CAC poised to be back in business
Panel endorses 7 members now awaiting final OK
By Mark Hayden

THE CITIZENS ADVISORY Committee, the 11-member panel that represents the neighborhood’s interests in the city’s dealings with companies that take advantage of the payroll tax break, is on its way back to full strength.

The committee was gutted by the city administrator on May 1. Four of its remaining eight members were purged and it has not had an official meeting since April. At a hearing on June 20, five newcomers and two returning members won the endorsement of the supervisors’ Rules Committee and, if they’re accepted by the full board July 9, the CAC will be back in business.

The three supes on Rules basically rubber-stamped colleague Jane Kim’s recommendations for the seven CAC seats.

At the Rules hearing, Kim asked each candidate: What goals or priorities would you push for as a CAC member? Rules Committee Chair Norman Yee also asked a single question of each candidate: What would you do to mitigate the impact of a large new development in the neighborhood?

Each seat comes with specific requirements to ensure that diverse groups within the community are represented. Here’s a description of each seat, who occupies it, and how the six successful applicants who attended the Rules hearing responded to the supes’ questions:

**SEAT 1:** Health care worker Eva Pirning, the incumbent, is a representative of low-income families living in the central Market area. A member in good standing, her CAC tenure expires in August 2015. 

**SEATS 2, 3:** Occupants must have expertise in job creation and one of the seats must represent labor. Peter Masiak was tapped for seat 2 and Steven Suzuki, 30 years with Asian Neighborhood De

“**You establish relationships … start working, then take it from there.”**
Antoinetta stadlman, CAC appointee

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**MARKET STREET BOOMING**

Huge chunks of blocks are being rebuilt
By Mark Hayden and Geoff Link

A NEW RUSH FOR GOLD is turning one of San Francisco’s seediest stretches into tony, well-kept centers of commerce and civic pride, much in the way that Third street, once Skid Row, was transformed into today’s museum district.

Mid-Market clearly has become tech central, but it’s more than that. Thousands of market-rate housing units on the street are a year or so away. Nearly 1 in 5 properties from Fifth to Eighth has turned over in the past year, and there are active planning permits on more than a third of the 57 addresses on those blocks.

At the height of the Market Street blight three years ago, those three blocks were the worst, and if the sheer amount of construction means much, they’re coming back among the strongest.

The Extra surveyed Market Street from Fifth to Eighth in February 2010, and dubbed the three blocks ‘the plywood parade’ for the boarded-up windows on 27 vacant storefronts — nearly half — we found on both sides of the street. Today long stretches of storefronts are boarded up, but many of these buildings aren’t empty behind the plywood; crews are busy transforming them.

The boomtown vibe resonates right on up the boulevard to south Van Ness where Cushman & Wakefield is leasing the million-square-foot 1455 Market St. to skyrocketing Square plus a cadre of local and federal tenants taking up large portions.

While drug sellers hustle at the convergence of Jones, McClister and Market streets, and chess players gamble and carry on amid the chaos, squallor and still-boarded-up storefronts on the Warfield Theater block, a dozen construction sites are bustling. Over $170 million in construction is under way on the blocks — nearly half of the total assessed value of all the addresses two years ago.

And that’s just now. Every day new deals are being cut. This stretch hasn’t seen so much activity in more than 40 years with all the construction, property changing hands and office occupancy rising. Longtime observers see critical mass coming with the 4,000 or so new housing units in the works tipping the balance.

If — and when — the residential units fill up, gentrification will be old news.

A short stroll down the street is revealing — for the amount of new activity and how much remains the same.

At Fifth and Market, where Marshalls operated recently, the construction giant Fisher Development, which has been working on the Golden Gate Bridge approach and built the Sephora store on Powell, is at work at the site. 901 Market. A Nordstrom Rack will be leasing ground and first-floor space.

Next door are three tidy, diminutive buildings two to four stories high, all built after 1906. Two display “available for lease” signs. Leasing agent George Ju reports that the upper three floors of 925 Market are rented to “computer people, all startup groups”, but that the ground floor will soon be available.

