

SoMa 3-unit could spark citywide trend

Planning intrigued by 'impact tax' for affordable housing

BY TOM CARTER

THE city's full court press for affordable housing raised some eyebrows recently when a proposed three-unit South of Market residential project ran into the strong arm of the Planning Commission and some commissioners asked the developers to ante up for the cause of affordable housing. No law required that, so the builders refused.

The project was approved anyway.

But, because the commission is predisposed to preserve the character of neighborhood housing, some insiders believe this case was the harbinger of a coming trend: a project to replace a single-family home with two or three units may not get approved unless the developer pays into an affordable-housing pot. The same may be true of four and five units being replaced by up to a nine-unit building.

This tit-for-tat tack the commissioners took was proposed recently at a District 6 improvement group meeting. It came as a result of a city planner's pressure on a small SoMa developer to get more affordable housing.

Currently, Section 315 of Planning's Zoning Procedures requires that only housing projects of 10 or more units must make "10% of all units be affordable."

Author of that 2001 legislation, former supervisor now Assemblyman Mark Leno, told The Extra he favored lowering his ordinance requirements down to "three or five units."

"Developers can live with a mandate subsidizing affordable housing if they know the requirement up front," he said. "It should be clear and consistent, known well in advance and taken to the Board of Supervisors to make it law. I would oppose any commission decision like that at a late stage with no notice, after developers have put in so much work and expense. That will kill a project. And it will kill affordable units."

The case in question first came to light at the May meeting of the Alliance for a Better District 6, when a pair of

► CONTINUED ON PAGE 4



LENNY LIMJOCO

33-35 Moss St. may be catalyst for City Planning policy change.

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NIP, TUCK
FOR
SENIORS

St. Anthony's
nearly closes
Living Room

PAGE 3



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FAIR —
FREE STUFF
Music, hot dogs,
haircuts at
annual event

PAGE 4

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TNDC'S CURRAN HOUSE



LENNY LIMJOCO

Diep Do, TNDC project manager, looks over the Curran House interior, under construction.

Unusual development

First new family housing built in TL in 6 years

BY ANNE MARIE JORDAN

TNDC is in the final phase of construction on a rare, but much-needed development: family housing. Curran House — the newest project of the Tenderloin Neighborhood Development Corporation — will be ready for occupancy in September.

On Taylor Street, across from Original Joe's, the imposing concrete and glass structure will provide affordable housing to families with children. It is the first such housing in the neighborhood since Glide's Cecil Williams House opened just up the street six years ago.

Up to 300 qualified applicants were expected to participate in a June 10 lottery for the 67 apartments.

From the outset, Curran House — named in honor of Sister Patrick Curran who before her death in 2002 was executive director of St. Anthony Foundation — was intended to be an inviting place for low-income families. Initial planning for the \$23 million project began more than four years ago.

TNDC's research indicated there is a desperate need for family housing in the Tenderloin. With approximately 90% of current Tenderloin housing either single-room occupancy or studio apartments, a family — meaning one or two adults with one child or more — has little chance to find comfortable, let alone spacious living. Many families, to stay

together, resort to cramming into single rooms or even splitting up into two separate small apartments.

Curran House provides an attractive option that is rare in this high-density community. More than half its apartments are generous in size, by Tenderloin standards. In addition to 14 studios, there are 15 one-bedroom, 14 two-bedroom and 24 three-bedroom units, many with two full bathrooms. Each studio has its own bathroom. The larger apartments, according to TNDC guidelines, can accommodate families with up to five children. A number of the apartments are ADA-compliant and wheelchair-accessible.

All apartments — whatever the size — come with kitchen appliances installed. There is carpeting and vinyl flooring throughout and mini-blinds on windows. Also, all of the units are cable-ready for TV and Internet hookup.

According to TNDC Project Manager Diep Do, who has seen the effort through from its initial planning, Curran House is a place that needed to happen.

"It is the first new-construction family housing in the Tenderloin for us," she says, "but we will try to build more. There is no problem renting these units, especially when rents are at an affordable level."

Rents start at \$750 a month for a studio and rise to \$1,153 for a three-bedroom apartment. Ten of the units are reserved for the formerly homeless, and two of these will be studios that rent for as low as \$150 a month, according to Don Falk, TNDC director of housing development.

Of the 21 completed projects owned and developed by TNDC, Curran House — No. 22 — is the agency's second property intended primarily as family housing. Its first family-type venture is at Eighth and Howard streets.

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IV DRUG USERS In the last 18 months, the Drug Overdose Prevention and Education (DOPE) project has saved 82 lives by administering naloxone to reverse the effects of opiate-related overdoses. The DOPE project, through the Department of Public Health, has trained more than 500 people, mostly in SROs, in what to do if they overdose, how to recognize the symptoms and how to respond. More important, they gave them naloxone, a prescription medication that does the trick. To find out about OD training and naloxone prescriptions: 554-2615.

TENDERLOIN HOUSING CLINIC The mayor's April proposal to cut THC's \$87,000 Community Development Block Grant to \$50,000 was averted by Supe Daly's intercession. "I worked with MODC and its process to restore the funds," Daly told The Extra. "THC is doing good, affirmative work on eviction defense. Why cut a program that works?" The CDBG money supports the Clinic's free legal help for renters threatened with eviction. "One of our attorneys alone currently is representing 50 tenants facing Ellis evictions," said Randy Shaw, THC executive director and beyondchron.org editor.

MEDS IN THE 'HOOD Starting July 1, TL residents will be able to get some over-the-counter items and all prescription medications at MOMSPharmacy, 191 Golden Gate. This newest addition to Tenderloin AIDS Resource Center services will be a 1,200-square-foot, ground-floor space but without the traditional shelves of medications. All inventory, four pharmacists and six pharmacy techs will be out of sight, behind two clerks at windows, one for drop off, one for pickup. MOMS — Medication On-time Management System — specializes in HIV/AIDS meds but is licensed to dispense prescriptions; four of its eight U.S. locations are in California. The other in S.F. is at Davies Medical Center. TARC's MOMS, which probably will operate 8:30 a.m.-5:30 p.m., at least five days a week, also is licensed to dispense methadone, said TARC Development/PR Manager Colm Hegarty. The client makes an appointment with the pharmacy — there'll be 12 time slots a day for starters with the methadone dispensed orally, on site.

LOW-INCOME RENTERS Time again to get together income information to see if you qualify for state Renter Assistance. The once-a-year payment — maximum is a couple hundred dollars — is a reimbursement for the property taxes you pay indirectly through your rent. There's still time to qualify for the 2004 reimbursement; deadline is June 30. You must have been 62 or older, disabled or blind on Dec. 31, 2003; paid \$50 or more a month in rent; earned \$38,505 or less during the year; and been a U.S. citizen or legal immigrant when you file the claim. Filing for 2005 begins July 1. Information is available at 800-868-4171 or www.ftb.ca.gov.

