

## Daly's SoMa quality-of-life projects many months away

Community take \$34 million tops

BY TOM CARTER

**T**HE \$50 million that the Rincon Hill towers developers will contribute for all sorts of SoMa improvements won't start flowing in earnest until late 2007 when the largest residential building in California — the 550-foot South Tower at First and Harrison streets — is finished and the first big payment of \$5.5 million gets banked in the SoMa Stabilization Fund.

By then the seven-member committee established by Supervisor Chris Daly's ordinance will be ready to advise the Mayor's Office of Community Development on how to spend the fees. The first projects in line, according to Daly's office, might well be pedestrian walks and public restrooms at the new Folsom Street park (former site of Bessie Carmichael Elementary) and new,

permanent classrooms for the school's sixth and seventh grades that in the fall will be in wood bungalows at 824 Harrison St.

The \$5.5 million won't show up until six months after the tower gets its certificate of occupancy.

Right now, the fund has \$98,000 in it from the 25-cent-per-square-

foot advance fee from the South Tower project, which is included in the \$25-per-square-foot required of developers in the 12-block Rincon Hill area by Daly's ordinance that passed last August.

Another \$100,000 to \$200,000 could come in before the end of the year from another project, according to City Planner Joshua Switzky. By then, the 32nd floor of the South Tower's 54 floors is expected to be completed as the signature structure on Rincon Hill, a gleaming shaft to welcome westbound Bay Bridge travelers. Its smaller twin, the 45-story North Tower, is scheduled for occupancy in 2009.

The \$50 million total for the SoMa fund will come from the twin towers, called Rincon One, and three shorter buildings, Switzky said. One has already been approved by City Planning and two are expected to be approved this month.

Meanwhile, the SoMa Fund advisory committee, appointed by the Board of Supervisors, has met four times to work on the nuts and bolts of gearing up. It has received advice from the city attorney's office on the Sunshine Ordinance for public transparency and the particulars of the fee money it will consider.

"I'm not at liberty to discuss money until the bylaws are set," said Jazzy Collins, the SoMa community

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## HASTINGS 430-CAR GARAGE

Final hearing  
on June 29

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## HE LIGHTS UP THE NIGHT

Only in the  
Tenderloin

PAGE 3

## BESSIE MAKES GRADE

Now will go  
K through 7

PAGE 5

# CENTRAL CITY

# EXTRA

SAN FRANCISCO

## NEWS ANALYSIS



PHOTO BY LENNY LIMJOCO

The Hamlin Hotel at 385 Eddy is where four rapes occurred since 2004, three last year.

# Rapes spike in TL

20 reported last year — 3 were at the same SRO

BY JOHN GOINS

**R**APES in the Tenderloin more than doubled last year — from nine in 2004 to 20 — but the police call the spike a statistical oddity, not an indication of greater risk of rape in the neighborhood, which is precarious for homeless women.

"A spike like that is just a bad luck of the draw," said Inspector Dolores Casazza of the SFPD Sex Crimes Detail. "You can't predict when it's going to happen." Maybe so, but perhaps the real aberration in the past five years was 2004 when rape was a single digit in the crime stat sheet.

"There's no overall increase in the city," said Inspector Peter Siragusa, also in Sex Crimes. "Every year (the total) is about the same, around 200. This could mean a greater awareness in reporting the crime. But there's not a serial rapist out there."

Even so, there is a three-block stretch of Eddy Street that has seen nine rapes — eight in 2005. Four have been at the Hamlin Hotel at 385 Eddy, three of them last year — two in the same room. The others occurred at: 238 Eddy, the Windsor Hotel; 364 Eddy, the Elm Hotel; 420 Eddy, the Fairfax; 455 Eddy, Central Towers; and 493 Eddy, the Adrian.

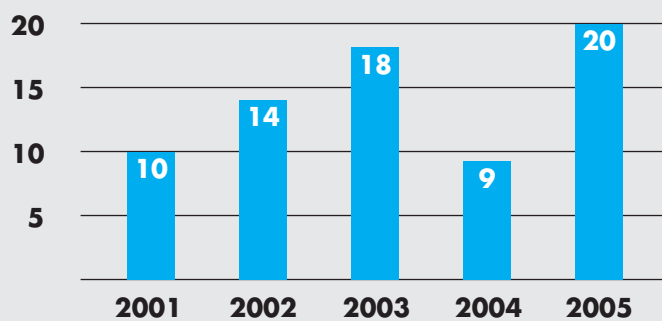
The locations come from the SFPD's Incident Detail Reports, which listed slightly lower totals for the two years than what TL Capt. Kathryn Brown provided to the Police Commission on March 29. SFPD figures show a spike nonetheless, 18 cases in 2005 compared with seven in 2004. The difference, a police statistician says, reflects a software problem within the department's crime mapping. (See sidebar.)

An analysis by The Extra of the addresses furnished by the statistician found that 14 of the 25 rapes occurred in 11 SROs. Most of the rest were in other hotels or apartment buildings, but two were assigned to street intersections.

Many rapes go unreported, Casazza noted. Nationally, more than 60% are not

▶ CONTINUED ON PAGE 4

### TENDERLOIN RAPES



Source: 2005 TL Crime Report, SFPD Incident Detail Reports

THE EXTRA

Tenderloin rapes spiked in 2005 from 2004, the only single-digit year in the last five.



# GOOD NEWS for...

## MENTAL HEALTH INFO ONLINE

If you have questions about mental health, chances are the answer is online at [www.networkofcare.org](http://www.networkofcare.org), which premiered May 16.

"Regardless of where visitors enter the site, they'll find what they need," said S.F. Community Behavioral Health Services Director Bob Cabaj in a press release. "This not only saves people time, but will help people with mental health issues to lead more independent lives."

The Web site is organized in six categories, but for now, specific San Francisco information is accessible only about seniors, people with disabilities and mental/behavioral health. Within those categories, however, is a comprehensive rundown of services, providers, patient rights and literature about specific disorders.

Users who click on mental/behavioral health can select from community announcements, nationwide news or seven subcategories related to mental health: local services; a library of articles; state and federal legislation; links to nonprofit and government programs; information about insurance coverage; local, state and national support and advocacy groups; and "my folder."

