we walk Powell and Stockton and Grant. The streets have life."

Sometimes, though, the streets have too much of a certain kind of life, particularly near the Mason Street entrance to their building. "The girls sell drugs and themselves. When we ask them to stop, they say, 'This is the Tenderloin. Why did you move here?'"

Troublesome, too, is the loud music and the wee-hours comings and goings at the Power Exchange several doors up Mason Street, which prompted the condo association to ask the city for stricter code enforcement.

Still, Martina and her husband believe street life is improving around the Garfield. The Power Exchange has relocated to Jones Street, the sidewalk chess players and kibitzers have moved farther west on Market Street, and, Martina said, the value of their condo is holding steady.

Condos are the high end of living on Market, but even at the low economic end, in an SRO for formerly homeless adults, residents give the street kudos.

Community Housing Partnership's San Cristina Residence is an attractive, 1913 structure at 1000 Market that wraps around the corner to Golden Gate Avenue. Its lobby and ground-floor offices have cheerful yellow walls and art all around. Security is tight — visitors must first show IDs, then wait outside for the person they've come to see.

"There is good on the street," said resident Mark Anthony. "From our communal kitchen, I can look out at everything coming and going, a 24-hour peep show, with marches and parades and millionaires. Everything's in walking distance and the public transit can't be beat."

Anthony, a CHP community organizer who's also on the San Cristina advisory board, sometimes does banquet set-ups for Local 2 in downtown hotels and Moscone Center, all within walking distance from his home. He cooks his own meals a couple times a week in the communal kitchen and sometimes even cooks for fellow residents.

What's bad about living on Market is what Anthony calls "some of everything not good —



PHOTO BY MARJORIE BEGGS

**Two years ago,** when S.F. State student David Quintanilla and his roommate were looking for "more of a city experience," they found it at 1049 Market St.

never feel threatened," Quintanilla said. He'd like to have more stores open on the block — he sorely misses the Mexican food at the recently shuttered Tropical Deli — but for now, this is a good spot for him.

"We moved off the State campus because we were looking for more of a city experience," he said. "We got it."

Another tenant at 1049, preferring anonymity, is a 26-year-old City College student who's lived there for two years.

"There may be some stigma about living in this neighborhood, but there's also an appealing hipness about its slumminess," he said.

**Live/work space** at 1061 Market St., right, is readied for a new tenant. Barbara Knutson, pictured at far right in the lobby of the new Trinity Place, lived at Trinity Plaza on Market Street for 14 years before moving into the sleek tower on Mission Street.



PHOTO BY LENNY LIMJOCO



PHOTO BY MARJORIE BEGGS



San Cristina residence for special events, SRO's communal kitchen

# Many now, more soon



PHOTO BY JAMIE CHANG

resident Mark Anthony cooks meals for himself and others, like the “Recipes for Recovery” cookbook, in the kitchen.

When he’s not busy with advocacy work, Sierra’s in his room at the San Cristina, which doubles as his atelier, a place to create his paintings and sculptures. He painted the lobby mural, has made gifts of his works to the S.F. Mental Health Association and the Homeless Coalition, and teaches art classes in the San Cristina.

He used to be able to walk half a block to Pearl Art & Craft for supplies. Of its demise in February: “A real loss,” Sierra said.

At the other end of mid-Market, one of the biggest housing changes coming to the area will happen at Eighth Street, site of the area’s oldest, still-occupied living spaces: Trinity Plaza.

Opened in 1960 as Del Webb Townhouse motor lodge, developer Angelo Sangiacomo bought the building in 1977 and turned it into 377 studios and one-bedroom apartments. Sangiacomo, who has had a stormy relationship with housing rights advocates and the Planning Department over this and other properties, has managed to pull off phase one of his huge Trinity Place development, three towers with 1,900 housing units.

Jan. 20, Trinity Properties started moving tenants from rent-controlled apartments in the old building into the just-completed 440-unit tower at 1188 Mission. The exact number moving is uncertain, said Trinity Chief Financial Officer Walter Schmidt, because some people are opting to leave Trinity entirely. Still, he estimates that tenants in about 300 units will relocate in the new building.

One tenant who made the move is Barbara Knutson. At the end of February, she left her rent-controlled studio in the old building, where she’d lived 14 years, for a comparable unit in the gleaming new tower.

