The lottery: Corner store moneymaker
Impact on schools impossible to trace

By Jonathan Newman

MORE THAN 40 STORES in the Tenderloin and on Market Street sell lottery tickets — everything from the multimillion-dollar games Powerball, Super Lotto and Mega Millions to an endlessly evolving selection of assorted staples such as Daily Derby, Scratchers and Hot Spot.

Lottery ticket sales are as vital to corner store economics as cigarettes and liquor. Day-in-day-out mania for lottery prizes drives customers into the stores and generates a steady source of income with a minimum of fuss. The state handles the marketing, spending large in nearly every arm of media — TV spots, radio jingles, transit placards — advertising lottery games. And when major jackpots rise, the lever of ticket buyers churns free publicity on the nightly news.

For store owners, each lottery ticket sold generates a 1% commission and their payoff of winning tickets up to $600 generates a 3% commission. For a winning ticket more than $600, the lucky retailer who sold it gets paid by Sacramento to directly into the store's account when the winning ticket is redeemed.

At Lucky One Mini Mart, 1010 Market St., entering customers are greeted with a bright yellow and red sign proclaiming, ‘Believe In Something Bigger,’ a promotion for Super Lotto. The store stocks sodas and tobacco and a small deli counter sits along one wall, but the real action is on lottery tickets and games.

In one corner, a TV screen flashes winning numbers on today’s Hot Spot payoffs. Six Super Lotto and Powerball buyers sit at Formica-topped tables, hunched over their tickets, trading thoughts on winning combinations. Last year, Lucky One sold more than a $1 million in lottery tickets, but for owner Charles Ahn the real money comes from selling a big ticket winner.

His eyes soften when he describes the luck of the New Jersey store owner who sold a $700 million Powerball winner last year. ‘That’s $3.5 million for the store, at least $1.8 million in cash after taxes, “Ahh, “ he said. He ran a tally from his store’s account when the lottery ticket terminal. It showed he had earned about $200 by 3 p.m. that day near 4 p.m. that day.

“I remember ... an $84 million jackpot ... Now, a $200 million jackpot seems like nothing.”

Bill Multani
DALLAS MART

At Tenderloin writer on street retreat

For A Good Cause
GENTRIFIED

Tech and grab has nonprofits crying for help

By Mark Hedin

A COMMUNITY in CRINIS brought its tales of woe to Cary Hall last month at a special hearing of the supervisors’ Budget and Finance Committee. Dozens of nonprofit executive directors lined up to describe how difficult, if not impossible, the tech boom’s pressure on commercial real estate is making it for them to do their work.

‘We serve the Tenderloin community,’ said Cindy Gyorri, Hyde Street Community Services executive director, whose organization, at 134 Golden Gate for 10 years, ‘is at risk of ceasing to exist.’ To lease is up next September and the landlord says he will double its rent. ‘He has a tenant all lined up that’s gonna take over, I can’t compete with that,’ she said.

Next September, ‘we’ll be as homeless as the people we serve.’

Dr. Dawn Harbatim is the executive director of Lyon-Martin Health Services, for 22 years at 1746 Market St., where, despite some recent financial setbacks, she said, they’ve maintained ‘a very good relationship with our landlord, who informed us a few months ago that he was putting our building on the market. ... It went into escrow yesterday.’

Lyon-Martin, a community health clinic started in 1979 by the venerable pioneering couple, Phyllis Lyon and Del Martin, is on a month-to-month lease and could ‘lose our space within the next month or two.’ Harbatim said she expects the rent to triple or quadruple, and that the clinic will be forced to move. The clients are mostly uninsured and impoverished, she said.

A health clinic faces unique challenges. Harbitman said, such as zoning restrictions on where one can operate, and stringent rules on equipment that will cost up to $1.5 million to install in any new space it might find. Once everything’s in place, she said, getting licensed will take another three months to a year.

For almost two hours, representatives of dozens of nonprofits lined up to tell the committee members — Supervisors Jane Kim, Eric Mar and Mark Farrell — of predatory real estate practices they are being subjected to by building owners terminating leases and exponentially raising rents.