"That personal folder is something we're most excited about," said Belinda Lyons, executive director of the Mental Health Association of San Francisco. "It's a secure location where people can keep private information about medications and important numbers and retrieve them easily. They can give their doctors access to the folder, so it can be checked in an emergency."

Under the library category, people can find facts about hundreds of medications and medical tests, organized alphabetically; articles about legal rights; lists of support groups and how to contact them. The search function is efficient and easy to use.

"I really like the informational aspect of the library," said Alice Gleghorn, deputy director of Behavioral Health. "Someone encountering mental illness for the first time might be too scared to talk to anyone about it. The person — or a concerned friend or relative — can go to this great resource and have understandable explanations at their fingertips."

Some of the library information is available in Spanish, Tagalog, Cantonese, Russian, Vietnamese and Cambodian.

Networkofcare is the brainchild of former Assemblyman Bruce Bronzan, who also was associate dean of the UCSF medical school. He founded and is president of Trilogy Integrated Services, in San Rafael, which launched a much-abbreviated version of the Web site in 2001.

"We started the site with two California counties [Alameda and Sacramento] and only in the seniors category," said Trilogy's publisher, Kathy Sterbenc. "We now have 12 states, are adding two more this summer and have others almost ready to launch. The site has about 70,000 pages, but it definitely is a work in progress."

For San Franciscans, information in other categories — kids 0-5, children and families, developmental disabilities and domestic violence — will come later.

"It's not quite a treasure-trove yet," Lyons said, "but it's got a great structure."

The press release from the May 16 launch says the site is ADA-compliant and "Bobby-approved," which means that the Center for Applied Special Technology has tested it and found it accessible to people with disabilities.

—MARJORIE BEGGS

If you have some good news, send it to [marjorie@studycenter.org](mailto:marjorie@studycenter.org) or [tom@studycenter.org](mailto:tom@studycenter.org).

# Hastings is ready – Y not

## 430-car parking garage first from joint venture

BY MARJORIE BEGGS

**A**FTER nine months out of the spotlight, the Hastings-YMCA joint building venture at Golden Gate and Larkin took center stage again at the May Tenderloin Futures Collaborative meeting.

"We think this is a building that radiates light," said Hastings CFO David Seward of the 430-car garage with 9,200 square feet of ground-floor commercial, which will replace a 200-car surface parking lot. "The kind of retail — restaurants or cafes — is very important because it helps create an urban campus with street activity day and night. We don't want any dead storefronts."

The seven-story structure — with wide sidewalks and trees and plants along the sides — is a far cry from the eight-story, 873-car garage Hastings proposed in 2002 that drew heavy fire, including arrests of protesters, who insisted on housing, not cars.

The project's new draft supplemental EIR was published April 22 and a lightly attended hearing held May 11.

"Four testified in favor of the new plan," Seward said, "and one was opposed — a representative of the Sierra Club who, speaking on behalf of Transportation for a Livable City and the Bicycle Coalition, indicated that 430 stalls was too much parking. Those in favor said safe parking was needed to promote more evening activities."

Public comment on the EIR closed June 5. Lacking serious flak, Hastings' board of directors has calendared an EIR certification hearing for June 29.

As a state entity, Hastings' board, not City Planning, controls the project, including the EIR approval.

Seward said he expects the 18 months of construction to begin next spring. Then he fielded questions.

What happened to the student housing?

That idea was dropped a year and a half ago, when the joint Hastings-YMCA project changed from one structure to two, Seward said, and it wasn't feasible to have housing within a garage.

How will the parking spaces be allocated? asked Rachel Hiatt, county Transportation Authority planner.

Seward said 300 spaces will be for Hastings staff and students; 130 are for the public.

The self-park garage will open at 6 a.m. and close no later than midnight. There will be an attendant, and all floors have emergency phones and closed-circuit monitors. Hastings will hire a 24-hour security guard for the first few months to determine how safe the garage is.



Rendering of Hastings' proposed parking garage at Golden Gate and Larkin Streets by project architect International Parking Design.

### Y DEAL LAGS BEHIND

Seward passed the baton to YMCA Executive Director Carmela Gold. At the September Collaborative meeting she announced that the for-profit housing developer A.F. Evans would purchase the Y and renovate it for low-income housing. Evans also bought two adjacent vacant lots owned by the Y, she said, where it would build market-rate condominiums. The developer needed a year, Gold said, to line up financing. The year is up.

"We plan to ink a formal deal with A.F. Evans in August," Gold said. "That's when it expects to have secure funding to build units for the chronic homeless population."

The Y's future is less certain.

"We're looking for an interim site, but we're also looking at staying here longer while continuing to work with Hastings on building our facility next to the garage," she said. "But that may be tight — it's a very expensive project."

Does that mean the Y might consider building its new facility somewhere else, The Extra asked, and if so, can Hastings go forward in its plans without the Y?

"Yes, we would consider building elsewhere," Gold said.

"And yes, we can go forward," Seward said. "We're going to build a development pad with perimeter retaining walls for the Y option, but if that doesn't happen, Hastings will build student housing with some athletic facilities there."

Even if the Y builds on the Hastings site, the construction of the two buildings is unlikely to be concurrent. Seward explained that, unlike Hastings, the Y is subject to the city's time-consuming permit, EIR and design review processes.

"We haven't approached Planning yet," Gold said. "If it wanted to, it could shave off six months to a year of the process. That would save us a lot of money and would mean much less disruption for the community."

A.F. Evans' development plans for the Y site are already pretty firm. Ruthy Bennett, Evans' senior project manager, told The Extra that the 18-month rehab would start in 2008. The building, an SRO with 150 units and on-site case management, will get tenant referrals from S.F. Public Health's Direct Access to Housing program. ■



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PHONE: (415) 626-1650

FAX: (415) 626-7276

E-MAIL: [centralcityextra@studycenter.org](mailto:centralcityextra@studycenter.org)

EDITOR AND PUBLISHER: Geoffrey Link

SENIOR WRITER/EDITOR: Marjorie Beggs

REPORTERS: Tom Carter, Anne Marie Jordan, Ed Bowers

DESIGN AND LAYOUT: Lenny Limjoco

DESIGN CONSULTANT: Don McCartney

PHOTOGRAPHERS: Lenny Limjoco, Mark Ellinger

CONTRIBUTORS: John Goins, Adrian D. Varnedoe, Diamond Dave, William Crain, Mark Hedin, John Burks, Eric Robertson

EDITORIAL ADVISORY COMMITTEE:

David Baker, Michael Nulty, Debbie Larkin, Nicholas Rosenberg, Brad Paul, Tariq Alazraie

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# Tenderloin lamplighter – one of a kind

*‘Volunteering has been an integral part of my lifestyle for 40 years’*

BY MARJORIE BEGGS

**I**N the service-saturated Tenderloin, one community volunteer stands apart from all others. In fact, he and the service he provides are unique in the city.