Transforming right before our eyes are 931-61 Market. It’s the biggest makeover on all three blocks. At what were, in 2010, four...
Doubling of Central Market CBD in home stretch
City mailers yeo no ballots to owners of 816 SoMa properties

By Jonathan Newman

The Central Market CBD’s expansive future went out in the mail as a ballot sent by the Department of Elections on June 7, polling owners of 816 parcels stretching along Market and Mission streets past 11th and down to Folsom and adjacent western SoMa blocks.

The Board of Supervisors three days earlier had unanimously approved a formal Resolution of Intent, submitted by District 6 Supervisor Jane Kim, to enable the Central Market Community Benefit District to double in size. The ballot asks the property owner a simple yes or no “I approve” or (do not approve) the proposed annual assessment on the parcel identified in this ballot, and I understand that my assessment could be subject to the inflation adjustment formula.

For the CBD to expand, a majority of those voting must agree and that majority must represent at least 50% of the total value of the proposed assessments.

While the ballot is simple, the process leading up to the vote has taken more than a year and the methods used to compute individual assessment values relies on a 98-page engineers report of considerable complexity.

When founded in 2006, Central Market CBD’s assessments were set by a multiplier applied to the parcel’s existing street frontage and lot size. Profit-oriented buildings and vacant lots were assessed less than commercial structures that abutted a street.

Chappell of MJM Management, consultants to the CBD, the art of determining assessment formulas has evolved. That makes Central Market CBD’s the Jackson Pollock of community benefit district assessment formulas; a master piece of interlocking calculations and point systems so complex it’s almost impossible to describe.

It was developed by a statewide committee of assessment engineers, city attorneys and other experts who regularly come up with best practices for assessment districts for the state Senate. A new benefits point system is their latest recommendation, and Central Market used it to determine how much which property owners would be asked to pay.

Here’s how the new assessment methods work. Central Market proposes two categories of services property owners: Cleaning and public safety and economic and marketing. Cleaning means streets, computer graffiti removal, community guides, plus one cup and some officers for special events like street fairs. Economic and Marketing consists mainly of advocacy for the district with city officials and grant writing for street beautification, as determined by Executive Director Daniel Hurtado.

Lowest assessment would be $24.72 for this duplex on Laskie Street

CBD assessment formula simplified — sort of

How much property owners pay to be part of the Central Market CBD will be based on an assessment formula fascinating for its complexity.

The CBD assigns a benefit point for each property, ranging from zero to 2. Commercial properties are assigned 2 for cleaning and public safety and 1 for marketing and economic services. Residential properties are assigned .75 and zero in those respective categories.

Next, the CBD multiplies the linear street footage of the property by the assigned benefit point, divides the lot size by 2,500 — a “standard” San Francisco commercial lot size — then multiplies that number by the assigned benefit point, repeats the process for the building size, adds the resulting three numbers, the sum of which is then multiplied by $21.53 to determine the property’s yearly bill for sanitation and safety.

To determine the assessment for economic and marketing services, the CBD omits the linear street footage of the property, but repeats all other steps and multiplies the resulting number by $4.21.

Finally, the CBD adds the number for cleaning and public safety services to the number for economic and marketing services and — voila — sets the annual assessment for each parcel.

A careful reading of the CBD’s 49-page management plan and the detailed 98 pages of the engineer’s report fails to turn up any mention that a property owner should take two aspirin and call an accountant in the morning.

A blow to Central Y

2 major partners pull back on deal

By Maureen Beck

Central YMCA members and advocates for a new neighborhood YMCA have learned that the organization plans to cancel its attempt to build a new YMCA at a site near Golden Gate Avenue and Folsom Street that was once an important element of the neighborhood’s charm and history: the stirrup factory.

The thrill of the race is gone, “Rich said. “Hastings is in a softer position now than before the recession.”