More organizations would have joined

CONTINUED ON PAGE 2
The commission’s last public report noted that San Francisco schools have received more than $535 million from the lottery in the 27 years, the unified school district getting the lion’s share, more than $192 million, averaging about $8 million a year.

How much the neighborhood’s only school — Tenderloin Elementary on Turk Street — got as its share of lottery funding can’t be determined, because state lottery distributions aren’t made to individual schools, but to school districts.

San Francisco Unified lumps lottery money together with sales taxes, leases and state apportionments into its Weighted Student Distribution. Schools have funds based on student enrollment and student body needs. For example, for students whose home is not English-first, funding for special textbooks or tutors might be allocated.

Average daily attendance is the key to the district’s allocation. The more students attending classes daily, the more funding the district gets. Last year, with an average daily attendance of 96,059 students in K-12 schools, including 15 charter schools and San Francisco City College, the result was nearly $16 million in lottery distributions.

San Francisco Unified used $100 million from the lottery.

Soma have traditionally been friendly since March, about 80 so far, “said Adam Wilson, who came to hear about two important collaborative projects.

The collaborative was good, about 20 people, volunteered to share the duties.

Eldor Tagaymutor assists the next customer’s ticket choice from a wall of lottery games at Lucky One Mini-Mart near the corner of Market and Taylor.

The rate of high school graduations in San Francisco rose last year from 2012’s 42nd to 41st.

San Francisco Unified funded 152 high school students, was paid to prize winners and $25 billion-plus distributed to school districts and universities. The rest — more than $9 billion — covers the state’s lottery operation. The more than $4 billion in statewide lottery sales for the 2011-12 set a new record.

The commission’s last public report noted that San Francisco schools have received more than $535 million from the lottery in the 27 years, the unified school district getting the lion’s share, more than $192 million, averaging about $8 million a year.

How much the neighborhood’s only school — Tenderloin Elementary on Turk Street — got as its share of lottery funding can’t be determined, because state lottery distributions aren’t made to individual schools, but to school districts.

San Francisco Unified lumps lottery money together with sales taxes, leases and state apportionments into its Weighted Student Education Distribution. Schools have funds based on student enrollment and student body needs. For example, for students whose home is not English-first, funding for special textbooks or tutors might be allocated.

Average daily attendance is the key to the district’s allocation. The more students attending classes daily, the more funding the district gets. Last year, with an average daily attendance of 96,059 students in K-12 schools, including 15 charter schools and San Francisco City College, the result was nearly $16 million in lottery distributions.

San Francisco Unified used $100 million from the lottery.

Soma have traditionally been friendly since March, about 80 so far, “said Adam Wilson, who came to hear about two important collaborative projects.

The collaborative was good, about 20 people, volunteered to share the duties.

Eldor Tagaymutor assists the next customer’s ticket choice from a wall of lottery games at Lucky One Mini-Mart near the corner of Market and Taylor.

The rate of high school graduations in San Francisco rose last year from 2012’s 42nd to 41st. San Francisco, graduating 82% of high school students, was eight points above the state’s 74%, and four percentage points better than San Francisco.

The commission’s last public report noted that San Francisco schools have received more than $535 million from the lottery in the 27 years, the unified school district getting the lion’s share, more than $192 million, averaging about $8 million a year.

How much the neighborhood’s only school — Tenderloin Elementary on Turk Street — got as its share of lottery funding can’t be determined, because state lottery distributions aren’t made to individual schools, but to school districts.

San Francisco Unified lumps lottery money together with sales taxes, leases and state apportionments into its Weighted Student Distribution. Schools have funds based on student enrollment and student body needs. For example, for students whose home is not English-first, funding for special textbooks or tutors might be allocated.

Average daily attendance is the key to the district’s allocation. The more students attending classes daily, the more funding the district gets. Last year, with an average daily attendance of 96,059 students in K-12 schools, including 15 charter schools and San Francisco City College, the result was nearly $16 million in lottery distributions.

San Francisco Unified used $100 million from the lottery.

Soma have traditionally been friendly since March, about 80 so far, “said Adam Wilson, who came to hear about two important collaborative projects.