Mark Brown is the modern version of the 19th century lamplighters who lit and extinguished gas streetlights before being rendered obsolete by electricity.

Every four to six weeks, Brown rises at 4 a.m., grabs his clipboard and flashlight, and leaves his Tenderloin apartment to check the streetlights between Geary, Golden Gate, Mason and Larkin. If one is out, he shines his flashlight at the base of the pole, notes its ID number and location, and contacts Public Works, the Public Utilities Commission or PG&E the next day.

“It’s a self-starting job that I can do independently,” said Brown, who over two nights checks 269 lights in all. “When all the lights are working, it’s a sign that the neighborhood’s being kept up. And I’m providing a useful service — people can negotiate the streets more safely and the police do their job better.”

His routes are circuitous but comprehensive. One night he goes up and down the east-west streets from Mason to Larkin — along Geary (30 lights); along O’Farrell and Ellis (41 lights); along Eddy and Turk (65 lights); and from Market Street to Larkin along Golden Gate and McAllister (36 lights). The second night he does the north-south streets.

Brown started his early-morning forays five years ago after linking up with a DPW rep at a Tenderloin Futures Collaborative meeting.

“I told him what I wanted to do and he encouraged me, and I’ve been doing it ever since,” Brown recalled.

The idea hadn’t come to Brown as an inspired flash. As a youngster, he checked streetlights in Long Island and Brooklyn, where he was born and raised, in addition to visiting shut-ins and doing other good deeds.

“It was all as part of my volunteer work,” explained Brown, a San Franciscan since 1979. “I’d say that volunteering has been an integral part of my lifestyle for 40 years.”

Besides checking streetlights, he volunteers for the Central City SRO Collaborative, works with two Baptist churches handing out bags of groceries in the Bayview and Western Addition, is an active member of Alliance for Better District 6 and regularly advocates for the rights of the disabled.

Before a major stroke limited his activities, he owned Envirodyne, a heating, ventilating and air conditioning business in the

city. As a young man, he drove a truck and did construction work.

Brown talks knowledgeably about the vintage 1920s and ’30s lampposts along Larkin that use 250- to 300-watt mogul-based incandescent bulbs and, he says, seem to last longer than the high-pressure sodium incandescents on other streets.

“I used to find five or six lights out every time I went out, but the number has dropped. It was four the last time I went out, and once I only found one.”

Citywide, PUC owns and maintains 22,000 streetlights. DPW, several other city agencies and PG&E together own another 20,000.

To get PG&E lights replaced, Brown calls an 800 public-access “trouble” number in Sacramento, wades patiently through the telephone tree and eventually gets to a human — a different one every time — who takes down the light pole number and location.

“When I first started this, PG&E didn’t deem this problem serious enough. In 2004, it came to a head when I said I wanted to talk to a supervisor.”

From barely responding, PG&E now gets the lights fixed in six to 10 days. The city takes two to four days.

He worries that the city response may slow because his contact in the DPW street lighting division retired recently. Brown says he’s giving up the direct approach.

“The other people there think I’m a pest,” he said.

His latest plan: When he goes out to check lights, he’ll list those that aren’t working in a letter to Khoa Nguyen, community organizer at the Safety Network Program, which collaborates on crime prevention with the Mayor’s Office of Neighborhood Services, the police and the community.

Brown met Nguyen when he made a presentation about Safety Network activities at the March Tenderloin Futures Collaborative meeting. Nguyen urged community members to give him monthly feedback on streetlight and signal outages, abandoned cars and other concerns. He promised to use his connections to resolve problems and report back on their status right away.

“Our plan with Mark,” said Nguyen, “is that I’ll take his information, then pass it on to Jason Chan [District 6 rep for the Mayor’s Office of



PHOTO BY LENNY LIMJOCO

**At the corner of McAllister and C.J. Brenbam, the micro-street off Market, Mark Brown points to one of the 269 streetlights he checks regularly for outages.**

Neighborhood Services]. He’ll forward it to whoever he thinks can get it fixed quickly.”

The Extra called Chan several times to find out how expeditious he thinks the new process will be, but our calls weren’t returned.

The Extra also checked the PUC’s Web site, which has an on-line form the public can use to report lights that aren’t working. If the light reported isn’t one of PUC’s, staff will forward the info to the appropriate agency. The site also includes phone numbers for light-related emergencies — toppled or leaning poles or hanging fixtures. But it has no phone number for reporting lights that are simply out.

Brown has no computer.

As it was for the lamplighters before him, technology may be the downfall of Brown’s work. ■

## The Extra and Southside merge

**S**outhside Newsletter, a publication of articles and information about South of Market people and issues, has been merged into the Central City Extra.

Each issue of The Extra will carry stories under the Southside signpost. The Extra also will produce a resource guide for the Tenderloin and SoMa as part of this merger.

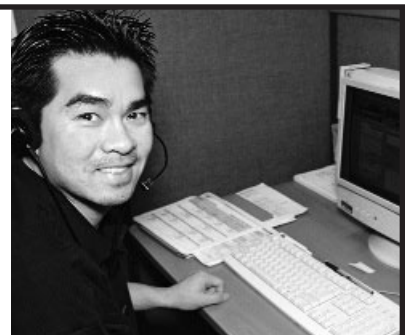
The Southside stories and resource guide are funded by the Koshland Committee of the San Francisco Foundation, which is completing five years of service to SoMa.