There were wonderful things about living at Eighth and Market, she said. “The library was right across the street, Walgreens was just a block away, and, until I retired, I just walked over to my job.” Knutson was a budget analyst for the U.S. Marshals Service in the old Federal Building.

The old building had its fine points, too. “Not many people knew that there was a swimming pool and a little grocery store in the old building,” she said. “I already miss that.”



PHOTO BY LENNY LIMOCO

Schmidt said there are “no immediate plans to demolish the old building at this time.” When it’s razed, construction will start on the other two towers and their 1,400 new market-rate studios and apartments — they’ll house the biggest single infusion of mid-Market residents. ■

**The six-story**  
1049 Market was one of three mid-Market office buildings converted to live/work spaces.

## Mid-Market housing boom

### 3,772 units of housing already in the pipeline

A LOT of housing is in the works in the central city, on Market Street and a block or two north and south along the most distressed stretch from Sixth Street to 10th. Some projects are almost done, others are years away, still others are stuck in the pipeline. Information below includes address, Planning Department status, estimated completion date, number of units and, where available, type of units and project developer. Angelo Sangiacomo’s Trinity Place at Eighth and Market accounts for 38% of the total units; almost 30% — 1,105 units — are being developed by nonprofits.

#### Mid-Market

**973 Market St.** PL approved; 8/12; new construction of 67 residential units

**1066 Market St.** PL filed; 7/10; demolish two existing buildings and construct 255-unit mixed-use building.

**1127 Market St.** PL filed; 3/12; Strand Theater site; 98 SRO mini-studios.

**1169 Market St.** Const.; Trinity Place; 11/11; demolish existing 377-unit apartment complex, construct two more residential buildings with 1,410 dwelling units.

#### North of Market

**168 Eddy St and 238 Taylor St.** PL approved; 3/13; 170 affordable housing units; TNDC says project “on hold due to lack of city funding.”

**145 Leavenworth St.** PL filed; 7/10; demolish two surface

parking lots (former YMCA lots) and construct two residential structures with 84 units.

**127 Golden Gate Ave.** Predevelopment; 6/13; new construction of 90 units for seniors in St. Anthony Foundation building; Mercy Housing.

**220 Golden Gate Ave.** PL approved; 9/12; rehab of former Central YMCA into 174 supportive housing units; TNDC.

**277 Golden Gate Ave.** BP issued; 12/12; remodel commercial (KGO TV) building into 88 rental units

**245 Hyde St.** PL approved; 4/12; partial interior demolition of 2-story structure, construction of 65 units.

**149 Mason St.** PL approved; 5/10; new construction of 56 studios for formerly homeless; TNDC and Glide Economic Development Corp.

**181 Turk St.** BP reinstated; 3/13; new construction of 32 units; site currently a parking lot.

**130 Turk St.** Const.; 9/13; convert vacant commercial building to up to 28 dwelling units.

#### South of Market

**1036-1040 Mission St.** PL approved; 5/13; 100 affordable units in two buildings on existing surface parking lot; TNDC says project “on hold due to lack of city funding.”

**1145 Mission St.** BP filed; 6/10; construct 25-unit residential building.

**1270 Mission St.** PL filed; no current date; demolish cof-

fee shop, construct 36-unit 5-story mixed-use building.

**1400 Mission St.** PL filed; 4/13; 150 affordable units for families and homeless; TNDC says “after entitlements will go on hold due to lack of city funding.”

**1415 Mission St.** BP filed; 11/12; demolish tire store, construct 156-unit mixed-use project.

**474 Natoma St.** PL approved; 12/12; new construction of 55 affordable condos; Bridge Housing Corp.

**5th and Howard** Up to 155 units low-income for families, individuals and seniors, including 20% homeless; Dec. ‘09 TNDC acquisition.

**201 Sixth St. (1001 Howard)** Pending demolition of 75-unit Hugo Apartments; new construction of up to 50 family units; Redevelopment Agency.

**114 Seventh St.** PL filed; 3/11; new construction of 119 units in two buildings on facing lots, a surface parking lot and a 117-room tourist hotel to be demolished.

**227 Seventh St.** Const.; 7/10; Westbrook Plaza; new construction of 49 family units plus health center; Mercy Housing.