The association has made no promises to Y advocates about next steps, but Rich insists that whatever it does will be in the neighborhood’s interests. “Asberry isn’t waiting for an association move. She’s asking Supervisors Jane Kim and David Chiu to publicly support a new Y but so far to no avail. “I sense they’re waiting to be pushed, to see if there’s a groundswell,” Asberry said.

She’s pinning hopes on a six-month feasibility study proposed by Elvon Palladilla, former director of Tenderloin Economic Development Project and a member of the YMCA’s board of directors, but even if the study should be funded, it’s not clear how soon a new Y would open.

Assuming a new YMCA were to be built, “It’s probably going to be a smaller, more intimate Y,” she said. “I think that’s where the market is going.”

Since 2009, Central has been using the lot for a demonstration garden, basketball games and other outdoor activities and leasing ground-floor space in the garage. The temporary site — a few offices, small fitness center and meeting room with a kitchen — is less-than-ideal community center and poles away from the huge, much-loved old YMCA that was deemed too large and decrepit to renovate. (It’s now the beautifully restored, TND-owned Kelly Miller Community, 172 studio units for the formerly homeless.)

Last year, Kasey Asberry, former Central employee and now volunteer garden project coordinator, began leading a cadre trying to kick-start the dormant plans for a new Y. They felt the association and Hastings were not honoring the commitment they made to the community when the old Y closed.

Within days of the collaborative meeting, Asberry began circulating an email to supporters with an attached flyer, featuring the logo of the Shil Yu-Lang Central Y. “We need your help,” it said. “Are you ready to see this bacon turned on in the Tenderloin forever?”

Asberry has taken the brunt of blame for delays of a new Central. Charles Collins, CEO of Central’s parent Bay Area YMCA, said in October the association had to be more careful with its assets. “Commitment to this project doesn’t equal capital,” he told The Extra. Seward says then that Hastings still supported a new Y, but with staff layoffs and declining enrollment, it’s better to “defer a bit” to see if there’s a groundswell, “Asberry says. “We’re going to have to renegotiate our big desire is to look at unmet needs, especially of seniors and youth.” Rich said. “We believe the Y should be in a partnership with other community organizations — partners financially, but also for space considerations. Maybe we’ll put in startup funds and assume others would share [the costs] with us.”

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gotated a collective bargaining agreement with SEIU 1021 and achieved a 98% retention rate. Among the formerly homeless tenants, he wrote With offices in the Grant Building, Kostsky stood up to the harsh owners who have turned that landmark of progressive action into a stagnant shell 3½ years after the last tenant, the S.F. Health Center, was forced out.

After CHP Kostsky spent two years (on a family salary) helping non-profits in Central and South America on economic development, affordable housing, social services, management, grant writing and fundraising. In January, he became chief operating officer of the Childcare branch of Green For All that was founded by former Obama administration staffer Van Jones.

He was endorsed by the Rules Committee. Afterward, asked for a reaction, Kostsky just said, ‘It’s good to be back in the neighborhood.”

Tennis also applied for Seat 11, and got about the same response.

Candidate Kostsky was executive director of the Stadlman’s application is short on something like that, but helping trans- sexual people to and from the hospital. “The Tenderloin is a beautiful, but a serious problem. I think that it is extremely important that people understand those areas. I think it would be extremely important to — not give guided tours, but to put us in the shoes of those people. I think it is extremely important that people understand those areas.”

And don’t mean getting a brochure and sweeping the streets,” he continued, “or necessarily even helping at Glide or something like that, but helping transport people to and from the hospital.”

Deciding on candidates for seats 10 and 11, Yee said, “I talked to some of the realities. You establish relationships and actually employing the youth who’ve been here. They’re not going to be here forever, but they’ve got to find work for him. She had similar words of praise and promise for Isaac Jackson, who described himself as “an old-timer.”

“I am the neighborhood and the neighborhood is me,” Dash wrote in his application, “I am standing empty and accepting interns. I look directly out my door and then block by block to recruit and build relationships with my community.”