“This expansion of our coverage to SoMa on a regular basis is an opportunity for The Extra to better serve our central city readers, said Geoff Link, editor and publisher. So many issues are the same no matter which side of Market Street you’re on.” ■

## Need Help? Call 2-1-1.

2-1-1 San Francisco is a free community information service, confidential, 24-hour, and available in over 150 languages. Call to get free information about:

- ▶ Food, clothing, shelter, rent assistance, utility assistance
- ▶ Job search assistance, financial assistance, education programs
- ▶ Physical and Mental Health Resources
- ▶ Support for Seniors and Persons with Disabilities
- ▶ Support for Children, Youth and Families
- ▶ Volunteer opportunities and donations



You can search for help online at [www.211sf.org](http://www.211sf.org)

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# Rapes spike in the Tenderloin where violence is a way of life

► CONTINUED FROM PAGE 1

reported, according to the Rape Abuse & Incest National Network.

The number of rapes in San Francisco is well below a national average that has been declining steadily since 1992, according to the FBI Web site, which shows 152 rapes in the city in 2004. The SFPD, which furnishes its figures to the FBI, reported 203. The difference, Siragusa explained, is because the FBI only counts rapes that are prosecuted. In 2005, San Francisco police reported 208 with 65 "cleared," or dropped.

Eighty percent of the TL victims "knew their attackers," Capt. Brown said, when presenting the neighborhood's annual crime figures to the Police Commission.

"Most rapes happen in hotels, in crack deals gone sideways," Capt. Brown said later in an interview.

TL rape victims are often treated at the San Francisco Trauma Recovery and Rape Treatment Center at S.F. General. The center sees about one case a day, roughly "350 cases per year," according to nurse practitioner Ann Brennan. "Many are from the TL but I don't know the percentage."

"I've seen an increase in the number of drug-facilitated rapes," Brennan said. "They happen after someone's been rendered unconscious, and that could also mean a loss of memory. The No. 1 rape drug continues to be alcohol."

## VIOLENCE 'PART OF THE VIBE'

Tenderloin AIDS Resource Center occupies a blue, two-story building with lots of windows next door to St. Boniface Church. It locks its doors for lunch, a time when the sound of church bells echoes along Golden Gate Avenue.

On a day in April, two women were working at the reception desk, on it a wilted red rose in a plastic bottle. Next to the rose is a yellow orchid. To the receptionists' left is the Pharmacy, a large room where people are seated on blue plastic chairs waiting for their prescriptions to be filled.

Upstairs is Perri Sranskovich's small office, where a large print of Matisse in Morocco hangs on one wall. Sranskovich is the psychologist who oversees TARC's mental health team. TARC serves 300-400 people a day,

Sranskovich says, many of them homeless. She estimates 30%-50% of TARC's clients, including men and women, have been raped or sexually abused.

"The rate at TARC is larger than the general population," she says. "We're dealing with people who've been disenfranchised from the main population in the city."

Her work as a psychologist has taken her to just about every SRO in the Tenderloin. Many rapes, she says, occur in SROs, particularly ones that aren't properly managed.

"What strikes me is the high level of sexual assault and sexual predation that a lot of people live with in the TL," she says. "It's part of the vibe. People manipulate and exploit each other here. It's partly how they survive."

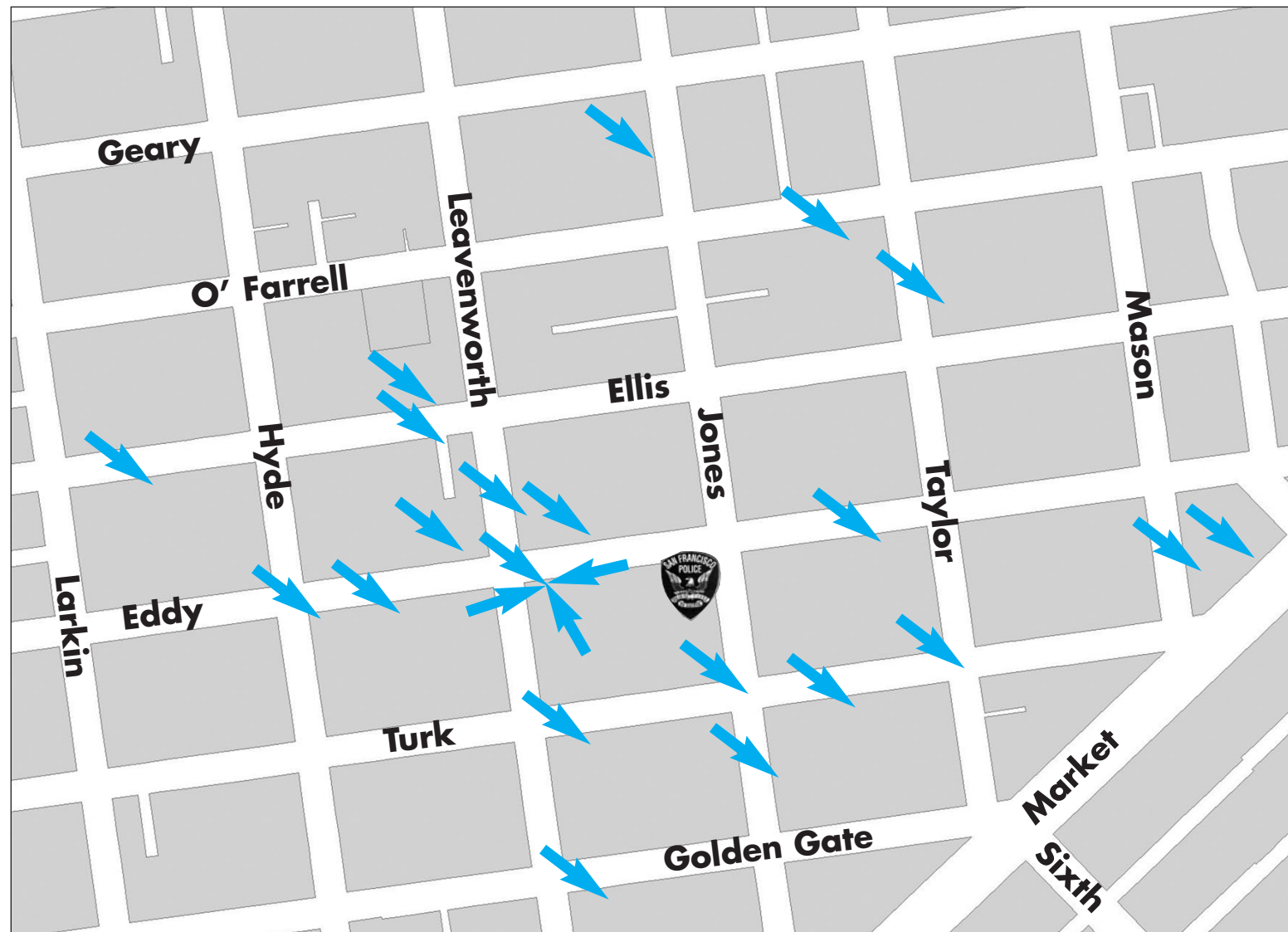
"There is so much violence down here, and violence on so many different levels," she says. "The vibrations that sets up has an impact. So, for folks who've been raped here in the TL, they're going to be constantly triggered by all of the violence that takes place — and the threats that exist on a daily basis on the streets."