**66 Ninth St.** Const.; 5/10; new construction of 106 senior housing units; Mercy Housing. ■

#### Legend

PL filed: application for entitlements filed with Planning Department  
PL approved: Planning okay to proceed  
BP filed, BP approved: building permit filed or approved  
Const: construction under way

#### Sources

Pipeline reports from Planning Department, 4th quarter 2009; TNDC; Mercy Housing

**LONDEVETTE MORGAN**  
**Batman of the Elm**

Londevette Morgan earned his "Batman" nickname by keeping a vigil over the neighborhood while sitting at the window of his fifth-floor Elm Hotel room.

The hotel staff said the self-appointed protector claimed to know many of the shopkeepers below and would tip them to any untoward activity in their vicinity.

"He saw himself as a peacekeeper," said case worker Adam Decker.

Otherwise, Mr. Morgan was known as a garrulous teller of tall tales who'd get lost in his random thoughts until someone pulled him back to his story line. He was prominent and entertaining at the SRO's Wednesday breakfast group discussions in the lobby where his Dec. 30 memorial was held. Mr. Morgan, apparently ignoring his failing health, died in bed with his newspaper Dec. 22. He was 53 and from Oakland.

Mr. Morgan was one of the city's first Care Not Cash beneficiaries and became an Elm tenant five years ago, right after the hotel was renovated. He soon earned a reputation for being humorous, friendly and generous.

"I saw him Monday, the day before he passed," said a man named Ricky. "He came by and gave me a dollar, sometimes it was two. He had a good heart. You don't see many like him."

Roz, another of the eight mourners, said Mr. Morgan wanted her to be his girlfriend and told her he was going to marry her. But it was hard to know when he was kidding or on the level, she said.

Services Manager Scott Ecker said one time he was trying to catch a taxi in pouring rain. Mr. Morgan came outside and held an umbrella over him for a half hour, as a simple kindness, and talked the whole time.

"His story-telling was crazy and it was hard to know what was factual," Ecker said. "But I was fond of him."

Other mourners said Mr. Morgan had told them he had played the bass and had been a boxer. But



PHOTO COURTESY ELM HOTEL

"Batman" Morgan could tell non-stop stories and some were true.

nobody had seen him do these things.

One man who lived across the hallway said he had "thousands" of encounters with Mr. Morgan and "75% of them were unhappy. He could be a monster, too," he said, but he gave no examples. "He was very sick at the end and I think he drank himself to death."

Joseph Davis, an elderly man and a 24-year Elm resident, had many discussions over the years with Mr. Morgan in the lobby where tenants gather to watch television.

"We always got along," Davis said. "He had a lot of imagination. Every month he was getting married to somebody. And he said he had a job at the ballpark. But he never went to the ballpark."

In Mr. Morgan's last weeks, Davis and others saw him lose a lot of weight, yet he kept on drinking.

"I don't know if he was afraid to go to the doctor," Davis said. "But I never saw him go." ■

—TOM CARTER

**LAVERNE JOANNE SMITH**  
**Legal secretary**

Laverne Smith, a former legal secretary and two-year resident of the Essex Hotel, died of respiratory complications four days after she happily returned to the hotel following a three-month hospital stay.

The twice-married Mrs. Smith, mother of four sons, died Feb. 8. She was 55.

Fifteen of her friends and relatives attended her Feb. 17 memorial at the hotel and described her as an ideal tenant and friend, soft-spoken, quiet and sweet. "She never cursed nobody out," her sister, Charlene D. McCully, said afterward. "You couldn't even take her seriously when she was mad, she was so sweet."

"I knew her when I was 19 and she lived behind me in Sunnydale," a woman named Marilyn told the mourners. "She always respected people and kept that smile inside."

Ms. Smith had been hospitalized twice before for kidney problems and a stroke. Staff members said in November she was admitted to St. Luke's for severe asthma. She had a tracheotomy and intubation for a month and couldn't speak to her visitors. But they said she enjoyed listening to R & B on her CD player and "dancing in bed."

When she returned home she was buoyant — especially happy to be speaking again — and intended to resume participating in the Adult Day Health program at Mission Creek. Her devoted daughter-in-law Eilean Drummond was her primary caregiver.

"She (Ms. Smith) was a great asset here," said one staff member, "and she loved wearing hats and sweat suits and playing her music."

Ms. Smith was the oldest of seven siblings born in San Francisco. All were raised in foster homes. Ms. Smith grew up in the Fillmore District and graduated from Balboa High School. As a young adult she worked in a downtown law office and later as a court stenographer. After getting married, she lived in the Sunnydale project with her husband and first-born.