The collaborative was good, about 20 people, volunteered to share the duties.

Eldor Tagaymutor assists the next customer’s ticket choice from a wall of lottery games at Lucky One Mini-Mart near the corner of Market and Taylor.

The rate of high school graduations in San Francisco rose last year from 2012’s 42nd to 41st. San Francisco, graduating 82% of high school students, was eight points above the state’s 74%, and four percentage points better than San Francisco.
What can be done to ease the nonprofit crisis? Nothing now — no solution likely for months

Kim gets the ball rolling to convene group to study city's 6 policy options

By Paul Danna

To accommodate wealthy tech firms willing to pay top dollar for office space, San Francisco's commercial landlords are evicting nonprofit tenants like they're paupers at a queen's ball.

The city's Budget & Legislative Analyst Office, at the request of District 6 Supervisor Jane Kim, released a report Oct. 8 detailing how the commercial real estate market is hitting nonprofits. The report cites six "policy options" that could ameliorate the rental crunch but the potential solutions the report posits probably won't be implemented — if they are at all — so time to help the direst of the nonprofits immediate rental plight.

That's because more study is needed, says one of Kim's aids. And other supervisors suggest implementation could take months to years. This new study comes more than a decade after similar research and recommendations in 2000 and 2003 went nowhere. The resulting inaction has precipitated the current flashpoint: The city's tech boom is viral, and tiptoeing around the problem for another 10 years is not a solution. In the meantime, some wheels at least are beginning to turn.

According to April Venaenog, one of Kim's legislative aids, the policy options that were aired at the supervisor's budget committee hearing in October succeeded in publicizing the issue, but without further analysis none of the six can be immediately executed, she says.

"We wanted to raise awareness with the (October) policy solutions on this issue, but that timeframe didn't yield a long enough time period to pledge out widespread solutions, and (until then) we will have to deal with individual nonprofit cases one by one," Ang said. "A lot of these options need further analysis and vetting."

To jumpstart the process, the Mayor's Office of Housing and Community Development, working with Kim's office, offered a resolution Oct. 29 at the Board of Supervisors meeting to form a work group comprised of various city departments, including staff from the mayor's office, Arts Commission, Planning Department and others of nonprofits and their clients. The resolution is on the supes' Nov. 5 agenda and Ang expects it to be approved unanimously.

The group would analyze past and present recommendations — including the latest policy solutions — to determine which might work short-term and which will take longer to implement.

Ang expects the work group to convene in November and release a report, "with full, flushed-out recommendations," in three to six months.

"For the most part, the (policy) solutions are feasible, and the city has to have some process with the stakeholders to figure out the priority and which they can pursue right away," she added.

Kim — whose district encompasses the Tenderloin and SoMa, which house many hundreds of the city's 6,000 nonprofits — is at the forefront of the fight, though a vote of the whole board will be needed to pass any legislation. Ironically, it was Kim's ordinance in 2011 that created the Twitter tax break that has brought about the skyrocketing rents and lease terminations of dozens of nonprofits that need relief now.

However, most of the supervisors elected in 2004 or 2007 are on the social services crisis. Repeated emails and phone calls from The Extra over four days to 11 supervisors to offer opinions to questions regarding the situation were asked which of the six options seem most feasible, and how long the options would take to implement. Kim's aide, who responded to our survey immediately, board President David Chiu delegated aide Amy Chan's answers.

"During my time in City Hall, protecting tenants has been one of my top priorities," said Chiu in a statement. "Although my focus has been on residential tenants, rising rents have also impacted commercial tenants, particularly nonprofit organizations that provide vital social services to our residents and cultural enrichment to our city. It's important that we take action to also protect our nonprofit providers from displacement."

I am open to considering all of the policy options that the budget analyst has made in his recommendations, and I look forward to working with my colleagues to identify the best policy solution.

In an email on behalf of District 5 Supervisor London Breed, Policy Advisor Conor Johnston wrote: "Strictly speaking, all six options are feasible. No. 5 and No. 6 would probably face the least resistance because they do not involve the imposition of new fees or the allocation of new city funds."