She offers a pragmatic psychologist's solution to ease the rape and other violence:

"There are powerful forces out there on the sidewalks, and if you want to permeate the dynamics, the violence, the low self-esteem,

the degradation, you need to go out and meet it. It's not enough to just have your agency located here. You actually have to go out on the street and have a presence."

Until things change, the sidewalk rules reign. A random encounter between this reporter and a homeless woman documents that reality.



SOURCE: SFPD INCIDENT DETAIL REPORTS

MAP: THE EXTRA

This map shows the location of 24 rapes in the Tenderloin in 2004 and 2005. TL police Capt. Kathryn Brown reported 29 rapes in that period, but the Extra was unable to get addresses for five of the incidents.

## ON-THE-STREET INTERVIEW

Eva is standing on the corner of Taylor and Ellis. Her hair is light brown and stringy, her face pale and weather-beaten, her eyes a washed-out blue. She's wearing dirty white pants and a shabby gray sweater. She looks beat.

I ask if I can interview her about women and safety in the TL; she asks me for a dollar, which I give her. She tells me her name is Eva, says she is 46 but looks to be in her late 50s. She says she's from Roanoke, Va., and has lived in San Francisco 20 years.

Are you single or married?

Single.

Do you live in the TL?

Yes.

Are you homeless?

Yes.

Have you ever been sexually abused or raped here in the TL?

Yes.

Did you know the person?

Yes.

When did it happen?

The whole time I've been here.

## Nonprofit staff surprised by rapes at the Hamlin

THE fact that four rape incidents over two years had occurred in the Hamlin Hotel at 385 Eddy St., owned by the nonprofit Chinatown Community Development Center, came as a surprise to the Rev. Norman Fong, program director.

"We didn't know of any rapes happening inside the hotel," Fong said, though police reports say two rape incidents occurred in a single room on the sixth floor, a forcible rape Aug. 26 at 7:10 p.m. and an attempted rape Nov. 22 at 2 a.m. "I heard there was an incident that happened outside. And that rape happened at another hotel, not the Hamlin."

CCDC has owned the Hamlin since 1992. The six-story, 86-room SRO is worth just over \$1 million, according to the assessor's office.

Hamlin Director of Property Management Aleta Dwyer-Carpenter said no rapes had been reported to the hotel management, but she did not disbelieve the police reports. The sixth-floor tenant has lived there since 1995 and has good relations with the Hamlin staff, she said.

"It's kind of like lightning striking twice in the same place," she said, referring to the two incidents in the same room. "You have to ask yourself, what's going on here? People don't always make the best choices. And when alcohol and drugs are involved ... and I don't know if that was the situation. I wasn't there in the room. I'm aware of the police reports that are alleged. The people are still there in the building. They haven't moved out of the building. Both incidents involved people, men, who they knew. It's not like a case where a stranger is walking down the street and just randomly picked someone," she said.

The hotel has a screening process for all visitors, Dwyer-Carpenter explained. Each must sign in with the desk clerk, leave a photo ID and then is escorted up to the room.

"We have to account for everyone in the building," she said. "We have an 86 list for people who the tenants don't want to come into the building." ■

— JOHN GOINS

## RAPE STATS: GO FIGURE

Why SFPD crime reports can be deceiving

SFPD statistics for Tenderloin rapes in 2005 and 2004 differ. TL police Capt. Kathryn Brown reported to the Police Commission in March that rapes jumped from nine in 2004 to 20 last year. But the Sex Crimes Detail reported a spike from seven to 18 rapes.

A police statistician blames software difficulties for imprecise geo-coding addresses. Two cases each year could have ended up in another police district's figures, he said.

"Coding is always plus or minus," said David Makofsky, police statistician. "If the report isn't an exact address, or even a half block away, it can end up in another district."

"It's a real issue in crime mapping and it's software-related. There's not a lot we can do. The Tenderloin is small and has a lot of borders. If this was a big investigation (over rape) I'd look into it and go case by case."

Two years ago, while researching Sixth Street improvements, The Extra discovered a misleading police practice in reporting rapes when we investigated another mysterious crime spike. Forced rapes rose sharply in the Southern Station police district, and most of the crime scenes were attributed to police plot 258, which includes the Hall of Justice and several nearby bars and nightclubs.

No rapes were recorded for plot 258 in 2001, four in 2002, yet by October 2003, 15 showed up on the police crime map.

When The Extra tried to find the exact locations, the facts came out. The rapes had occurred elsewhere. Plot 258 was the city's slush spot for rapes. Whenever a rape was committed and the victim didn't know where she or he was, the "unknown address" report went to police headquarters at 850 Bryant, the home of Southern Station. There it was coded

into Southern's statistics.

"It (the rape) could have been in Golden Gate Park — which has no address — or in a car someplace, or the victim was disoriented," said Makofsky. "After those inquiries (by The Extra) we looked into our method of record-keeping."

Sgt. Tom Feledy, Makofsky's supervisor, said no solution was found.

"Our technical staff advised us it was not cost-effective to change the old system when we were in the process of implementing a new records management system that will not have this problem," he said in an e-mail to The Extra. The new system is to go in effect in 2007.

Southern Station reported 33 rapes last year and 35 in 2004, nearly twice as many as any other police district. ■

— TOM CARTER

## Bessie Carmichael adds 7th grade starting September

BY TOM CARTER

SOMA'S seventh-grade students who have had to travel up to an hour to attend middle schools out of the neighborhood can go to Bessie Carmichael Elementary starting in the fall.

