

# GOOD NEWS for...

**TL MUNI RIDERS** The committee that saved two 38-Geary Tenderloin stops from being cut is seeing another trickle-down effect of its negotiations. As a result of the committee's recommendations last winter, Muni recently told the Transportation Authority that it wants to alter the southbound 27-Bryant line, which comes down Jones and currently cuts east on O'Farrell. The proposed new route would have the jog occur two blocks south, at Eddy, thus serving the Lower Tenderloin better. Richard Allman, who led the committee of four, says he's happy that Muni responded to TL's needs. "In the coming year," he says, "we'll continue to work for improved transit in the Tenderloin." Interested in being part of this effort? E-mail him at rallman@pacbell.net.

**ONE OF TL'S OWN** The Rev. Glenda Hope, S.F. Network Ministries executive director, is the 2005 commencement keynoter at the Christian Theological Seminary in Indianapolis. She will receive an honorary doctorate at the May 14 event.

**ANOTHER OF OUR OWN** Tess Manalo-Ventresca, board member of Hospitality House from 1991-95 and of NOMPC from 1997-99, recently collected two big honors. She was feted as an Asian Local Hero at KQED and Union Bank's Salute to Local Heroes May 4 at the Asian Art Museum. On April 22, she received an Older Volunteers Enrich America Award at MetLife Foundation's annual presentation in Washington, D.C. One of 26 award recipients, Manalo-Ventresca was selected for her four years of work at Francis Scott Key Elementary School in the Sunset through Experience Corps San Francisco, which places older adult volunteers in schools as tutors and mentors. Her volunteer experience in the Tenderloin stretches over 30 years and includes creating the award-winning Tenderloin Improvement Project with Kathy and Leroy Looper; the Central Y was fiscal sponsor for the 1989-97 project, which involved middle school students in community cleanups and recycling in the neighborhood.

**TENDERLOIN SIDEWALK IMPROVEMENT PROGRAM'S** March 23 fifth anniversary bash at California Culinary Academy drew 160 supporters and raised \$25,000. "That's approximately one month's operational costs," says TSIP Executive Director Kevin Leong. "Of the 497 property owners in the Tenderloin, 107 voluntarily contribute to TSIP, representing about a third of TSIP's budget." Congrats, and keep up the good work.

**THE ENVIRONMENT** May 19 is the 11th annual Bike to Work Day. Energizer stations



PHOTO COURTESY S.F. BICYCLE COALITION

throughout the city will offer free coffee, treats, back-pats for choosing bike commuting and info on getting around the Bay Area by bike. After work, join the Bike-Away-From-Work Party at 111 Minna Gallery. Information, map of energizer stations, useful tips: San Francisco Bicycle Coalition at [sfbike.org](http://sfbike.org) or 431-BIKE.

— MARJORIE BEGGS AND TOM CARTER

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

## Benefit district moves ahead

### Petition goes out to 500 property owners

BY MARJORIE BEGGS

**T**HIRTY percent of TL property owners said they support a community benefit district for their neighborhood — in concept — so North of Market Neighborhood Improvement Corp. has moved forward with the next step, petitioning the 500 owners: Do you approve of the district? Yes or no?

At the April Tenderloin Futures Collaborative meeting, attorney and community activist Elaine Zamora said the petitions had just been mailed. NOMNIC won't pursue the district idea unless 30% answer "yes." It's not 30% of all owners but 30% of respondents, and it isn't one-owner, one-vote, Zamora explained. It's weighted according to how much property is owned.

TNDC's Jerry Jai asked about district services. Daily steam-cleaning of sidewalks, extra trash cans and pickups, and graffiti removal are sure bets, but there also could be safety services, Zamora said.

And the possible adverse effects? asked David Villa-Lobos, Community Leadership Alliance director.

"There have been fears that the cleaning will displace street people and that owners' costs might get passed on to tenants," Zamora responded. The Coalition on Homelessness and housing advocates have been on the steering committee almost from the start of planning, she said, and she expects they'll continue to be part of the decision-making process.

Kevin Leong, director of NOMNIC's TSIP program, added that membership in the district's governing body is still open "and you're welcome to participate."

Zamora estimated the proposed benefit district's annual budget at around \$900,000 — 81% of it for services, 12% admin and 7% contingency.

