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Director, Youth with a Mission



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Chair, Citizens Advisory Committee



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JACKIE JENKS  
Executive Director, Hospitality House



"Zendesk is the only company (of the six) that has engaged in this process."

ROBERT MARQUEZ  
Vice chair  
Citizens Advisory Committee

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# Coalition asks for \$25 million rent fund

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explain how it determined compliance. Moreover, the city administrator consistently pressured the CAC to approve the CBAs despite the panel being given no time to review them.

"I never felt there was that interest to hold these companies accountable to the same level that small nonprofits are," Masiak said, referring to the expectations that must be met for nonprofits to garner and maintain city grants and funding.

As Masiak was telling the supervisors why the CAC had voted down all this year's CBAs except Zendesk's, Land Use Chair Scott Wiener got up and left the room. Wiener didn't get to hear that the move was to protest the lack of transparency that characterizes the city administrator's process.

Masiak said the CAC wants some estimate of the size of the tax break each company enjoys to better tailor CBAs to what the companies ought to be obligated to provide.

"We have no idea what the eco-

nomie value of the tax break is," Masiak said. "That would be a really helpful tool in managing expectations, to realize what scale I should expect from the companies to help craft an appropriately sized CBA."

And he did not mean the \$4.2 million the tax collector recently estimated as the overall cost to the city of the Twitter tax break last year. Masiak meant the cost to the city company by tech company because each CBA is a separate contract.

Supervisor Jane Kim sought to elicit a more positive spin, so Masiak said that at least the reporting on CBA activities is much more specific in 2014 than it was last year, as the companies now update monthly and most — One King's Lane the exception — show up at the monthly CAC meetings to discuss progress and plan.

"Overall, I've seen marked improvement since when I first came in," Masiak said.

Kim summarized her takeaway from Marquez and Masiak's presentation as the need for earlier drafting of

the CBAs so agreements aren't rushed through the process over the holidays; disclosing the value of the tax exclusion despite most companies' refusal to do so; the importance of timely, thorough reporting of benefits; and how the city administrator evaluates compliance. She promised a future hearing that would include testimony from the city administrator's office, "so that we can make sure that we're responding to the recommendations of the CAC."

Hospitality House Executive Director Jackie Jenks took the podium and said the coalition is waiting for an appointment with the city administrator's office to discuss counteracting displacement.

"We all know that that's the reality," she said.

No. 1 of four items on the coalition's list is to establish a Tenderloin/Mid-Market Community Stabilization and Acquisition Fund with a target of \$25 million in private donations to enable nonprofits to acquire "at least five to 10 properties before prices increase. The fund will act as a vehicle for the

rapid deployment of grants to enable nonprofits to get ahead of the market."

Jenks emphasized that, although the coalition expects the Twitter tax-break firms to contribute to the fund, the greater hope is that they would "use their influence" to solicit other tech contributions.

"A lot of property is disappearing into the hands of for-profit developers," Jenks said. "Nonprofits don't stand a chance of creating housing or creating spaces for nonprofits if we don't have the ability to create deals more quickly," she said.

The coalition also suggested wiring the neighborhood for free WiFi and upgrading electrical systems in SROs to enable residents to cook in their rooms.

A host of brief public comments endorsed the stabilization fund.

"This is an intelligent and timely proposal ... giving the tech community a real opportunity to make an important and lasting investment in the stabilization of our central city," said Peter Cohen of the Council of Community Housing Organizations. ■

## Youth with a Mission buying its building: \$3.75 million

BY MARK HEDIN

Market Street for the Masses' call for \$25 million to help nonprofits cope with rising real estate costs comes on the heels of \$4.5 million the Board of Supervisors recently allocated in a similar effort.

Tim Svoboda, director of Youth with a Mission, the nondenominational faith-based nonprofit organization that for 20 years has operated missions from its site at 357 Ellis St., on the same block as Glide, appeared before the Supes' Land Use Committee on June 16 to emphasize the need for such resources and to share his organization's tale.

Svoboda said he was notified May 16 that "big developers" made an all-cash offer to buy YWAM's building and that he was "scrambling at high speeds" to raise enough to match the offer and exercise his right of first refusal to buy that's in his lease.

The displacement fund, he said, is "totally, absolutely necessary for organizations like mine that have been there for 20 years and are doing everything they can to remain in the neighborhood. I don't want to leave, but that's our fight."

"The clock is ticking," Svoboda told The Extra, of the 30 days he had to match the developers' \$3.75 million cash offer. As of June 18, the website showed, YWAM had raised \$281,680 with another \$92,720 pledged, but the site said YWAM was facing an imminent deadline to tell the landlord, who YWAM says had always previously told him the property was not for sale, if it intends to buy the building.

YWAM already had \$470,000 in a property acquisition fund and was seeking to raise \$500,000 in "serious money" to make its intentions clear to the landlord, the site said.

At press time, things were more sanguine. Lawyer Steve Wilson, who represented YWAM in negotiations, said June 26 that "we are all optimistic" that there is a deal in place to buy the building.

"We want to be very respectful of the Sibell family," he said. "We're pleased with the cooperation and accommodation YWAM received."

The building had been held in a family trust since the passing of owner Herman Sibell in the early 90s. Last year, his widow, Fay Sibell, died at 91, leaving the trust in the hands of her heirs.

"When something like that hap-



PHOTO BY MARK HEDIN

Youth with a Mission food pantry clients line up outside on Ellis Street awaiting the food delivery. After two decades, the nonprofit is purchasing the building.

pens," Wilson said, "a transaction that wouldn't have been possible for decades becomes possible." Nonetheless, he said, "it was a bit surprising."

"We need a miracle," the organization's website said in its description of the capital campaign it was waging to compete with the cash offer for its property. Had the building been sold, who knows what the new owners might want, although YWAM had two years left on its lease.

Since 2008, the website says, Youth with a Mission has distributed 200 tons of food from its pantry and served thou-

sands of people with case management, free showers and hair salon services and aid directed specifically to women, among its many initiatives.

Wilson said that Youth with a Mission is one of at least a dozen loosely affiliated such organizations nationwide and that, although confidentiality rules precluded his being more specific, it was through the "wide network of supporters and followers of this work" that enabled the organization to find the funds.

"Everything is going in the right direction," Wilson said. ■