The change, voted by the Board of Education on May 9, is the latest in the decade-long struggle by parents to make the school K-8. District 6 has no public middle school.

SOUTHSIDE

"It's something the community really needs at this time," Jeffrey Burgos, Bessie principal, said in an interview. "Students are traveling great distances, as much as an hour, to get to a school. Finally, there will be a middle school, K-8, South of Market."

The new grade with about 60 students will occupy two wood bungalows on a new campus at 824 Harrison St., site of the Filipino Educational Center, three blocks from Bessie Carmichael at 375 Seventh St. The school's sixth grade, a pilot program in 2005-06, will move to the Harrison Street site in the fall, too. It will also occupy two bungalows, said spokeswoman Angelica Cabande of the South of Market Community Action Network, a nonprofit helping poor and immigrant families in the neighborhood.

"This was the dream of parents going back 10 years," Cabande said. The 440-pupil enrollment, K-6, is 59% Filipino. In 2005, SOMCAN and the parents surveyed fifth-grade parents and found that 90% wanted a sixth grade and, eventually, seventh and eighth grades. The school district will hire an assistant principal for the Harrison Street site, Cabande said, and when the eighth grade is added, the FEC building will be converted to classrooms. ■



PHOTO BY TOM CARTER

The new Bessie Carmichael school at 375 Seventh St.





PHOTO BY TOM CARTER

**Installing restrooms** at the new park in the 1000 block of Folsom Street is expected to be a priority expenditure of the SoMa Stabilization Fund.

## Community improvements to total \$34 million

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activist who chairs the committee. "We'll need to stay focused on achieving solid infrastructure that needs to be placed in the community."

"We're really just getting started," said committee member Kelly Wilkinson, Episcopal Community Services associate director. "We want to form a vision for the committee based on what we hear from people who come to meetings and Chris Daly's input."

The advisory committee is hopeful that the unprecedented windfall from the rich high-rises will improve SoMa.

"Right now the neighborhood can be a little rough," said member Steve Sarver, who manages San Francisco Soup Co., which has four outlets South of Market. "It's more of a

**SOUTHSIDE** feeling than statistics. And this is an opportunity to make it more welcoming to families and businesses. It's a big pot of money, but everyone is comfortable with that and we have high expectations that we can make a difference."

Other committee members are gang prevention counselor Rudy Corpuz, labor organizer Conny Ford, consultant Ada Chan

and Walden House Chief Development Officer Donald Frazier.

### FEE GETS SPLIT 2 WAYS

The committee will not advise MOCD on how to spend the entire \$50 million. The \$25-per-square-foot fee is divided into two funds: \$11 for Rincon Hill Community Improvements, which the Planning Department administers, and \$14 for the SoMa Stabilization Fund, which MOCD administers, the projects subject to approval by the Board of Supervisors.

Rincon Hill improvements will be publicly accessible facilities within the 12 blocks bounded by the Embarcadero, Essex Street, Folsom and, to the south, Bryant (and the north side of the bridge), according to the ordinance. Funds will go for acquiring and developing open spaces, streetscaping, and a community center. Naturally, the improvements will add to the value of the 2,300 condos that City Planning estimates will be built, most selling for around \$1 million, an obvious incentive for the developers to cave in to Daly's hard-nosed bargaining.

Daly's ordinance also directs that the Rincon Hill Improvements Fund contribute \$6 million "over time" to the Stabilization Fund. It is earmarked for pedestrian safety,

streetscaping, developing community facilities and acquiring land for affordable housing.

So the \$6 million plus the \$14 fee share of the \$50 million means the committee will advise on how to spend \$34 million.

Apart from the Rincon Hill ordinance, most developers of large projects fall additionally under the inclusionary housing rule requiring that 12% of their buildings be affordable housing, or if they choose to go off-site — and it must be in SoMa — it's 17%. A third option is to pay an in lieu fee to the mayor's office, which is what Urban West Associates and its partners building the South Tower did. The fee was \$11 million and is to go for SoMa affordable housing.

### REZONING SPARKED CHANGE

The Rincon Hill area has for years been zoned RC-4 — residential and commercial same as the Tenderloin — and a light industrial area, but vastly underused. Its gaping vacant lots, whipping winds and narrow sidewalks on long blocks with wide, fast streets were uninviting.

A five-minute walk from the Financial District, though, Rincon Hill was the

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## One Rincon Hill won't be No. 1 long

The South Tower at One Rincon Hill, the taller of two towers to be built at First and Harrison streets, will be 550 feet high with 54 floors when it is completed in 2007, but it will only be the tallest residential building in California for a little more than a year before Los Angeles wins bragging rights.

Twin limestone-clad towers, one 60 floors, the other 50 floors, will be built on the southeast corner of Olympic Boulevard and Grand Avenue. Developers say construction will start in mid-2007 and will be completed 18 months later, according to an April 2006 report in the Los Angeles Times. Those condos will start at \$700,000; penthouses at \$3 million.

The 861-foot, 72-floor Trump World Tower near United Nations Plaza in Manhattan is America's tallest residential building, according to the Web site of real estate data firm Emporis.

Europe's tallest, the 554-foot Beetham Tower in Manchester, England, will be inched out in 2010 when a 560-foot, 52-story residential building is completed in Leeds.

Q1, a designation for Queensland Number One, is the world's tallest residential building at 1,059 feet. Located in Surfers Paradise on the Gold Coast in Queensland, Australia, it was completed in late 2005, according to the Wikipedia Web site. It's nine feet shorter than the Eiffel Tower.

—TOM CARTER

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# Big changes pending housing study results

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Planning Department's diamond in the rough, ripe for sweeping change. Last year the department rezoned it with tailored height zones ranging from 65 to 550 feet. The average limit is 85 feet, but 250-foot towers and up are allowed, topped at the hill's crest by Rincon One, the twin towers. The mixed-use area is expected to attract 10,000 new, well-heeled residents. They'll bask in the amenities and vistas of vertical, urban living, a contrast to the mansions of sea captains, merchants and foreign nobility who lived on Rincon Hill in the 1860s.

"We don't have a specific demographic projection of who these people will be," City Planner Switsky said, "but probably a mix of residents, out-of-town people and second-home buyers."