Two of her sons and one sibling preceded her in death. She leaves three sisters and two brothers.

McCully said her fondest memory of her oldest sister was the surprise when she came to her foster home with the gift of a stuffed animal for her 12th birthday.

"Everyone in the house had my birthday wrong," McCully said. "But she had it right." ■

—TOM CARTER

**LEO BRADSHAW**  
**Touched people deeply**

Glenda Hope has officiated at hundreds of memorials for central city residents, always mixing kindness that comforts mourners with keen perception and a professional, no-nonsense attitude.

So it was disconcerting to see her pausing for long stretches and stumbling for words at the Dec. 22 memorial for Leo Bradshaw.

Mr. Bradshaw, a resident of the Senator Hotel, 519 Ellis St. for 14 years, died in the hospital Dec. 14. He was 64.

"At these gatherings, usually you know the person who's died and I don't," Hope told the 10 hotel residents and staff. "This time, I knew him well — 20 years ago, when he was an electrician and before he got into drugs and lost his license. He did a lot of work at my house and in my yard. I stayed in touch with him for a long time afterward, and Leo's work is still all over my house."

"Leo was really a constant and always a sweet presence among us."

Hope said she wasn't surprised few people at the hotel knew Mr. Bradshaw because he usually kept to himself. Still, he wasn't without good friends.

"I knew him a long, long time," said Senator resident Jesse Brown, recapping, with emotion, his relationship with Mr. Bradshaw. "Him and me and Jennifer and Pat and old Joe — we were the old-timers, here from the git-go, close, supergood friends. I ran errands for him, to the post office and the store, and I listened to him. I have a good listening ear."

Brown said he knew Mr. Bradshaw's health was failing fast. "When he was taken to the hospital, I wasn't sure he'd be back, but I was still shocked when I heard he was gone."

Case Manager Anne Dudley said Mr. Bradshaw also had family members who cared deeply for him, especially his daughter, Tonya. And Tanisha Hughes, tenant services supervisor, remembered his positive attitude, despite his physical ups and downs, and his strong feelings for his Senator community.

"At the end, he talked a lot about his extended family here at the hotel and the Community Housing Partnership," Hughes said.

At the end of the memorial, Hope added some emotion-tinged levity: "Here's the last thing I want to say about Leo: All my dogs loved him — they knew they could trust him."

Later that day, Hope emailed The Extra: "I barely made it back to the office before I went to pieces. Thankfully, I have loving people here. Grief, as I often say to others, is just the price we pay for love. A more than acceptable tradeoff." ■

—MARJORIE BEGGS

**RAMONA LUCERO**  
**Swing House's 1st memorial**

Episcopal Community Services' modern, airy Bishop Swing Community House on 10th Street off Folsom opened in August and houses 134 men and women who used to be homeless.

Jan. 11, about 30 residents and staff gathered in the large community living room for the apartment building's first memorial — for Ramona Lucero, 40, who had taken her own life Jan. 5, only three weeks after moving in.

"This is a celebration of Ramona's life," said

► CONTINUED ON PAGE 7

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▶ CONTINUED FROM PAGE 6

Kevin Sharps, Episcopal Community Services' housing director. "She was part of this community but we had a chance to hold that life for a minute only."

Desk clerk Rita Whittaker sang the gospel, "Take My Hand Precious Lord," and friends remembered Ms. Lucero.

"Mona was my ex-girlfriend, the person who took care of me when I couldn't care for myself," said Kimby Faires, crying. "Thanks to all of you for the love you gave Mona — she felt your love. What we all need to do is take care of one another and stop this taking of lives."

Cassie Maxwell, who attended the memorial with her 4-year-old son, said she met Ms. Lucero when "my son was a baby. I was in a bad place. I wanted to die. I'd lay my head in Mona's lap and

she would comfort me."

Desk clerk Quentin Hoskins found Ms. Lucero in her apartment, unresponsive. His efforts to revive her failed.

"Look to your right and left, and say hello," Hoskins told the mourners. "You've got your life and health and a beautiful community here. If you ever, ever have a problem, come and talk to me — you're my family. You make me smile and you make me worry. I was worried about Ramona Lucero — I wish she had talked to me."

Ms. Lucero was born in San Pablo and lived in San Francisco for 20 years, estranged from her family, Faires told The Extra later. She was on the board of directors of the S.F. Latino Commission, an addiction treatment program, and often volunteered at women's shelters. "But she was troubled," Faires said. "She tried to kill herself many times."