Dash, sporting waist-length braided locks, perched perched above the ground, spoke of the decline of manufacturing in San Francisco, where jeans were invented, and his urge to “fix the void that’s hap- pening in that business here today.”

Wendy stadlman’s application is short on biological resources and our manufactur- ing resources and really come up with something innovative — solar-powered sewing machines, with kids behind them sewing cool clothes at a higher price point and low price point — and actually employing the youth who know about economics and the demo- graphic of Market Street, who may be on the other side of the fence, who want to be a part of what I’m doing.”

I said, answering Kim’s query: “I’m on ground level every single day and I’m talking to the ground level people on Market Street and after I talk to them I’m on my way, I’m thinking, you know, to the Zendesk and to the Twitters and things like that. So I know physically and visually what’s going on between the two, lending a perspective.”

SEAT 8: Reserved for someone with the experience of special needs, education, and residence with the Tenderloin Healthy Corner store is and has been active with some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities. You establish some kind of exposure and education to some of the realities.

SEAT 9: Mara Blitzer, affordable housing developer at TDNC, has held this seat, reserved for an expert in com- mercial real estate and leasing, since the start of the CAC and has not missed a meeting. Her appointment ends in 2011.

SEAT 10: Antonetta Stadlman, Isaac Jackson and Jerel Banks made their case for this seat, which is re- served for a neighborhood resident and runs into 2015. Stadlman won the seat. Her longitudinal Sixth Stree- ten’s application is short on detail, but her track record in District 6 is extensive. A 21-year resident of the Tenderloin House Hotel, where she works as a desk clerk, she is chair of the South of Market Redevelopment FC. For 10 years and active ‘throughout its exis- tence,’ the application says. "I believe I never missed a single meeting," she told the committee.

SEAT 11: Tennis, the seat’s only applicant at the June 20 hearing, cited his work with the Central City SRO Col- laborative as lead tenant organizer. In a March hearing, Tennis said, he conducted emergency preparedness training at SROs, consults with city and state leg- islation, Public Defender, and is active in the Tenderloin Healthy Corner Store Coalition.

“Tennis is a beautiful, beautiful area,” said Tennis, wearing blue-tinted glasses. “It’s leather but it’s also like — the Tenderloin has all of our unique problems. I think that it is extremely important that people understand those areas.”

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different addresses, including the St. Francis Theater, now there is a huge hole in the ground at the west side from which a crane is working on the top-down demolition of the 1907 building that most recently on the ground floor housed the main Social Security office. This stretch is slated to become a six-level, 250,000-square-foot Millennium Market Street Place, opening in 2015.

Leasing agent Ju says he's found a tenant for the entire 24,000-square-foot 969 Market St. building, where Pearl Arts & Crafts operated until early 2010. The inside is gutted with a major overhaul taking place.

Next door, the Wilson Building, a seven-story brick edifice built in 1901, is being converted into 55 studios and 12 one-bedroom apartments. Architect Alex Koucouvou of IDE Architecture told The Extra. And they're expected to open later this year. Koucouvas said permits documents indicate it's a $4 million renovation.

Sandwiched between that site and the 15-story David Hewes Building which reportedly sold recently for $17 million, on the corner of Sixth Street sits the tiny, single-story building housing the Oxford Street clothiers. The Hewes Building, named after the early San Francisco contractor and developer who provided the golden spike that LeLand Stanford ceremonially hammered in 1869, recently became head quarters for BlackRock LLC, the Burnin' Man company.

On the other side of the street is the venerable Warfield Theater, built in 1922, which still gets 'em lined up around the block when the latest hot band hits town. The other Warfield storefronts are covered with plywood since the building was purchased from David Addington by Group I, which is transforming the seven 5,000-square-foot floors of office space into a "moder n green building with flexible office and retail space available this summer. Music-streaming Spotify announced in May had leased three floors.