Another project that will be contributing to the fund is a 40-story tower at 45 Lansing St., between First and Essex. It was approved by Planning in March but doesn't have its building permit yet and hasn't declared how it will deal with the affordable housing requirement. The developer, Ezra Mersey of Jackson Pacific Ventures, has a second 40-story luxury condo tower with eight-story townhouses proposed for 340-380 Fremont St. The Planning Commission is expected to vote on it the second week in

June. A third 40-story tower called The Californian, across the street at 399 Fremont, will also be on the agenda.

## NOT MANY SPOTS LEFT

"These are the highest possible heights and take up all the tower possibilities in the area," Switsky said. "What remain are 200-foot possibilities, one or two at the east end. But there are sizeable buildings on those sites that would have to be razed."

The Daly ordinance isn't retroactive. But the Planning commission got an early start a year ago when it approved an eight-story building at 333 Fremont, telling the developer that if the ordinance passed, it would have to pay the \$11 improvement fund fee. Developers who come back to the commission for adjustments will feel the bite, too. A 20-story project at 325 Fremont approved two years ago that came back to change its units from 50 to 70, will be subject to the fees if it comes back again, Switsky said.

Daly's ordinance was born out of his success in persuading Rincon Hill developers after months of negotiations to pay a \$25 fee, after the mayor's office had said anything above \$20 might make a project too expensive. To answer the question, Daly's ordinance calls for a study of how market rate affects affordable housing

prices. Since January, an 11-member technical advisory committee has been looking at how much market-rate developers can bear to pay into a stabilization fund. The report will be out in July, according to Senior City Planner Sarah Dennis. The second part of the study will look at the impact new market rate housing has on affordable housing.

"We need to answer this in order to pass several ordinances that the supervisors have pending," Dennis said. "It's tied with a larger study of parks, transportation and child care. It's to be ready before fall."

Waiting in the wings are a dozen amendments to the affordable housing program. Among the major ordinances is a measure by Supervisor Jake McGoldrick to reduce from 10 to five the number of housing units affected by the inclusionary rule. Another, by Daly and Supervisor Sophie Maxwell, would change the way the median income for housing eligibility is calculated, increase the amount of subsidy a developer would contribute, and boost the affordable housing percentage requirements, in some cases to 25%. ■

Southside stories are funded by the Koshland Committee of the San Francisco Foundation.

## OBITUARIES

### ALBERTO SANCHEZ FUENTES Operated auto body shop

Years ago, Alberto Fuentes was a businessman, operating Alberto's Body Shop at 2925 Mission, and he was a family man, with a wife and three sons.

But his life turned downward. He was an alcoholic, became homeless and spent years living on the streets. Then, in September 2004, a lucky break brought him to the Empress Hotel.

"He was a simple, humble man," said hotel Property Manager Roberta Goodman. "I think he had a full life, but the end — when he was dealing with cirrhosis and was in and out of the hospital — was difficult and challenging."

Mr. Fuentes, an immigrant born in Mexico, died May 10 at St. Francis Hospital. He was 59.

At a June 1 memorial for Mr. Fuentes, Goodman also reflected on death in the Tenderloin.

"Everything here is so emotionally charged," she said. "But the loss matters. Alberto matters. That's why we're here today."

Jackie Wilson, the Empress' case manager, said she'd known Mr. Fuentes only a few months but liked him very much.

"I know he cared about his family," Wilson said. "He shared some of his good times with me, and some of the bad. I just hope he's in peace and I pray for his family."

The Rev. Glenda Hope from San Francisco Network Ministries, who officiated at the memorial, told Wilson that her part of Mr. Fuentes' life was significant, if short: "It's so wonderful that you listened. That has to have been a comfort to him."

—MARJORIE BEGGS

### CHARLES ESTER CARTER Native San Franciscan

It was an unusual show of love and grief for a departed Ritz Hotel resident when friends and relatives crowded the SRO's modest mezzanine community kitchen to overflowing, some sitting in chairs in the doorway and outside, many were tearful.

On the white-cloth-covered table,

instead of the usual single flower spray, there were eight in a profusion of colors.

The mourners commemorated the life of Charles Ester Carter, "Charlie" to everyone who knew her. She was a native San Franciscan from a big family who worked at many jobs in her life. A soulful force in the hotel, she was a rock of dependability who always did what she said and she knew so well how to be a good friend to all, young and old, her neighbors said.

Ms. Carter died a week earlier, April 7, in her fourth-floor room, apparently of natural causes, though she suffered from asthma. She was 57.

"I'm extended family," said a tall young man. "She was my Tia mom. I hadn't seen her in so long and then I saw her and she looked so good." He cried, then went on. "You never know when someone is going to go. But she was an inspiration for me to do better."

"Charlie was my best friend," said an older man. "She helped a lot of people. She never said no to nobody. Let her rest in peace."

A woman stood, and, choking over the words, sang a religious song. "All right!" someone exclaimed. A man stood and read a poem he wrote for the occasion that said Charlie was in God's hands forever. "Very nice, very nice," people in the first row said. Those in the back row, standing for lack of chairs, nodded.

June Johnson said Ms. Carter was her second oldest sister in a family of five girls and a boy, all born in San Francisco. She said her sister graduated from Polytechnic High School and worked for eight years at the Post Office, then at the Hunters Point Naval Shipyard, the phone company and later was a home

care nurse. And she raised a son, Charles, in the Sunnysdale neighborhood. He is 35. He sat in the doorway in a blue track suit and stood to accept condolences and hugs.

The family planned a service at Duggan Funeral Service in the Mission District on April 20.

—TOM CARTER



### TENDERLOIN AIDS RESOURCE CENTER Outreach and Community Events June 2006

**TrannyWeek, June 12 - June 16**

For more information call Janetta Johnson, TG Specialist @ (415) 241-2531

#### HIV Services Forum

**Topic:** Learn More About TB & How to Protect Yourself

**Speaker:** Jane Lev, Tom Waddell Health Center

**Date/Time:** Wednesday, June 21, 5:30 pm - 6:30 pm

#### Health Promotion Forum

**Topic:** Disclosure: Who, When, Why & Where

**Speaker:** Jay Fournier, Abbott Laboratories

**Date/Time:** Wednesday, June 28, 2006, 5:30 pm - 6:30 pm

**Location for Forums:** TARC, 191 Golden Gate Ave.

light meal will be provided

#### Client Advisory Panel

Come talk with Alexander Fields, Consumer Board Representative; Tracy Brown, TARC's Executive Director and program managers about plans for TARC. Also provide input on new services and how we can improve.