NEIGHBORHOOD ARTISTS The Boeddeker Park Arts Festival needs — guess what? — art. The festival isn't until Oct. 8, but selections will be made well in advance, according to Daniel O'Connor of St. Anthony's, a sponsor along with the Luggage Store and Presentation Senior Community. O'Connor, on the organizing committee, says artists will be responsible for putting up their own work and can offer it for sale. Acceptable are graphic arts, paintings, photos, group art, even greeting cards. Not in the plan are performing arts. For details and deadlines, call O'Connor, 563-2806. The festival celebrates the 20th anniversary of the dedication of the park to Father Alfred Boeddeker.

— MARJORIE BEGGS

If you have some good news, send it to marjorie@studycenter.org or tom@studycenter.org.

Baghdad by the Bay

Capt. Brown grilled about 2 cars aflame in TL

BY MARJORIE BEGGS

CAPT. Kathryn Brown, head of Tenderloin Station, was on the agenda for the May Tenderloin Futures Collaborative meeting to give an update on general police doings followed by a Q & A.

But she was about to confront a series of unexpectedly strange situations, and have to answer alarmed citizens, who seemed to be lying in wait for her with some questions that she couldn't readily answer. The intrigue began before she arrived.

The night before, according to eye-witness David Villa-Lobos, director of Community Leadership Alliance and a resident of the Antonia Manor at 180 Turk, two cars were set afire in the neighborhood. A couple of hours before the Collaborative meeting, he'd sent out an e-mail to his 135-member newsgroup, with this subject line: "Two Car Bombs Hit Baghdad and San Francisco's Downtown"

His message equated a UPI story of seven killed in two Baghdad car bombings with two TL "car bombs," the first in the 200 block of Turk where "a Molotov bomb [was] thrown into a parked car," resulting, he said, in towering flames, tenant evacuations, while police squad cars were parked down the street "in a nonresponsive mode." Then, a few hours later, "bombs again resonated through the night air" on the 200 block of Eddy, Villa-Lobos wrote.

David Baker, NOMPC president, who also witnessed the fires, came to the 10 a.m. meeting smoking mad. He insisted on getting Capt. Brown into the meeting room immediately to respond to the putative bombings. He didn't want to wait for her to show up at 10:30 and went next door to get her.

"The medium is the message, and the message is urban terrorism," Baker said, once Capt. Brown arrived. "[The bombings] show a disrespect of the forces of order, and, if we're complacent, we're heading for an abyss."

He turned to the captain: "I'd like to hear what you think."

"I'm not familiar with what happened," she said simply.

Villa-Lobos reiterated his e-mail.

She knew nothing about it, she repeated, and said that had there been something as serious as a car bombing, she would have been called at home. "Also, I talked to my lieutenant this morning," she said. "He didn't say anything about it, but I'll go check my reports right now."

Law firm tosses suspended nonprofit a pro bono lifeline

THE Alexander Tenants Association, which got its 501(c)3 five years ago, hadn't filed tax forms and other required paperwork since October 2002.

That's when the Alexander Residence owner, TNDC, began renovations that weren't complete until this January.

In the meantime, residents were displaced, paperwork was misplaced, and the association fell into disarray, says Michael Nulty, who lives at the Alexander and counts its tenants group among his many organizational responsibilities.

So the IRS suspended the group's tax-exempt status and the state suspended the corporate status, Nulty says.

He has found a law firm — Hanson Bridgett Marcus Vlahos & Rudy — to take the case pro bono and try to restore the nonprofit's charitable status.

Meanwhile, the Alexander Tenants Association is in legal limbo, but back in action now that the 178-unit SRO has been made over and the displaced tenants have returned.

Knowing how easily small organizations can be sidetracked, Nulty tells this story as a cautionary tale for other vulnerable nonprofits. ■

Out of her hearing, Villa-Lobos said, "We anticipated that she'd say she didn't know about it."

Capt. Brown returned and told the group she'd found a report: "There's not much information: a call about a fire in a car, no witnesses, nothing about a Molotov cocktail. But the Fire Department did feel the fire was suspicious. It might have been a retaliation for a drug deal gone bad."

"Well, I think you're minimizing this," Baker said.

The captain tried to end the exchange by citing the case number and explaining that the SFPD's Arson Task Force would investigate.

"Can we get a followup report on the incident?" asked TFC Chair Glenda Hope, S.F. Network Ministries executive director.

"You can call the Arson Task Force," Capt. Brown answered.

Baker, who was seated at the other end of the table from the captain, said quietly, but audibly, "Capt. B., passing the buck again."

The Extra called the SFPD Arson Task Force a couple of days later. Inspector Jeff Levin confirmed a report of two car fires outside of 275 Turk, "one moderately burned, one minimally, both under investigation," he said. There was no report of a car fire on Eddy.

Two weeks later, we called him for an update, but he didn't return our call. We called Capt. Brown. She had no further information, she said, and suggested we call the Fire Department's Arson Task Force. Capt. Pete Howes of SFPD said Inspector Levin had already given us all the information there was.

DRUG DEALING DILEMMA

Once Capt. Brown got past the bomb business, she faced more scrutiny from TFC members.

"This is the first time we've seen you at one of these meetings since you came to this station [in March 2004]," said Jim Thompson, 165 Turk apartment manager. "I'd like to welcome you to attend regularly."

She said she'd be glad to attend — or to send one of her lieutenants. Just let her know when.

To questions about police attempts to stop drug dealing, she responded that light penalties and perp persistence "infuriate" her.

"I could take uniformed officers and have them sit at problem corners for two hours," she said. "The dealers will leave, but we follow them until

they eventually go away for that night. Sometimes to deter them, I take a car out myself and just sit there and do my paper work."

Plainclothes officers make a lot of arrests, she added, but only the uniform is a deterrent. "And the consequences of [arrests] are so minimal, the kids can't figure out why not to do it."

Baker asked Capt. Brown for 10-year drug arrest trends. She referred him instead to the two-year trends in her March 2005 Tenderloin Police Station report to the Police Commission.

The Extra took a look at the report, which also summarizes the station's history. Brown is the neighborhood's eighth captain since the 1991 formation of the Tenderloin Task Force; the TL became a full-fledged police district with its own station at Eddy and Jones in October 2000.

In 2004, 97 officers responded to 71,701 calls for service, 3,154 more than the previous year. They made 876 arrests for homicide, rape, robbery, aggravated assault, burglary, auto boosting, other larceny and car theft. Narcotics arrests totaled 2,074 in 2004, up slightly from 2,026 in 2003.

RELATIONSHIP WITH POLICE

Thompson was less than satisfied with Capt. Brown's responses about drug dealing and her officers' effectiveness.

"We had some success handling the problems on the 100 block of Turk in the mid-1990s when we got involved with community policing," Thompson said.

(Community policing includes soliciting input from all levels of the police, sworn, non-sworn and civilian, and from business, city officials, public agencies, community institutions, nonprofits, community leaders, residents. Community courts also frequently are a key feature of community policing.)

"We worked with the police, we knew who was involved with problems," Thompson continued. "All that abruptly changed and stopped — and it came from the police."

"It stopped with the move from the Tenderloin Task Force to the Tenderloin Police Station, when this building opened," said resident John Nulty.

"And the community is still trying to get back to where it was a few years ago," added Thompson.