Eastward beyond the Crazy Horse strip club next door is a seedy stretch that is, from all appearances, enjoying its last gasp. On June 13, the Department of Public Works posted notices on 906 and 904 Market, ordering the owners "to repair, reconstruct and/or improve" the buildings.

On June 7, San Francisco Business Times reported that Group I, developers of the Warfield space, had purchased "a run-down stretch of one- and two-story retail buildings on the 900 block of Market Street" from the Loan Star Fund, which foreclosed on the property after a former owner default ed. "The purchase price was approximately $16 million."

As for the public toilet curse, "it's still blighted. Though there's little construc tion, some buildings sold recently. At the corner of Sixth Street, the four-story, 1908-vintage brick building on the ground level houses newbies Pearl Deluxe Burgers and longtime enthusiasts. Next to them is a pair of tw o-story buildings, from 1911 and '09, respectively, home to Hospitality House's arts workshop below the Luggage Store Gallery. They and their neighbors have been here for a while."

The seven-story, brick Eastern Out fitting Building at 1019, where Tsering once sold Tibetan artifacts, sold recently for $9.5 million.

Most of the mid-block is open for business until you hit the doomed nude dance hall, Market Street Cinema, built in 1912 and now "closed temporarily for remodeling," which leaves Crazy Horse as the last strip club standing on Market Street. The six-story 1912 Aida Hotel is next door at 1083 Market, sharing its street frontage with Boost Mobile and Rainbow Pizza.

A boarded-up, single-story 1920 building, most recently home to Mel ril's drugstore, sits next door to the also boarded-up 1905 eight-story Grant Building on the corner of Seventh, at 1095 Market, a stagnant shell since the San Francisco Study Center, which published The Extra, fled in December 2010. But there's lots going on across Seventh Street. On the ground floor of the Odd Fellows Temple, with its 1909 façade and vertical sign, workers are busy remodeling for a CVS Pharmacy that will replace a slump fixture check-cashing site.

MARKET STREET'S BOOMTOWN VIBE

By Tom Carter

THE LONG-WAITED turnaround has the optimistic Market Street Association, sums up the neighborhood but only one. Group I, which isn't even getting the payroll tax break, has joined the association. "I think it's the mayor's office job to recruit them."

Her association covers Market from the Ferry Building to Octavia Street. The three domed blocks of Market Street notes, have a 'strong push' for the arts and culture, but lack "the political will to move forward."

"They will change but not as quickly as upper Market. Where Twitter is," she says. "As for the public toilet curse, 'it's a tough nut to crack.' She knows of one business that threw out a man saying about 250 housing units."

Merchants still plagued by dirt, drugs — but hopeful

By Tom Carter

The site described as 25,557 square feet of ‘unentitled’ space; meaning the land is worth more than the buildings standing on it, is known as the 950 Center for Art & Education. It is owned by a non-profit, headed by Elvin Padilla, former director of Tenderloin Economic Development Corp. It is touted as becoming a 12-story, 400,000-square-foot building that includes a 75,000-square-foot arts and education center and a 225,000-square-feet of housing and retail space, including about 250 housing units.

Bureaucrats with Group I are the San Francisco Foundation, the Kenneth Rainin Foundation and the Thacher family, which reportedly owns an adjacent parcel. S.F. Foundation has awarded two grants, totaling $450,000, to try to ensure that new development preserves the arts community. Other sponsors include the Walter & Elise Haas Fund, and Columbia and Wallace A. Gerbode foundations.

From the block to Sixth there looks much as it did at the height of the boom. Though there's little construc tion, some buildings sold recently. At the corner of Sixth Street, the four-story, 1908-vintage brick building on the ground level houses newbies Pearl Deluxe Burgers and longtimeatti's. Next to them is a pair of two-story buildings, from 1911 and '09, respectively, home to Hospitality House's arts workshop below the Luggage Store Gallery. They and their neighbors have been here for a while.