At the end of the memorial, a Bishop Swing resident recalled meeting Ms. Lucero only once, the

day they moved into the building. "She seemed happy. That tells us that we need to listen to each other."

Whittaker closed with the hymn, "How Great Thou Art" — "I see the stars and I hear the rolling thunder. . ." ■

—MARJORIE BEGGS

**SOUTHSIDE**

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Cassie Maxwell, who attended the memorial with her 4-year-old son, said she met Ms. Lucero when "my son was a baby. I was in a bad place. I wanted to die. I'd lay my head in Mona's lap and

**Ground Zero Poetry Reading**

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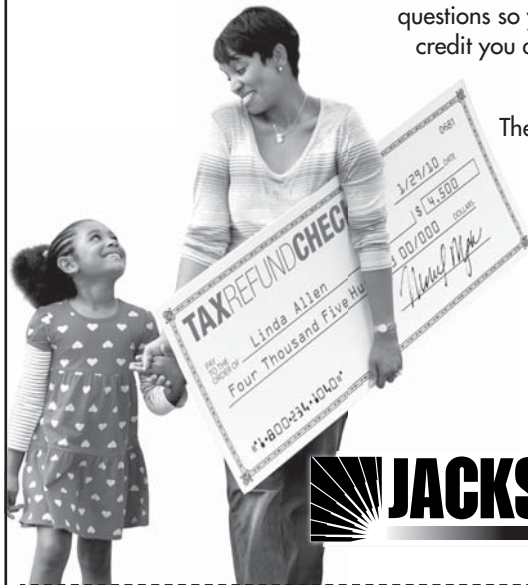
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# COMMUNITY CALENDAR

## SPECIAL EVENTS

**Unveiling of "Windows into the Tenderloin,"** a mural by Mona Caron, Mar. 5, 3:30-6 p.m., corner of Jones and Golden Gate Avenue. Project initiated and supported by TL Community Benefit District, with funding from the city's Community Challenge Grant Program, the Mayor's Office of Economic and Workforce Development, and donations from local supporters. Mural depicts neighborhood history and idealized locations, many suggested by community members. Indoor reception at 134 Golden Gate Ave. follows unveiling.

**Operation Restore Defenestration,** fundraiser and solo show by Brian Goggin, opening reception March 5, 6-10 p.m., 1:AM gallery, 1000 Howard. The exhibition, through Apr. 3, celebrates the 13th anniversary of the Sixth and Howard project. Gallery hours: Tue.-Sat. noon-6:30 p.m. Info: 861-5089.

**Woman Hood,** art works by 19 women who live or work in the Tenderloin, through May 31, 134A Golden Gate Ave. Reception March 20, noon-3 p.m.. Sponsored by TL Community Benefit District. Gallery hours: Fri. and Sat., noon-3 p.m. Info: 292-4812, or Rick Darnell, exhibition curator, tenderloincommunityartprojects@gmail.com.

**International Women's Day event,** March 9, Main Library Koret Auditorium, 5-8 p.m. Readings by S.F. Poet Laureate and Beat poet Diane DiPrima, plus Bay Area poets Nina Serrano, Janice Mirkitani, Michelle Tea, devorah major and Priscilla Lee.

**159th annual Saint Patrick's Day Parade and Festival,** March 13. Parade of more than 100 floats, Irish dance troupes and marching bands begins at Market and Second streets at 11:30 a.m. and proceeds up Market to Civic Center Plaza. Plaza events, include Irish cultural and retail booths, food, bars, children's activities and live music. Info: sfstpatrikdayparade.com.

## COMMUNITY: REGULAR SCHEDULE HOUSING

**Supportive Housing Network,** 3rd Thursday of the month, 3-5 p.m., location TBA. Contact: 421-2926 x304.

**Tenant Associations Coalition of San Francisco,** 1st Wednesday of the month, noon, 201 Turk St., Community Room. Contact Michael Nulty, 339-8327. Resident unity, leadership training.

## HEALTH AND MENTAL HEALTH

**CBHS Consumer Council,** 3rd Monday of the month, 5-7 p.m., CBHS, 1380 Howard St., room 537. Call: 255-3695. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.

**Health & Wellness Action Advocates,** 1st Tuesday of the month, 5-7 p.m., Mental Health Assoc., 870 Market St., Suite 928. 421-2926 x306.