For No. 5, SFUSD (San Francisco Unified School District) has a fair amount of potential properties as well. Unfortunately, underutilized properties are often underutilized for a reason, e.g. seismic safety issues.

"Thus No. 6 is probably the most feasible. The board could make the request for city staff to seriously start the program essentially immediately. But the ultimate success of that program would depend on the involvement of the foundations, private donors, etc., which could take months or years to realize."

Here are the other supervisors' responses:

Olivia Scanlon, legislative aide to District 7 Supervisor Norman Yee, referred The Extra to Supervisor Kim's office for answers.

Nate Allen, legislative aide to District 9 Supervisor David Campos, said he didn't know enough about the proposed policy options to comment.

Several other supervisors' aides responded in writing or were reached by phone, but did not offer comments or opinions.

EERRATA

In Issue 157, page 7, the Richard Ramirez photo should have been credited to photographer Mollison Ott.

In Issue 158, page 1, in the text of "Hope Retires," the full wine glass photo by Gendra Fong from the early evening contained mixed pomegranate and blackberry juice, not wine. She's a toe-talker.

The city's Budget & Legislative Analyst Office's report cites six "policy options" that could ameliorate the nonprofit rental crunch. Here are summaries of those options, most of which establish commercial rental control for nonprofits:

1. Impose fees on commercial developers to renovate or buy buildings to be occupied by nonprofit organizations under rent control.
2. Establish zoning requirements for commercial developers to require them to provide below-market-rate space for nonprofits or 2) pay fees in lieu of providing space, with the city turning over those fees to nonprofits to buy or rehab buildings that would be occupied by nonprofits.
3. Give commercial landlords incentives to offer below-market-rate space for nonprofit groups, with preference given to city subcontractors.
4. Enforce existing city programs to create new ones to provide rents or grants to nonprofits to buy or rehabilitate facilities with the space rent-controlled.
5. Identify unused or underutilized city property that could be occupied by nonprofit organizations at controlled rent.
6. Private donors and others to pool property and financial resources so nonprofits could buy their own buildings or lease at facilities with low or controlled rent.

Paul Danna

![Photo City or SFUSD.org](https://example.com/photos.jpg)

Supervisors Jane Kim, David Chiu. London Breed weigh in on city's options.
the procession, but the executives were unable to wait hours for a turn to speak and left early, as Kim noted at the end of the hearing.

Mark Burns, deputy director of In-Home Supportive Services Consortium, testified at the hearing that, in May, Foresight Properties acquired 85 Plaza at Ninth and Market Street, where the Consortium had been for 18 years. In that time, Burns said, the Consortium had delivered 85.5 million hours of in-home services to clients, now numbering 1,500, who otherwise would be at ‘‘extreme risk for being permanently institutionalized.’’

‘‘Our new landlord,’’ he said, ‘‘exercised its right to terminate our lease at $18 per square foot and offered us a new lease at $45 per square foot — a 250 percent markup, unaffordable to the nonprofit provider.’’

The Consortium said, wound up on Market Street near Sixth, in a building that Seligman Western Enterprises purchased at the peak of the tech bubble back in 2000, and for years had been unable to keep fully occupied. However, Burns said, the move ‘‘comes at a steep cost in the quality of life for our clients.’’

While demand for our services has grown, we are reducing our office space by 17 percent and moving our full-time staff of 63 workers into a windowless basement.

‘‘Yet he feels ‘‘both successful and fortunate to remain at a location vital to both our transit-dependent workforce and to our client base’’

Teresa Friend, director and managing attorney of the Homeless Advocacy Project at 1650 Mission, said it pays $1.90 per square foot monthly, and ‘‘the landlord has made clear even before they gave us an extension through 2014 that they wanted us to find new space.’’

‘‘The landlord is nonprofit developing Mercy Housing, which holds an exemplary tenant, their lease would be renewable every two years. ‘‘Although they’ve found a space to lease, she said, the building is ‘‘in a very bad condition,’’ requiring an estimated $400,000 in improvements, which her organization will have to borrow money to pay for. Ironically, its new space is at the hard-core Tenderloin corner of Golden Gate Avenue and Leavenworth Street, which Lutheran Social Services left eight years ago.