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Continued on page 6

Market Street Place, top, is the largest development on the block from Fifth Street to Sixth, a 250,000-square-foot mini mall. Above: Buildings are being demolished, floor-by-floor, to make way for it.
Square — The Tech Innovator that makes it almost too easy to exchange money for goods and services via a handheld device — in September will move into 1455 Market St., the many-angled, huge building with its stepped-back 22-story tower. Square’s deal with commercial real estate broker Cushman & Wakefield is the largest nongovernment lease in the neighborhood, making the building a million-square-foot symbol of dreams coming true for mid-Market.

Square will occupy five floors — 332,000 square feet — 1½ times Twitter’s 215,000 square feet a block away. Among Realtors, Twitter gets the credit for triggering the grit-busting of mid-Market, but the Square deal confirms it as fact.

“We call it the Twitter halo, or the Twitter effect,” says Zach Siegel, an executive director in the San Francisco office of multinational Cushman & Wakefield. “It legitimized the area. Square and others began to take mid-Market seriously after Twitter moved in.” Not to be ignored is the fact that Twitter inventor Jack Dorsey also founded Square.

More leasing is in the works for 1455 Market, owned by Hudson Pacific Properties, which bought it two years ago from Bank of America. Another well-known tech company is likely taking a floor (90,000 square feet), Siegel says, and leases have been signed for the Department of the Environment and the Municipal Transportation Agency’s operations and control center. And BofA still occupies some of the building.

“Technically,” Siegel said, “only 50,000 square feet is vacant now.”

But there’s still plenty of office space elsewhere in the neighborhood. Cushman & Wakefield’s first-quarter 2013 “Office Snapshot” for the Civic Center/Mid-Market cites a 14.6% vacancy rate for the inventory of 2.7 million square feet of office space along Market from Sixth Street to Gough and north to Turk. That’s not counting any owner-occupied and government buildings. The average rental rate is $42.98, about $550 a month for 1,000 square feet.

Jones Lang LaSalle, another multinational corporation specializing in commercial real estate, also recently began surveying mid-Market as a city submarket, but its boundaries are much larger, taking in the entire payroll tax exemption area — Market Street from Fifth Street to Gough, deep into the Tenderloin and south to Howard Street.

Jones Lang LaSalle’s “Office Outlook” for the first quarter of 2013 also shows plenty of empty space: Of mid-Market’s 4.9 million square feet of office inventory, 1.1 million — 23.4% — remains vacant, but is dropping sharply from three years ago when it was 31.4% empty, according to Julia Georgules, JLL research manager.

Its data on today’s high rents are similar to Cushman & Wakefield’s, but Jones Lang LaSalle also has 2010 numbers for comparison. Average asking rents for office space then were $27.82 per square foot. Three years later they have jumped to $49.94. That means the monthly $2,520 rent on a 1,000-square-foot office in 2010 costs $4,090 today.

Anyone trying to lease office space these days knows how fast the cost is rising. In November, John Updike, the city’s director of real estate, told S.F. Business Times, “My standing joke is that the good news is that mid-Market is wildly successful, and the bad news is that mid-Market is wildly successful. It’s all positive until we are out looking for space.”

The city in February leased most of 1155 Market, three floors and 100,000 square feet, with options on two more floors, which would almost fill the building.

Siegel cautions about putting too much confidence right now in any stats on mid-Market — his company’s or any others’ — and they shouldn’t be taken as gospel.

“We need to be careful until we have long-term data,” he says. “The fact is, mid-Market is a fairly small submarket relative to the central business district, and there’s not a lot of history for it. That’s why I tend to be reluctant to use the statistics, as one big event can really change things.”

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Rents are skyrocketing as office space gets gobbled

Realtors optimistic — also cautious

By Marjorie Bergo
Market Street renaissance

The empty space in the lower center will become apartment buildings, the huge Trinity Place development at Eighth and Market, years in the making.

Mercants mostly hopeful

The streets are dirtier. I’m wondering if people are afraid to come here. Sometimes it seems we’re the only people in the Tenderloin,” he didn’t know what they meant. But he’s catching on.