Brown's time was up — Hope runs a tight ship, timewise. The captain smiled and excused herself. ■

Close call for the Living Room

Program cut but won't shut

BY TOM CARTER

ANGELS who built a reputation serving pancakes at St. Anthony's have stepped up to the plate to save a senior drop-in center at 350 McAllister that had been scheduled to close June 31.

The Living Room, a comfortable, daytime respite that features hot and cold breakfast, has served up to 80 seniors a day inside the 51-unit Madonna Residence since it opened nearly five years ago. In April, St. Anthony's stunned the homeless and low-income regulars — and the staff — by announcing its trustees were "rebalancing" its services and had decided to close the program.

A motley group of feisty seniors took the bad news hard. They went into the streets and to City Hall, telling a tale of woe to anyone who would listen and wishing for an angel to step in. Meanwhile, St. Anthony's had already reassigned the Living Room staff and planned to rent the space out.

The Secular Franciscans, a Catholic order of lay people who subscribe to Franciscan values but do not take religious vows, have agreed to take over the Living Room for a year. St. Anthony's Executive Director Father John Hardin told The Extra. Known as SFO, the 100-year-old order is devoted to the poor. This particular St. Boniface chapter, or "fraternity" of about 20, hosted a Sunday pancake breakfast for many years on the second floor at St. Anthony's.

"We were trying to figure out another way to keep the program," Hardin said. "There was a real need. Now the Secular Franciscans have agreed to run it for a year and we'll then review it. We hope it will attract new and younger volunteers who want to do something for seniors."

Living Room operations will be reduced starting in July from five days to Monday, Wednesday and Friday. The hours, 9 a.m. to 4 p.m., will stay the same but staff will be cut from two full-time positions and a part-timer to one full-time.

"It's great, though it's not every day," said Nancy Houk, Living Room coordinator. "People still have the family and can stay in touch."

Started in 1987 in St. Anthony's old school, the Living Room moved around the neighborhood before settling in at the Madonna Residence — for poor women over 60 — in August 2000. And the commodious, high-ceiling space became a five-star respite to brighten the bleak days of drifting homeless and needy seniors. Its free hot and cold breakfasts, daily movies, cozy chairs and sofas for snoozing or socializing, plus a cheerful staff, made it a hit from day one. The occasional appearance of a live chamber music group, breaking up a CD diet of Kate Smith, Artie Shaw and Django Reinhardt, was just more frosting.

The seniors don't want for reading matter and puzzles, and there's always a crowd for the once-a-month birthday party with cake and ice cream. Movies are shown daily at 1 p.m., and impromptu discussion groups are almost as popular.

Slowly, the seniors found each other and became a community.

"Over time, you meet kindred spirits," says regular Jim Scannell, 70, relaxing in a Living Room easy chair. "And it can get pretty cerebral around here."

Scannell and two of his friends became a self-appointed rescue team to bring attention to the pending closing. Scannell wrote a letter to St. Anthony's trustees about the virtues of the Living Room and why it shouldn't be closed, then William Lindo, 62, and Bill Haas, 67, took it to the offices of Supervisor Daly, Mayor Newsom, Neighborhood Services and Rep. Nancy Pelosi. But the effort got no response. Daly, contacted by The Extra, thought the closing was a "rumor" but nonetheless vowed to do what he could "to preserve" the facility. "It's a regular stop for me, a beautiful place."

The team was eager to hit the media with their plight. An Examiner story May 17 reported that the Living Room would close. Houk told The Extra she "commended" the team for their work.

St. Anthony's trustees were not closing the program to save money.

"We re-evaluate our programs every five years," explained Hardin. "And our greatest need is senior housing." St. Anthony's has 17 units of senior housing planned at 121 Golden Gate, but that won't be completed until 2010. "It's always painful to close a program that's needed, and I feel terrible about it. But I'm mandated by the trustees."

Houk says 3 in 4 of the drop-ins are men and 1 in 3 is homeless. For many, it's as close to a home as they can expect anymore. By creating a community that cares for its members, they've satisfied a purpose of the Living Room, the staff says.

Every day, Wilma Cortez, 61, arrives for breakfast and stays till closing. Breakfast is an offering of hot oatmeal, cold cereals, bread, juices, coffee, tea, and peanut butter and jelly. Cortez said three weeks ago that if the Living Room closed she'd stay in her Mission Hotel room all day, going out only to the grocery.

"And there wouldn't be the socializing," she said. "We hope and pray it'll be kept open."

"If there was no food, they'd still come," Houk says. "It's what they get from each other. And they do things for each other, look out for each other. What's more important than having people care for you?"

She tells the story of a now-bent-over, 91-year-old lady who lost her house in the 1989 Loma Prieta earthquake, then lived in shelters and on the street. She was a Living Room regular, and some say the place kept her alive. A few months ago she showed up to bid farewell. She was going to live in a community outside of Seattle, as arranged by a relative.

"She had a new blouse on and came to say goodbye," Houk said. "I gave her a kiss. It's too bad the TV cameras weren't here. There wouldn't be a dry eye anywhere. And even people who leave come back for visits."

There are other programs for seniors, though none is a match. The San Francisco Senior Center at 481 O'Farrell has a lunch for \$1.50 and various activities but limited space in its lobby and TV room for hanging out or just snoozing. The Central YMCA senior center at nearby 220 Golden Gate wants seniors to buy \$35 annual memberships to access its exercise programs. And Canon Kip Senior Center at 705 Natoma is open the same hours, has a noon meal for a flexible \$1.50 but hanging out in its lunch room watching TV, they say, doesn't measure up to the Living Room's comfort or atmosphere.

Part of the Living Room attraction is that people feel safe there. Many say they are not apt to be hassled by young people, as can happen at soup kitchens. They tend to manifest their thanks in acts of kindness. One recent day a Living Room regular handed Houk \$3 in quarters. "Buy something for the place," she said. And everybody pitches in, they say, though not quite like Larry Sang.

"The people here are nice to us," says Sang, 66. "They give us what we want — and it's just a good place for people like us who have no place to go. We have a lot of people who are disabled, and they spill and drop things all over the place. And I like to see things clean."

So, when 4 p.m. rolls around, Sang takes broom, mop and sponges and cleans the place top to bottom. He's done it for eight months.



LENNY LIMJOCO

Larry Sang pitches in daily to keep the Living Room clean.

"I've never worked for a group I liked better than St. Anthony's," said Houk, who has run senior centers in Santa Cruz and Oakland. "And I am sort of caught in the middle here. But I think the loss of community would be the worst thing. How many families have this kind of closeness? I'd miss sitting around talking to them — it's like a general store here, and I've learned a lot. I look forward to coming here."

Scannell and his friends hoped for an angel like Ted Deikel, the San Francisco-based venture capitalist who saved the city's senior escort program. Deikel's \$100,000 created the new Medical and Shopping Senior Escort Service, modeled after one he established in his hometown of Minneapolis.

What the Living Room regulars got now that SFO has stepped in is what everybody else in town is getting, a cutback. ■

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The 2004 Sixth Street Fair drew more than 2,000 people.

NAPPY CHIN

Free haircuts at Sixth Street Fair

BY MARJORIE BEGGS

Positively Sixth Street — the fourth annual Sixth Street fair — promises five hours of lively entertainment by local performers and plenty of games for kids and adults. Plus, if you're willing to do something positive for yourself, there also are free hot dogs and haircuts.