Bill Hirsch, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

Brad Erickson, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

Bill Hirsch, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

Bill Hirsch, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

Bill Hirsch, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

Bill Hirsch, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’

Bill Hirsch, executive director of the AIDS Legal Referral Panel that provides free and low-cost legal assistance to clients living with HIV/AIDS, said its long-term Mission Street lease will expire in February, and he’s ‘‘hopeful’’ that rent will only more than double to $28 per square foot.

‘‘We will be going from paying about $35,000 per year in rent to over $80,000;’’ Burns said. ‘‘That’s at the mercy of our landlord who’s been bringing in tech companies and wanting to make sure there are no amenities in our building. We’re lucky if the elevator works.’’
success, we need to really think about how we share that with the rest of the city. I know that when I co-authored the mid-Market tax exclusion and promised jobs and increased tax revenue, I also said that this would go back into our community and we really need to have a discussion about that.

Almost half of the supervisors have experience working in the nonprofit sector, she noted, “so we need to recognize that you are also job-creators and we need to support that community.”

“We’re in danger of not only losing the heart of the city like the artists and the arts organizations, but the conscience of the city with nonprofits and the social justice groups,” budget committee member Supervisor Eric Mar had offered at the outset of the hearing. Speaking with The Extra after the hearing, Mar, who felt “brain dead” after taking in the neighborhood’s relentless testimony, said that although he and Kim had voted for the tax incentives that helped initiate the tech boom, “it’s very clear we didn’t put near enough protections for tenants, seniors, nonprofits and artists.”

“It’s heart-wrenching,” Kim said.

—Geoff Link, editor and publisher of Central City Extra, contributed to this report.
TALE FROM THE TRENCHES

What do landlords want? More than groups can pay

Central city office rent has jumped nearly 50% for nonprofits in the past year, the legislative analyst’s report noted. Landlords, apparently blinded by the tech explosion, see only dollar signs, not the added value that nonprofits bring to the city as a whole as they up the rates and cater to technology companies. For example, take the owner of 1,275 Mission St., who bought the building from SAGE, a longtime nonprofit, for $1.27 million in February 2012. The two-story building has been empty for months as the owner seeks to maximize his return. It is a spacious 7,800 square feet, but a third of it is basement offices. The ground floor is mostly open, a desirable feature for tech companies, and the second floor is luxuriously laid out, with a central skylight overlooking the San Francisco Performing Arts Center. The owner seeks $20,000 monthly, the real estate broker said, with all utilities and companies, and the second floor is luxuriously laid out, with a central skylight.

This for a building that is one-third underground. The owner sought to re- lease it for $15,000 base rent monthly, and was scoffed at for a building that is one-third underground. The owner sought to re-

The San Francisco Port Commission is issuing one (1) RFP seeking qualified tenant to lease the Ecocenter at Hunter’s Head Park for a term of five (5) years. Download RFP packages from the Port’s website at SFP.com/Ecocenter-RFP. Available at the Port offices at Piers 1 or by contacting the Port (415)-274-0400.

Submit bids must be delivered by hand to the Port of San Francisco, Pier 1, San Francisco CA 94111, no later than 2:00 PM PST on Friday, November 8, 2013.

You will find the articles of general interest correctly. No liability is assumed by the City and County of San Francisco Port Commission for the content, presentation or accuracy of the articles. Contact us today to learn how you can reduce the likelihood of expensive lawsuits stemming from unlawful workplace and/or housing practices based on age, gender, sexual orientation, disability and other protected classes. To learn more about our training, please visit us at www.cchrist.org or email Tashnek.Mosley@sfport.gov.

No liability is assumed by the City and County of San Francisco Outreach Advertising. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions.

At the City and County of San Francisco Outreach Advertising 2013 – 10B

Notices of Availability of REQUEST FOR PROPOSALS (RFP) for

For Medi-Cal

City and County of San Francisco Outreach Advertising Survey

The Board of Supervisors is evaluating the effectiveness of Outreach advertising. What is the information in this ad helpful and/or interesting to you? What types of articles would you like to see? Please provide your comments at (415) 554-7710 or email board.of.supervisors@sfgov.org. Please include the publication name and date.