**Healthcare Action Team,** 2nd Wednesday of the month, 1010 Mission St., Bayanihan Community Center, 11 a.m.-12:30 p.m. Focus on increasing supportive home and community-based services, expanded eligibility for home care and improved discharge planning. Light lunch served. Call James Chionsini, 703-0188 x304.

**Hoarders and Clutterers Support Group,** Mental Health Association, 870 Market, Suite 928. Call for dates and times: 421-2926 x306.

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

**National Alliance for the Mentally Ill-S.F.,** 3rd Wednesday of the month, 6:30-8:30 p.m., Family Service Agency, 1010 Gough St., 5th Fl. Call: 905-6264. Family member group, open to the public.

## SAFETY

**Neighborhood Emergency Response Team Training (NERT).** Central city residents can take the S.F. Fire Department's free disaster preparedness and response training at neighborhood locations. See [www.sfgov.org/sfdnert](http://www.sfgov.org/sfdnert), or call Lt. Arteseros, 970-2022.

**SoMa Police Community Relations Forum,** 4th Monday of the month, 6-7:30 p.m. Location varies. To receive monthly e-mail info: Meital Amitai, 538-8100 x202 or [mamitai@iisf.org](mailto:mamitai@iisf.org).

**Tenderloin Police Station Community Meeting,** last Tuesday of the month, 6 p.m., police station Community Room, 301 Eddy St. Call Susa Black, 345-7300. Neighborhood safety.

## NEIGHBORHOOD IMPROVEMENT

**Alliance for a Better District 6,** 2nd Tuesday of the month, 6 p.m., 230 Eddy St. Contact Michael Nulty, 820-1560 or [sf\\_district6@yahoo.com](mailto:sf_district6@yahoo.com), a districtwide improvement association.

**Boeddeker Park cleanup,** 3rd Saturday of the month, 9-noon, organized by the Friends of Boeddeker Park. To RSVP to work or for information, call Betty Traynor, 931-1126.

**Central City Democrats,** meets four times a year, 301 Eddy St. Community Room. Info: 339-VOTE (8683).

**Central Market Community Benefit District,** board meets 2nd Tuesday of the month, Hotel Whitcomb, 1231 Market St., 3 p.m. Information: 882-3088, <http://central-market.org>.

**Community Leadership Alliance.** Monthly meetings and informational forums, Tenderloin Police Station community room. David Villa-Lobos, [admin@communityleadershipalliance.net](mailto:admin@communityleadershipalliance.net).

**Friends of Boeddeker Park,** 2nd Thursday of the month, 3:30 p.m., Boeddeker Rec Center, 240 Eddy St. Plan park events, activities and improvements. Contact Betty Traynor, 931-1126.

**Gene Friend Recreation Center Advisory Board,** 3rd Thursday of the month, 5 p.m. Board works to protect SoMa resources for children, youth, families and adults. Gene Friend Recreation Center, 270 Sixth St. Information: 538-8100 x202.

**North of Market/Tenderloin Community Benefit District.** Call District Manager Elaine Zamora for times and dates, 292-4812.

**SoMa Leadership Council,** 3rd Wednesday of the month, 6 p.m., The Arc, 1500 Howard St. at 11th. Emphasizes good planning and good government to maintain a diverse, vibrant, complete neighborhood. Contact: Jim Meko, 624-4309 or [jim.meko@comcast.net](mailto:jim.meko@comcast.net).

**South of Market Project Area Committee,** 3rd Monday of the month, 6 p.m., 1035 Folsom St., between 6th & 7th sts. Health, Safety and Human Services Committee meets monthly on the first Tuesday after the first Monday, 1035 Folsom St., noon. Information: 487-2166 or [www.sompac.com](http://www.sompac.com).

**Tenderloin Futures Collaborative,** new info to be announced.

## SENIORS AND DISABLED

**Mayor's Disability Council,** 3rd Friday of the month, 1-3 p.m., City Hall, room 400. Call: 554-6789. Open to the public.

**Senior Action Network,** general meeting, second Thursday of the month, 9 a.m.-noon, Universal Unitarian Church, 1187 Franklin St. Monthly programs. 965 Mission St. #700: Senior Housing Action Committee, third Wednesday, 1:30. Call for info on health program and Senior U: 546-1333 and [www.sfsan.org](http://www.sfsan.org).

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