The colorful neighborhood celebration, which drew more than 2,000 people last year, will be Saturday, June 25, 11 a.m.-4 p.m. Because of DPW repairs on Sixth Street, the fair this year will be on Minna from Sixth to Mary, and on Mary between Natoma and Mission. (For setup and cleanup, those streets will be closed from 8 a.m.-6 p.m.)

Performances are scheduled throughout the day, starting on stage one, at Sixth and Minna, with the cool sounds of jazz guitarist and Sixth Street resident Tennessee. He's followed by the all-girl SoMa Hip Hop Group from Gene Friend Rec Center; KPOO radio personality Bobbie Webb with the Smooth Blues group; hot Brazilian, Afro-Cuban and West African dancing and drumming from Poco Loco, the teen offshoot of Loco Bloco, a three-time Carnaval winner; Khevan Lennon-Onaje jazz quartet; the traditional Filipino folk ensemble Likha; and an open mike for spoken-word performers.

During the day, police Capt. Denis O'Leary and fellow officers from Southern Station will be grilling 1,000 hot dogs, and the San Francisco Food Bank will give away bags of produce.

3 spots still open on Daly's west SoMa planning group

THE Board of Supervisors' new 22-member Western SoMa Citizens' Planning Task Force has three spots unfilled. Two are for youths. One is to be selected by the Transportation Authority—which is composed entirely of the supervisors sitting as a transit committee of the whole.

A transportation spokesman blamed its vacancy on the City Clerk's Office. "We hadn't been notified about the appointment," the spokesman said. Transportation Authority Director Jose Luis Moscovich was apprised of the oversight while vacationing in Spain after The Extra contacted his office early in May. Moscovich had never heard of the appointment, the spokesman said, but it would be made upon his return.

Two members under age 18 were not appointed by the board because no youth applied, according to Supervisor Daly's office. Daly's legislation created the committee in

November to advise the board and the Planning Department of the District 6 neighborhood land-use concerns. "We called several youth organizations but no one was interested," a spokesman said.

The Board of Supervisors had no problem selecting its other assigned 15 members. Daly, the District 6 supervisor, gets three appointments; Planning and the Transportation Authority each get one.

Appointed to terms expiring Nov. 23, 2007, are: Jim Meko, Nicholas Rosenberg, Antoinetta Stadlman, Karen Nolan, Jim Berk, Frank McGrath, April Veneracion, Judy Carman, Terrance Alan, John Elberling, Charles Breidinger, Marc Salomon, Sharon Kim, Jeremy Nelson and Richard Kempis. Daly appointed Jazzy Collins, M.C. Canlas and Toby Levy. Planning appointed Paul Lord.

The triangular area is bounded roughly by Ninth, Market, Division and 13th streets. ■

— TOM CARTER

First family housing in 6 years

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Architects David Baker and Peter MacKenzie, in collaboration with the TNDC team, designed Curran House with families in mind — and included architectural features meant to offset street stress.

At the entrance, for example, residents and guests will be greeted by a "decompression" garden of lush foliage. Soft, natural textures of green plants will provide a buffer to the hard street surfaces, say the architects. From the entry garden there is a direct view through the lobby of a courtyard garden and fountain at the rear. The gardens were planned in accordance with feng shui principles — greenery, glass, water and open space.

There is another garden on the roof, adjacent to an enclosed laundry facility, served by two elevators. The roof garden will include planting beds where residents may grow vegetables and flowers.



A construction worker looks out from Curran House.

In addition to providing a sweeping view of the city, the roof garden will include tables and benches intended for family gatherings. A six-foot parapet serves as a windbreak while citrus trees in large planter boxes provide an ornamental touch. Some apartments have walk-on balconies attached. And all the windows are double-paned to keep the cacophony of outside street sounds from coming through.

There will be a community room for residents and an office for a full-time social worker.

On the ground floor there eventually will be two commercial business lessees — the "family-friendly kind," says Project Manager Do, "like a café or coffee house." Many of TNDC's offices will be relocated from the building at Taylor and Eddy to the lower level of Curran House.

Curran House will stand out among neighboring structures in more ways than one. Its look is strikingly contemporary — in contrast to nearby buildings that represent a past era of bricks and mortar — but also the sound of children's laughter will be heard. ■

Commissioners ask builders for \$50,000

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first-time developers showed up, seeking approval of their three-unit R-3 project at 33-35 Moss, en route to appearing before the Planning Commission on June 2. Attorney Brett Gladstone and engineer and architect Patrick Buscovich did the talking for the Irish brothers Martin and Donnie O'Donovan, the developers there in work clothes.

The brothers wanted to demolish the rundown single-family dwelling they bought a couple of years ago in probate for \$300,000 and build three market-rate family units. In dispute with City Planning at the time, though, was whether the house was a single- or double-family dwelling. It had been both. Built in 1922, it had permits to build both as a single- and double-family dwelling, according to Buscovich's research. It had two addresses and two front doors, though one was boarded up decades ago. The last resident, an elderly man, had lived there alone before going to a nursing home. It had clearly been a single family dwelling for 30 or more years, he said. As such, it would not be subject to rent control. But it would cost more to fix up than to raze and rebuild.

The house was so filled with trash that it would take "six figures" to clean it up, Buscovich said. Earthquake damage in 1989 tilted the wooden structure but it wasn't red-tagged. It would cost \$200,000 to fix the sinking foundation, a process that would crack all the walls.

The miserable profile concluded with the rehabbing cost, \$400,000, not including interiors, or \$400,000 to build a new structure. Those economics, he said, meant the brothers "couldn't rent it as a home." Three family units, on the other hand, would fit right in with the neighborhood and he hadn't found anyone objecting, he said.

Looming over the project was a specter raised by the Planning Department. When Gladstone talked with Planner Matt Snyder the month before, Snyder said the department might recommend that one of the three proposed units be affordable. He cited a 10-year-old department demolition guideline suggesting that rent for the replacement unit be no more than the unit it supplanted. In this case, rent at the old house was undoubtedly lower than rents to be charged in the new three units.

"If you tear down affordable, you have to replace it with the same," Buscovich said at the Alliance meeting. "That's easier when you do it in bulk. But the developers can't afford to build if one (of the three) goes to affordable. We want your support for no units affordable."

They wouldn't be at this meeting, he added, if the house was determined a single-family residence and not subject to the guideline. But Planning lawyers hadn't yet made a determination.

Alliance members sensed that though this project was smaller than 10 units, some sort of quid pro quo seemed appropriate.

"If you can't do one for three, what can you do?" asked Alliance board member Susan Bryan.

The project people exchanged looks. Perhaps some amount could go into a fund, Buscovich suggested, but it wouldn't be much, and it couldn't be settled then. They'd have to consult a financial planner.

Tenderloin entrepreneur and member of the city's Entertainment Commission Terrance Alan laid it on the line.

"No one here is going to vote to overturn affordable housing," Alan piped up from the audience. "We won't waive that. You're at the wrong meeting."