#### AFTER LIGHTS OUT

A March 26 PG&E fire that caused a two-hour power outage affected 25,000 people scattered around the Tenderloin, Civic Center, downtown, South of Market, Chinatown, Western Addition, North Beach.

Two reps from the city attorney's office explained what residents and businesses can do when the lights go out.

"This was the second big outage recently — the one in December 2003 affected 120,000 people," said Jackie Minor, deputy city attorney. "We're stuck with PG&E as our electricity provider, but we're filing a series of claims against them to get recovery for the outages and the three substation fires."

The city attorney is asking for penalties to be assessed against PG&E, with the money to go directly to fix the problems. Also, individuals and businesses can file claims for personal injury, property damage, lost wages, lost revenue

#### Errata

Issue 45's food stamps story didn't say that DHS' March Food Stamps in a Day was conducted with the Haight Ashbury Food Program, which was using the Hamilton Family Center gymnasium for that day only and has no other connection to the site. The Extra regrets the omission.

and food spoilage.

During an outage, food begins going south after four hours if it's in a full refrigerator, one day in a half-full freezer and two days in a full freezer, Minor said. The March outage, which started at 7:15 p.m. and ended a little after 9 p.m., wouldn't have hurt food.

In March, the city attorney's Outage Victims Hotline in four languages — 554-7423 — generated a couple dozen calls; PG&E's Web site, where claimants can download forms, got 700 visits.

Outages aren't funny business, but a source passed on a good one to The Extra: The Mission substation, site of the March fires, is less than a mile from PG&E's headquarters, the California PUC and City Hall. At a recent dinner, TURN (The Utility Reform Network) honored PG&E with its Keeping the Home Fires Burning Award.

#### LESSONS FROM THE MISSION

Organizers from the Mission District came with a show-and-tell on preventing gentrification: The People's Plan for Jobs, Housing, Community for the industrial zone, Division to Cesar Chavez, Guerrero to Potrero. It's the community's response to the Planning Department's rezoning proposals to boost new market-rate housing in the city's eastern neighborhoods.

Eric Quezada, senior organizer of Mission Economic Development Association, and Fernando Marti, a fellow with Asian Neighborhood Design, had barely started when acting NOMPC President David Baker asked them, "Is this a model?"

"I'm not sure this is a model," Quezada answered. "This has been a long process, four years, and we developed strategies and learned lessons that might interest others."

One lesson: With no plan in place, changes will happen without community input.

Concerns about gentrification and blue-collar job loss sparked the creation of the Mission Anti-Displacement Coalition in 2000, according to The People's Plan. More than 1,000 residents got involved in the planning process, which began with a mapping project to track land-use changes. (Last year, Urban Solutions prepared a TL neighborhood profile that could be a baseline for a similar project here.)

The People's Plan calls for preserving mixed uses along neighborhood corridors; allowing development in exchange for public benefits; new housing in light industry areas; and preserving residential areas' scale, character and density.

"One thing we're calling for," Quezada said, "is changing the inclusionary zoning so the 12% affordable designation for new developments is for family housing, not for studios and one-bedrooms."

In March, City Planning began its "scoping sessions" for rezoning in SoMa, Showplace Square and the Mission. More than 100 Mission residents and leaders attended to support putting The People's Plan in the EIR.

Collaborative members had no questions about the plan, but seemed impressed with it — a model, perhaps? ■

## Residents for a North of Market Community Benefit District

PRESENT

Zoot Suit-Swing Music Dance Party

May 25, 2005

Blue Cube – 34 Mason

8:00 p.m. to Midnight

Jazz Singer Marianna Ferris and recorded music for dancing

\$ 5.00 in advance

For advance tickets call

\$10.00 at the door

440-7569-ask for Kevin

Raffle prizes:

Two tickets to the Mambo Kings and dinner at Original Joe's

Two-night stay at Hotel Renoir with breakfast for two

Two-night stay at Hotel Serrano with wine reception

Pre-dance Piñata for Children at 7:00 p.m. – Free for Children

1932 Chevy will be on display

All proceeds go to an effort to create a North of Market/Tenderloin Community Benefit District  
Co-sponsored by North of Market Neighborhood Improvement Corporation