**Date/Time:** Wednesday, June 14, 11:30 am - 1 pm;

Wednesday, June 28, 11:30 am - 1 pm

#### Volunteer for TARC

**Orientations:** Sunday, June 18, 2 pm - 4 pm, Friday, June 23, 2 pm - 6 pm

220 Golden Gate Ave., 3rd Floor

You must register for volunteer trainings. Stop in/call Emilie (415) 934-1792.

**For current groups' schedule or for more information call: 415.431.7476 or go to [www.tarc.org](http://www.tarc.org)**

## NEW INFORMATION

The Extra recently received information about additional surviving family members of Celia Dioselina Salinas-Rosenberg, whose obituary appeared in our February 2005 issue. She also is survived by sisters Rosie Lauren Salinas and Stephanie Monique Salinas and by her stepmother, Rosie Salinas.

**TARC TENDERLOIN AIDS RESOURCE CENTER**  
health promotion • social services • HIV housing  
For more information visit [www.tarc.org](http://www.tarc.org)

# COMMUNITY CALENDAR

## SPECIAL EVENTS

**Asian Art Museum 40th Anniversary**, exhibitions, demonstrations, performances and guided tours open to the public free, Sat. June 17 and Sun. June 18, 10 a.m. to 5 p.m. Special performances June 17, noon to 4 p.m. to celebrate Philippine Independence Day.

## COMMUNITY: REGULAR SCHEDULE

### HOUSING

**Supportive Housing Network**, 4th Thursday of the month, 3-5 p.m., location TBA. Contact: Alecia Hopper, 421-2926 x302.

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

### HEALTH AND MENTAL HEALTH

**CMHS Consumer Council**, 3rd Monday of the month, 5:30-7:30, CMHS, 1380 Howard, Rm. 537. Contact: 255-3428. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.

**Health & Wellness Action Advocates**, 1st Thursday of the month, 1-3 p.m., Mental Health Association, 870 Market, Suite 928. Contact: 421-2926 x306.

**Healthcare Action Team**, 2nd Wednesday of the month, Quaker Center, 65 Ninth St., noon-1:30. Focus on increasing supportive home and community-based services, expanded eligibility for homecare and improved discharge planning. Light lunch served. Contact: Aaron Wagner, 703-0188 x304.

**Hoarders and Clutterers Support Group**, 2nd Monday and 4th Wednesday of each month, 6-7 p.m. 870 Market, Suite 928. Contact: 421-2926 x306.

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

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

### SAFETY

**Crime and Safety Committee**, meets bimonthly on the Wednesday after the first Monday, SOMPAC, 1035 Folsom, 6 p.m. Information: 487-2166 or www.sompac.com.

**North of Market NERT**, bimonthly meeting. Contact Lt. Erica Arteseros., S.F. Fire Department, 970-2022. Disaster preparedness training by the Fire Department.

**SoMa Police Community Relations Forum**, 4th Monday of the month, 6-7:30 p.m. Location changes monthly. To receive monthly information by e-mail, contact Lisa Block, 538-8100 ext. 202 Lblock@iisf.org.

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

### NEIGHBORHOOD IMPROVEMENT

**Alliance for a Better District 6**, 2nd Tuesday of the month, 6 p.m., 301 Eddy. Contact Michael Nulty, 820-1560 or sf\_district6@yahoo.com. Districtwide association, civic education.

**Boeddeker Park cleanup**, 3rd Saturday of the month, 9-noon, organized by the Friends of Boeddeker Park. To RSVP to work or for information, contact Betty Traynor at the Neighborhood Parks Council, 621-3260.

**Central City Democrats**, meets four times a year, 301 Eddy St. Community Room. Addresses District 6 residential and business concerns, voter education forums. Information: 339-VOTE (8683) or centralcitydemocrats@yahoo.com.

**Community Leadership Alliance**, a chartered democratic organization. Quarterly informational forums with guest presenters and speakers, sharing news of upcoming events, proposals, resources. Meetings are first Thursday in Jan, April, July, Oct. Location information: David Villa-Lobos, admin@CommunityLeadershipAlliance.net

**Friends of Boeddeker Park**, 2nd Thursday of the month, 5-6:30 p.m., Boeddeker Rec Center, 240 Eddy. Plan park events, activities and improvements. Contact: 552-4866.

**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: 554-9532

**Mid-Market Project Area Committee**, 2nd Wednesday of the month, 5:30 p.m., Ramada Hotel, 1231 Market. Contact Carolyn Diamond, 362-2500. Market Street redevelopment on Fifth to Tenth street.

**North of Market Planning Coalition**, 3rd Wednesday of the month, 6 p.m., 301 Eddy. Contact: 820-1412. TL 2000, neighborhood planning.

**North of Market/Tenderloin Community Benefit District**, 1st Thursday of the month, noon, 111 Jones conference room. Interim board meeting. Contact Elaine Zemora, district manager, 440-7570.

**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.

**South of Market Project Area Committee**, 3rd Monday of the month, 6 p.m., 1035 Folsom, between 6th & 7th. Contact: SOMPAC office, 487-2166.

**Tenderloin Futures Collaborative**, 2nd Wednesday of the month, 10 a.m., Tenderloin Police community room, 301 Eddy. Contact Jerry Jai at 358-3956 for information. Network of residents, nonprofits and businesses sharing information and taking on neighborhood development issues.

### SENIORS AND DISABLED

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

**Senior Action Network**, general meeting, second Thursday, 10 a.m.-noon, St. Mary's Cathedral. Monthly committee meetings, 965 Mission #700: Pedestrian Safety, third Wednesday, 10 a.m.; Senior Housing Action, third Wednesday, 1:30; Information: 546-1333 and www.senioractionnetwork.org.

### SUPERVISORS' COMMITTEES

**Budget Committee** Daly, Dufty, Peskin, Thursday, 1 p.m.

**City Services Committee** McGoldrick, Dufty, Ma, first and third Monday, 1 p.m.

**Land Use Committee** Maxwell, Sandoval, McGoldrick, Wednesday, 1 p.m.

## CENTRAL CITY CLASSIFIEDS

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