"Be more creative! You need to develop a buy-in with another builder elsewhere to help make a fund. I know a guy who's building 500 units. I'll give you his number."

Gladstone said charging market rate is an "economic necessity."

A motion by Marvis Phillips to support the project passed 4-3. But it stipulated the developer must contribute some sort of pro-rated affordable housing credit.

Moss is a quiet, narrow, blocklong street that starts on a lazy downhill incline at Howard, levels out gracefully and ends at Folsom with the Feel Good Café on one side and the Soma Inn Café on the other. The street feels old, but not tired or neglected. It's lined with older two- and three-flat buildings, a couple of newer ones, and a few small businesses.

The two-story wooden structure at 33-35 with dirty, peeling yellow paint is between a spiffy wooden, brick-front work-live building and a two-flat Edwardian, and it is the last single-family dwelling in the enclave.

A seven-foot-high chain link fence at the sidewalk keeps squatters out. A 15-foot-wide swath of blazing bougainvillea swarms up out of a patch of weeds to overrun the front porch. Above, the forlorn top of the house wears plywood over a window like an eye patch.

"You can hear the rats moving around in the basement," says Chuck Mignacco, taking a break from his Captive Sparks metal fabricating shop a few doors down at 49B.

"The homeless were in there for a while. But they got rid of them with the fence. They sure left a mess, though. I'm surprised the place hasn't burned down."

He goes back to work.

Planner Matt Snyder confirmed that he told Gladstone he was considering recommending that one unit in three be affordable. He got the idea from a section of City Planning's April 1995 Residential Conversion and Demolition Guidelines, which suggests that when one unit replaces another the rent, on first occupancy, can't exceed the previous rent.

So if the Moss place was a two-unit dwelling, the rent paid on the decrepit house, say, three years ago and in the "affordable range," would have to be matched somewhere in its replacement.

But this couldn't apply if the building was deemed a single-family dwelling and not under rent control. Snyder said that after the conversation department lawyers found it was in fact single-family. "So we decided it didn't apply," he said.

Snyder, one of 30 department planners, said he favors some sort of pro-rated arrangement for affordable housing, as was called for in the Alliance meeting.

"We'd support the off-site idea or a fee," he said. "But it's up to the commission. We go with the commission. We're not policy-makers."

The Extra asked Snyder if he knew of any other case where the conditional use had been applied, such as 1-in-3, for a replacement building of fewer than 10 units. "I don't think in any cases I've handled," he said. "I can't think of any others."

Appearing before the Planning Commission on June 2, the developers' representatives gave a profile of the "derelict building" on Moss Street with its dying foundation on "liquefiable soil" and sky-high restoration costs. The old man with a cane who lived there wasn't evicted, they said. He left on his own to go to a nursing home and the owners bought the place in the Stella Cavaglia estate probate.

Self-described preservationist Jim Meko said it was too bad that the owner had let it deteriorate. "But it should never be easy" to raze the homes of working-class people South of Market, long a refuge for immigrants and longshoremen. He worried that the area's ethnicity would change.

Before the hearing, Meko conceded the vote to approve the project was a foregone conclusion. But he wanted to alert the commission that hereafter he would be a demolition watchdog. He was recently sworn in as a member of the newly appointed Western SoMa Citizens Planning Task Force that advises Planning and the Board of Supervisors. He said saving residential enclaves would be a committee priority. If owners repaired some of the 1989 Loma Prieta damage and cleaned up a bit, many places would stay "affordable by nature, but not if they are replaced."

"When a 40-foot building supplants a house," he said, "there's no affordability there. And two units or more ought to make some sort of contribution to affordability."

Buscovich's name for it was an "impact tax" — for tearing down and replacing small buildings — to go into a housing fund.

Doing something to preserve the nature of quiet enclaves South of Market and in the Mission was a palpable sentiment on the commission as the meeting ran beyond 5:30 p.m. in front a dozen others and the SFGTV camera. And one thing they wanted to do was similar to Buscovich's impact tax.

Planning President Sue Lee was curious about the 10-year planning guideline and Section 315 and wondered what could work when multitenants are replaced with something a little larger. "Sometime we need to revisit these guidelines," she said.

Meko told the commission that five years ago, when a two-unit building was demolished for six units, he proposed that the developer contribute

▶ CONTINUED ON LAST PAGE

Family housing a years-long wait

BY MARJORIE BEGGS

WHEN Curran House opens in September, it will become part of a rare breed of housing in the central city — apartments, rather than studios or SROs, built or renovated by nonprofits specifically for low-income families.

Besides Curran House, there are only a handful of others in the Tenderloin.

The oldest is Community Housing Partnership's renovation of the Senator Hotel, 519 Ellis, in 1991. Formerly homeless adults and families pay 30% of their income for the 69 studios and 17 one-bedroom apartments.

CHP Director of Property Management Brett Vaughn said families pay from \$45 to \$692 to live at the Senator. "Sometimes families have to split up to live here, because of the occupancy requirement — no more than four people in a one-bedroom apartment," Vaughn said. The Senator has 223 families on its waiting list, a number that has changed little in 14 years.

Tenderloin Family Housing, 201 Turk, is the largest and oldest new construction development. Built by Chinatown Community Development Center and A.F. Evans in 1993, it has 175 units, most of them for families: 81 one-bedroom apartments, 45 two-bedroom and 37 three-bedroom. One-bedrooms start at \$567 and three-bedrooms go as high as \$1,077; 124 people are on the waiting list.

In 1995, S.F. Network Ministries and Asian Neighborhood Design jointly developed 555 Ellis — 10 two-bedrooms, 19 three-bedrooms along with nine studios, all units considered "affordable."

Rents there start at \$332 for a two-bedroom apartment. To qualify for that rock-bottom rate, a family can earn no more than 25% of the area median income. (The AMI for San Francisco, set by HUD, is now above \$80,000.) A family with earnings up to 50% AMI also qualifies to live there, paying \$800 for two bedrooms and \$962 for three.

A 15-YEAR WAIT

Raul Escareno of Caritas Management Corp., a subsidiary of Mission Housing Development Corp. that manages 555 Ellis, said the waiting list for 555 Ellis is "manageable" — 136 families for the two-bedrooms and 58 for the three-bedrooms.

"We update the list twice a year to see who's still interested and who still qualifies," Escareno said. "If someone asks what their chances are, say for one of the three-bedrooms, I tell them one to 15 years."

The renovated 421 Turk Street Apartments, which opened in December, was developed and is managed by Asian Inc. Among its 29 one-, two- and three-bedroom apartments, seven are subsidized by Section 8 vouchers and 22 are affordable housing — tenants' incomes must be between 30% and 50% AMI.

The building has 147 families on its waiting list. Asian Inc. Property Manager Wing Yung calls listees' chances of getting in "slim."

Cecil Williams House, 333 Taylor, was built in 1999 by Glide Memorial Methodist Church. Besides its 30 one-, two- and three-bedroom apartments for poor families, it has 22 studios reserved for Care Not Cash referrals. To qualify to live there, says

Willie Stevens, Williams House building administrator, a family of five can earn only up to \$42,735. Their rent rate, subsidized by project-based Section 8, is set at one third of their income.