A lot of stores lost their leases, ” says manager Damian Arman. “The rent goes up so the cost of doing business is high, and the turnaround in the economy is slow. It’s just not the impression I want to give people. I get a lot of tourists here, and I don’t want to give them the impression that they’re afraid to come here.”

Zane Kaplan, Kaplan’s Surplus & Sports Goods

I can’t wait. When the streets are clean, and the people are smiling, that will take care of the rest."

Carolyn Diamond, Market Street Association

Shoes in the middle of the 900 block of Market, an island framed on either side by tall, half-inch plywood entombing bygone businesses.

Akins said he had to call the cops on an unruly customer recently who was high on something. He says, "I don’t stop crime, but I’m here to help people.”

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George Green was 61.

The best thing she could say about Mr. Green was that he had not checked out of the Hamlin but had come to be with her, a good friend, not ex-wife. She had known him 15 years and confirmed he previously worked in a warehouse. He had May 30 of cancer at home with me, she said.

He drank a lot. It’s all he did.

The beeping outside of heavy equipment backed up and the groaning of a hydraulic lift perforated the air and people tried to speak above it. Sounds that might have been music to Mr. Green, or at least set him reminiscing.

He’d visit me, too,” Varneado said. “He’d talk about the good old days growing up in L.A., the job he had for 15 years as a forklift operator. He loved it.

Nobody knew if a disability knocked Mr. Green out of his seat, but Varneado said he was sad not to be working and missed it.

He was a good person, you could tell in conversation by the way he respected his family, the way he talked to people, politely, and he offered you food. Varneado paused and smiled: “He liked his alcohol.”

The mourners were surprised to hear that Mr. Green had moved out of the hotel. One said he had died in a hospital, maybe Laguna Honda. His ex-wife might have said they

Contacted in the East Bay, Angela Hall explained later on the phone that Mr. Green had not checked out of the Hamlin but had come to be with her, a good friend, not ex-wife. She had known him 15 years and confirmed he previously worked in a warehouse. He had May 30 of cancer at home with me, she said.

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Bay Area YMCA, Hastings pull back on proposed Y site

loyal Y donor. An anonymous donor will fund the $480,000 study, Padilla says, and an independent firm will conduct it, with TEDP likely to coordinate the work (TEDP created by North of Market Neighborhood Improvement Corp, is funded by the city’s Office of Economic and Workforce Development, Grants for the Arts and the Wallace Alexander Gerbode, Rainin and Columbia foundations.)

The feasibility study results could supply essential ammunition for a new Y. Asberry says, “We need to really understand what being a YMCA Y should be to build the community.”

The study will include a full needs assessment and consider three scenarios: a financial partnership with another institution, an independent community center with no YMCA affiliation and a new YMCA branch in the Tenderloin.

Asberry believes the idea of a YMCA in the Tenderloin is a good one and an imaginative, well-structured campaign fund, any option is possible: “If we look at what this place ought to be, the financing will just flow into it.”

Asberry said: “We’ve decided to explore all options that meet the service needs of the community. We’re open to the idea. We want to look at the information closely.”

Chip Rich
VP of Operations, Bay Area YMCA

The engineers report sets a benefit cost ratio of $21.53 for cleaning and public safety services and $41.24 for economic and marketing services and then Pollock really tackles the issue of public safety: “The objective is to have everything of interest to neighborhood residents, nonprofits and businesses. It costs $508,629.00 to keep the city clean.”

City should be helping the neighborhood improve the general quality of life, but in reality it doesn’t“, Weil said. “The Council’s report is a powerful reminder of the need for increased investment in public safety and cleanliness is thoroughly lacking. The city should be helping the neighborhood improve the general quality of life, but in reality it doesn’t.“

State Sen. Mary Hayashi (D-Ellison) drafted a measure in March that would allow San Francisco to impose a tax on business that use garbage collection services. (Photo by Joseph Blum)