"The lowest rent anyone pays here right now is \$73 a month," Stevens said. "The highest is \$1,029 a month. And sure, we have a waiting list — it has 1,200 families and individuals on it. In my three years here, only 12 families have left, so you know that list will stay long."

The movement toward building more low-income family housing isn't glacial, but especially in the Tenderloin, it can't keep up with the need, said Don Falk, TNDC's director of housing development.

"There's much more South of Market, existing and being built," Falk said. "Here in the Tenderloin, there's an absence of vacant land to get the economies of scale."

MUCH MORE IN SOMA

Compared with the Tenderloin, SoMa has a glut of apartments for low-income families or those who can afford modest rents. A sampling: Rents at Asian Inc.'s 535 Minna — 25 one-, two- and three-bedroom units and one four-bedroom — range from \$405 to \$1,534. Asian Inc. also developed 518 Minna with 12 two-bedrooms and 12 three-bedrooms, and 479 Natoma, 30 units, mostly two- and three-bedrooms, all at 50% AMI.

TNDC has 12 two-bedrooms at 1607 Howard, and 76 one-, two- and three-bedrooms at 1166 Howard. Episcopal Community Services has Canon Barcus Community House on Eighth Street, one- to four-bedroom apartments for 47 homeless families.

Craig Edelman, former TNDC associate director of housing development and now director of affordable housing for A.F. Evans, a for-profit real estate development and property management company, agrees with Falk about the reasons for the dearth of family housing in the TL.

"The major setback is appropriate sites," Edelman said. "Besides more vacant sites, SoMa has lower height limits. In the Tenderloin, you have to go up eight stories [to be viable], and that costs the developer more."

Edelman also points to larger problems in providing family housing for poor families. "There's little government commitment to it as a social issue, on the state and the federal level," he said. "There are Section 8 cuts, Block Grants under attack and the ever-dwindling HUD budget — decades of declining commitment." And, he added, there's the escalation in real estate and construction costs that dampens enthusiasm for building anything but market-rate housing.

Edelman said A.F. Evans has no immediate plans for low-income family housing here North of Market.

Falk said he knows of only one in the pipeline: TNDC's own joint venture with Community Housing Partnership at 650 Eddy, now a vacant lot. It will have more units than Curran House but proportionally fewer apartments — about 60% of the 81 units will be one- and two-bedroom apartments, and 40% will be studios, Falk said. All units will be for homeless families.

"We take possession of the property this month and expect to start construction in about a year and a half," Falk said. The opening target date is 2008. ■



LENNY LIMIOCO
With the new federal building 40% complete, the workers celebrated.

Federal building 'topped off'

THE new federal building under construction at Seventh and Mission is as high as it will go and as big as it will be. It has been "topped off," reached "its concrete outer limit," according to Jack Bell, one of three project supervisors for the 18-story office building.

To celebrate, the General Services Administration hosted a "topping off" ceremony on May 13 that drew close to 400 people but no TV or press to the catered affair. "It was chiefly to honor the men who had put it up,"

Bell said.

Bell estimated that the 234-foot-tall building with "a shade over 500,000 square feet" is 40% complete.

"Now we move to the next stage, which is closing in the building [with walls chiefly made of glass] and working on the interior," Bell said.

The complex, whose designer, Thom Mayne, was awarded the prestigious Pritzker Architecture Prize on May 31, is officially scheduled for completion in March 2006. ■

— PHIL TRACY

How much owners will pay for TL benefit district tax

BY MARJORIE BEGGS

IF all goes according to plan, the North of Market/Tenderloin Community Benefit District will get its first installment of hard cash to begin operations next January, and by the end of 2006 will have brought in nearly \$1 million to improve the neighborhood.

The proposed district, gestated through a 50-person steering committee that's been meeting since July, began by polling property owners in the area (see map) to see if they agreed in principle to pay an annual assessment.

In return, they'd get sidewalk and street cleaning, graffiti removal, trees, marketing and promotion of neighborhood events, safe passage programs for children and seniors, social services and more — all beyond what the city already provides. A third of the owners went for it.

Property owners then were asked to sign a petition saying they wanted the district and were willing to pay the tax; of those who returned the petition, 32%, weighted by the combined assessed value of their property, said "aye." That touched off the creation of a management plan written by district consultant Marco Li Mandri, which he submitted May 23 to the Board of Supervisors.

During the supes' Government Audits and Oversight Committee hearing, only two property owners spoke against the district, and the issue for both was inadequate notification. The committee approved the management plan and forwarded it to the full board, which was considering a resolution on the proposal as The Extra went to press. Because Supervisor Chris Daly authored the resolution and it affected only his district, no opposition was expected, said his aides. The resolution sets a public hearing on Aug. 2, and kicks off an official Department of Elections letter and ballot to property owners.

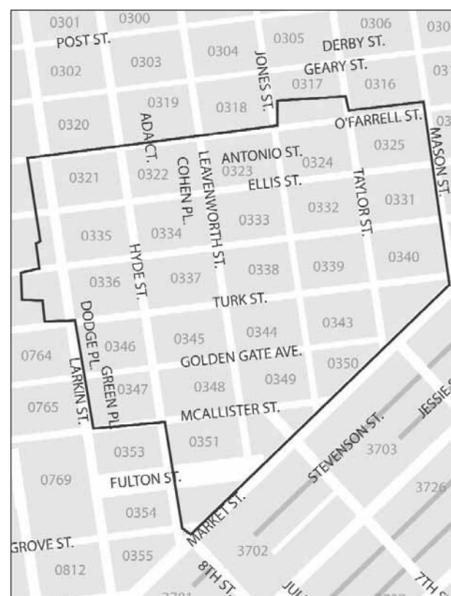
At least 50% of responding owners, again weighted for assessments, must approve the district. Each of the 497 parcels gets one vote. Ballots must be returned by the day of the public hearing.

And the tab? Assessments are based on this calculation: 12.5 cents per square foot of lot size, plus \$8.25 per linear foot of lot frontage, plus 3 cents per square foot of nonexempted building area. "Exempted" is a misnomer — every property gets taxed, but churches, nonprofits, affordable housing and rent-controlled residences get a discount. They don't have to pay the third add-on, the 3 cents.

The management plan, which lists all district assessments, gives an example of the tax bite for a nonexempted property. The owner of a 5,000-square-foot lot with 50 feet of frontage and 4,000 square feet of building area would pay \$1,157 annually. The amount can be adjust-

ed, up to 5%, in subsequent years.

For the first year, the assessments range from \$59,873 for the Hilton Hotel to \$25.53. That's what one condo owner at the Hamilton at 631 O'Farrell would pay. (According to building manager Carol Gilano, the former tourist hotel, built in the 1930s, was converted to 186 condos in 1962.) Condo owners, and other multiple owners of a single parcel, get taxed but don't get a vote unless they ask the city for a separate proportional assessment ballot. Elaine Zamora, lawyer, TL activist and one



MAP COURTESY OF BENEFIT DISTRICT
TL Community Benefit District boundaries.

of the first movers and shakers in the formation of the benefit district, said none of the condo owners had asked, as far as she knew.

In all, the plan's assessment roll shows 695 owners contributing to the district. A sampling of what others would pay: St. Anthony's Foundation: \$3,641 for 121 Golden Gate and \$1,747 for 150 Golden Gate, the building it plans to raze for new digs; Hastings College of the Law: \$4,632 for its student housing at 100 McAllister; Golden Gate Theater at 1 Taylor: \$10,442; and TNDC: \$1,466 for its Alexander Residence at 230 Eddy.

Zamora's single-story offices at 118 Jones would be levied \$646. "It's definitely a bargain," she said.

If the benefit district materializes, 81% of the money collected the first year will fund services. The admin costs of the new nonprofit that will be formed to manage the district will consume 12% of the budget, and 7% will be held as a contingency.

The benefit district's life — 15 years, and then it's up for renewal — can be shortened if property owners aren't satisfied. Every year, owners who pay 50% or more of the levied tax have 30 days, beginning on the anniversary date of the CBD, to petition the supervisors to axe the district.

They'd have to have a good reason. The supervisors, however, can "disestablish" the district themselves at any time by a vote of eight members. Says the management plan, they "need not make findings of bad actions by the designated management corporation" to initiate the action. ■

TOMMIE CRAIG Postal worker, musician

To his new friends at the Ritz Hotel on Eddy, Tommie Craig was a quiet man with a terrific smile, but his youngest daughter remembered him as a hot musician who enriched her life with music and was crazy about James Brown.

Mr. Craig, who spent 15 years as an Army reservist and retired after 25 years with the post office, moved into the Ritz last October. On April 29, a month after he turned 54, he collapsed from a heart attack in the hallway. His friend Ward Loggins, who moved to the Ritz in January and lived on the same floor, found him. They knew each other from a Glide Recovery Circle program the year before. Police had sent Mr. Craig there after stopping him one day for drinking beer out of a brown bag on the street, Loggins said.

After a memorial attended by a half dozen friends, Loggins said that when he found Mr. Craig he had no pulse. The medics came and restored the beat but Mr. Craig died later at St. Francis Hospital.

"I wish I could have held on to him longer," Loggins said. "I was just getting to know him better. When someone said they'd remember him for his smile, they hit it right on the head. And he never said anything bad about anyone."

Loggins didn't know of his friend's love of music.

Mr. Craig's daughter Tomie, 31, arrived 45 minutes late with her grandfather Tommie Sr., believing that the 11 a.m. service was at noon. She said she and her sisters, Torina and Teresa, were immersed in music by their father. A good piano and organ player who never passed up a chance to play the theme from "Love Story," Mr. Craig encouraged his girls at an early age to play all his expensive records. And if there was a James Brown concert, "he was the first to get tickets," she said. "He started us singing, too."

OBITUARIES

The girls joined a gospel choir and also sang as a trio. "We were the Please, Please, Please girls," she said.

The week before, all three daughters, now in their 30s with six children between them, reunited to sing at their father's funeral at Duggan's Funeral Home. Mr. Craig was buried at Cyprus Lawn in Colma.

— TOM CARTER

FRANK WALTER Shuttle driver

The greatest joy of Frank Walter's life in the last few years was his job, driving a van for M&M Luxury Shuttle, said his friend of 10 years, Sherman H. Green.

"He drove that van up until last year," Green said. "It's what he missed most when he got sick. It was what got him up in the morning — it kept him going."

Mr. Walker died from cancer May 2. He was 74. A May 18 memorial for him was held at Civic Center Residence where he had lived for most of the last 20 years.

"Frank was always planning things, he had a lot of hope and energy, and he passed it on to everyone," Green told the mourners.

Hotel social worker Ken Stephenson remembers Mr. Walter as a cheerful person who picked up everyone's spirits. "He always told me about all the places he'd been in the world, the languages he spoke, his experiences in the military. And he loved Tommy's Joyn't — it was his favorite restaurant."

His generosity was legend. One resident recalled that during a blackout Mr. Walker went out and spent \$35 on food, which he brought back to the hotel lobby and handed out to neighbors who didn't want to sit in their dark rooms.

"He was a really nice guy but also a feisty guy," said Sameera Thurmond, a Civic Center resident for

18 years. "He held his ground, and when people misbehaved, he'd say something to them."

Another resident, J.R. Johnson, called Mr. Walker "a complicated man, pretty well-educated, who could go deep on some subjects." In his honor, Johnson, in a warm voice, sang "Precious Lord, Lead Me Home."

Stephenson reflected on the loss of Mr. Walker. "When I see the chair where he used to sit empty, or occupied by someone else, I'm going to miss his sunshine."

— MARJORIE BEGGS

MONTE MILLER ANTHONY EISON Formerly homeless

Monte Miller and Anthony Eison were remembered May 18 at a memorial at Civic Center Residence where both were tenants.

Mr. Miller, formerly homeless, had lived there for one year before he died on May 6 at age 56.

Mr. Eison, who died May 13, also had been homeless and lived at the hotel for only one month. He was 50.

Little was known about the two men. Hotel staff said that Mr. Miller was an avid fisherman who regularly went out to fish on the Bay.

"I do know that Anthony was very glad to be here at the Civic Center Residence," said hotel social worker Ken Stephenson. "I think he was on the right path and was trying to bounce back, but it came too late." Mr. Eison is survived by a sister in Oregon and a mother in Sacramento.

— MARJORIE BEGGS



Anthony Eison

Strike 2: Thief gets 6 months, gets out, gets busted again

BY TOM CARTER

THE slippery live-in thief, who returned after three years to steal from the Grant Building, copped a plea and took a strike for burglary earlier this year only to get out of his six-month sentence early because of jail "credits."

A few weeks later Ronald Salkin, 42, was back in jail, nabbed for trying to break into the Cathedral Hill Hotel. Now, according to the district attorney's office, he faces a second strike and two years in state prison.

Salkin has been the subject of several Extra stories for his extended and brazen downtown thievery three years ago when he all but lived at night in the Grant Building, and for his surprise return that got him jailed in January for a robbery bust. In April, he took a deal from the district attorney's office just as his hearing date was about to be set in court. Salkin accepted a felony strike and six months in county jail, avoiding a trial that could have led to a couple of years in state prison. He had been arrested for driving a stolen car that had stolen property from the Grant Building in the trunk.

When The Extra checked up on Salkin's whereabouts in mid-May, the sheriff's office said Salkin was not in prison. The DA's office said he had been released early on jail "credits," and informed The Extra that Salkin had then been nabbed June 1 at 5:35 p.m. trying to break into the Cathedral Hill Hotel. He's being held on \$75,000 bail.

"He has serious liabilities now," said Assistant DA Mario Jose Jovel, who prosecuted Salkin the last time. The DA will be going for another strike, first- and second-degree robbery and two years in state prison, he said.

Salkin had dodged a sentence in 2002. For months, he practically lived in the Grant Building at 1095 Market, using master keys to get in at night. He'd pull up porn sites on office computers and have phone sex during binges that also included stealing cameras, petty cash, cell phones, videos and, once, a bicycle from the mostly nonprofit tenants. More than a dozen offices were hit. He dined on fast foods, napped on office furniture, then left his trash behind as he slipped away before the morning workers arrived.

Finally, Salkin was surprised and nabbed by Roy Crew, director of the Office of Self Help, and a friend early that Martin Luther King Day. Crew's office losses were estimated at \$5,698.

Salkin got a suspended sentence. He was ordered to make restitution and get counseling at Glide. But he skipped out on all of it.

Then this January, the Grant Building again experienced after-hours losses of cameras, computers and monitors. The victims once more included the Self Help office and the San Francisco Study Center, publisher of The Extra.

Salkin's sentence carried three years of probation and stay-away orders at the Grant Building, 611 Second and 401 Van Ness, all sites he stole from. If he is spotted within 150 yards of these places he can be arrested. He was also ordered to pay restitution.

"Six months?" Crew exclaimed then when informed of the sentence. "Restitution? I'm still waiting for it from the last time."

Weeks later, Crew was nonplussed to hear that Salkin was released without serving the full six months. And told that Salkin had been arrested shortly after his release, Crew reacted: "I just hope the prosecution is smart enough to call us as character witnesses against him." ■



TENDERLOIN AIDS RESOURCE CENTER

Outreach and Community Events June 2005

"Under the Umbrella"

TRANNYWEEK 2005
June 6 - 10, 2005
TARC's 4th annual Transgender Celebration

HIV Education Forum

Topic: Adherence and Resistance to HIV Medications
Speaker: Ruben Gamundi
Date/Time: Wednesday, June 15, 6:00 - 7:30 pm

Location for Forums: 175 Golden Gate Ave. (St. Boniface Marion Group Room); light meal will be provided

Client Advisory Panel CAP

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 8, 11:30 am - 1:00 pm;
Wednesday, June 29, 11:30 am - 1:00 pm

Volunteer for TARC

Orientation: June 15 - 17, 5:30 pm - 8:00 pm;
June 19, 10:00 am - 5:00 pm (lunch provided)
183 Golden Gate Ave.

You must pre-register for volunteer trainings. Stop in or call Ned at (415) 934-1792.

For the current groups' schedule or more information, call 415.432.7476 or go to www.tarc.org

TARC TENDERLOIN AIDS RESOURCE CENTER
health promotion • social services • HIV housing

COMMUNITY CALENDAR

SPECIAL EVENTS

Pedestrian Safety Workshop, June 30, 9 a.m.-3 p.m., State Building. Sessions to learn how to increase pedestrian safety; work with city agencies; collect safety data; apply for mini-grants; implement lessons learned by other neighborhoods. Free, plus continental breakfast and lunch. Pre-registration required. Info: 581-2400.

Summer computer fun, field trips, education for ages 7-12, sponsored by S.F. Network Ministries, July 5-Aug. 4, Mon.-Thu., 10-12 and 2-5, very low cost. Space is limited. Sign up by June 24 at Computer Training Ctr., 366 Eddy. Call Salena Bailey, 929-1032.

HOUSING

Consumer Housing Group, 1st Thursday of the month, 6-7:30 p.m., Mental Health Association, 870 Market, Suite 928. Contact: 421-2926 x306.

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.

Supportive Housing Network, 3rd Thursday of the month, 3-5 p.m., 111 Jones. Contact: Belinda Lyons, 421-2926 x303.

HEALTH AND MENTAL HEALTH

Mental Health Board, 2nd Wednesday of the month, 6:30-8:30 p.m., CMHS, 1380 Howard, Rm. 537. CMHS advisory committee, open to the public. Contact: 255-3474.

Hoarders and Clutterers Support Group, 2nd Monday and 4th Wednesday of each month, 6-7 p.m. 870 Market, Suite 928. Contact: 421-2926 x 306.

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.

National Alliance for the Mentally Ill-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

SoMa Police Community Relations Forum, 4th Monday of the month, 6-7:30 p.m. Location changes monthly. To receive info by e-mail, call 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. Note change: previously was last Wednesday of the month. Contact Susan Black, 345-7300. Neighborhood safety.

North of Market NERT, bimonthly meeting. Contact Tim Agar, 674-6142, or Lt. Juanita Hodge, S.F. Fire Department, 558-3456. Disaster preparedness training by the Fire Department.

NEIGHBORHOOD IMPROVEMENT

Land Use Subcommittee of the Tenderloin Futures Collaborative, 1st Friday of the month, 11 a.m., 100 McAllister, Room 325. Tracks new and continuing building projects and other land use changes in the Tenderloin. Open to public, but call to confirm attendance, 557-7887.

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.

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 Fifth to 10th.

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.

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.

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

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

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.

Community Leadership Alliance, last Thursday of the month, 5:30-6:30 p.m., Tenderloin Police Community Room, 301 Eddy. Informational forum with monthly agenda of guest presenters and speakers, sharing news of upcoming events, proposals, resources. Contact David Villa-Lobos, 921-4192 or admin@CommunityLeadershipAlliance.net.

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, 975 Mission #700. Fundraising, first Thursday, 2 p.m.; Pedestrian Safety, second Friday, 10 a.m.; Sr. Housing Action, third Wednesday, 1:30; Health, last Thursday, 1:30. 546-1333.

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Leno backs 'impact tax' on small housing projects

► CONTINUED FROM PAGE 5

\$200,000 to the mayor's office, but nothing came of it.

Commissioner Christina Olague said she too is concerned with disappearing small residences and "the unraveling character of our neighborhoods." Commissioner Michael Antonini sympathized, as well. But the Moss Street cost figures convinced him this was the right direction and with a good plan, he said.

When Commissioner Shelley Bradford Bell, who had given Meko a big hug before the hearing started, fretted over character changes, Gladstone said, "The people on the street don't think it's out of character."

But she was concerned about the gap between renters and owners. Renters, she said, despaired of ever owning when small, old places get swallowed by new expensive housing. She wanted to see something done to tip the scales, if even a little. And she wanted to know if \$50,000 from the developers would "sound" right.

It came like a cold shot. And Gladstone countered at once.

"It would set a precedent and violate a law for buildings all over the city," he told the commission. "As a lawyer, I couldn't recommend it."

The commission counsel, Deputy City Attorney Judy Boyajian, reminded the commission it couldn't treat projects differently.

"I haven't heard of paying an in lieu fee," she said. "But if so, it should be across the board."

"It should be discussed in the future," added Antonini. "I'm not against exploring the idea."

Vice President Dwight Alexander liked the money ploy. He leaned forward and asked: "Is there a figure the project sponsor would like to propose? Is it voluntarily possible?"

Gladstone said it wasn't easy to negotiate in a hearing but he took five minutes to consult with his clients seated in the back of the room. Upon returning to the microphone, he said, "No. I'm sorry."

Alexander, looking at Gladstone, said the commission could have called for a one-for-one replacement.

"But I want to put it out there that I'm concerned about the loss of small houses," Alexander said. "I always say everybody's got to give something. Developers can roll their eyes and sigh their sighs. But I'm not against the project."

"I was looking for a hero," Bell confessed, "a generous contribution to the community. But everything is as it should be with the project."

She moved to approve and the project passed unanimously.

Outside, Meko said the exchanges sent an important message to developers of two units or more. "It puts them on notice," he said. "That's a big success." ■

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