Office of Community Investment and Infrastructure (OCII)

OCII will receive sealed bids from California ‘B’ licensed contractors for the Building 813 Rehabilitation Project, contrac number HPS GP-13. Work includes new roofing system, replacement of existing windows and interior doors, installation of new storefront and metal panels, electrical and lighting, and exterior painting within a vacant 250,000 square foot building located at Hunters Point Shipyard.

Estimated cost of the work is $33.5M. This contract contains equal employment opportunity goals of 25.6% minority participation and 6.9% female participation for each trade.

For bid documents, see http://www.sfpublicworks.org/index.aspx?page=127 or call Kevin Masuda at (415) 749-2568.

Bid Date: November 15, 2013 at 2:00 pm

Housing Applications are being Accepted for Single Room Occupancy Buildings (SRO’s)

Please go to 241 6th street, San Francisco, CA for applications. The TODCO SRO Housing Waiting List is open for the Knox and the Bayanihan House. If your name is currently on any TODCO Housing Waiting List and you would like information on your current status please call the TODCO Marketing Office at 415-957-0227 on Fridays only.

Building Size/Occupancy Limit Max./Min. Income Rent

Knox SRO Located at 241-247 6th St. & Tkama is accepting applications and has an OPEN WAITING LIST. SRO – 1 Person, or Couple Room size: 10’ x 12’ (800 sq ft) 1 person $15,000/Year $300.00 /Month

In each room: sink, microwave, refrigerator, 2-bedroom, closet, single bed. The Knox has a small gym, library, private lounge, roof top garden, community kitchen, laundry facility & 24 hour & surveillance

Hotel Isabel Located at 1909 Mission Street CLOSED OUT SRO – 1 Person Shared bath 1 person $35,960/Year $550.00/ Month

Each room has a sink, microwave, refrigerator, 2-bedroom, closet, single bed (24 hour & surveillance, laundry facility)

Bayanihan House (Non-Assisted Units) Located at 84-86 6th St. OPEN WAITING LIST. SRO – 1 Person, Couple Room size: 10’ x 12’ – Double 2412 In the Unit there is a sink, microwave, refrigerator, 2-bedroom, closet, single bed, community kitchen, 24 hour & surveillance, laundry facility

TDD: (415) 545-4470

CENTRAL CITY EXTRA / NOVEMBER 2013

“No one deals with more crap than I do.”

— San Francisco Sewer System

Working for you 24/7 sfwater.org/sewers

TODCO SRO

Knox SRO

Hotel Isabel

Bayanihan House

GOLD GROSS LEASE VALUE $12,276,762

This for a building that is one-third underground. The owner sought to re- coup his investment — sans renovation costs — in the first five years of the lease. The owner was asking $15 per square foot in early August, but might be willing to take $20,000 monthly, the real estate broker said, with all utilities and upkeep — including for the elevator — on the tenant, perhaps an additional $5,000 monthly.

Study Center, publisher of Central City Extra and itself a victim of a lease termination, in October offered $15,000 base rent monthly and was scoffed at by the owner. Study Center sweetened its offer to $17,000 monthly with the industry standard 3% annual bumps. It was much more than the 44-year-old nonprofit could comfortably afford, but was willing to pay a premium to stay in the neighborhood.

The following is what the owner countered with, the increases averaging $100 monthly in the first 30 months of a five-year lease.

<table>
<thead>
<tr>
<th>Monthly</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Month 1-6</td>
<td>$17,500.00</td>
</tr>
<tr>
<td>Month 7-12</td>
<td>$18,500.00</td>
</tr>
<tr>
<td>Month 13-18</td>
<td>$19,500.00</td>
</tr>
<tr>
<td>Month 19-50</td>
<td>$20,500.00</td>
</tr>
<tr>
<td>Month 51-42</td>
<td>$21,115.00</td>
</tr>
<tr>
<td>Month 43-54</td>
<td>$21,784.00</td>
</tr>
<tr>
<td>Month 55-60</td>
<td>$22,460.90</td>
</tr>
</tbody>
</table>

— Geoff Link

City and County of San Francisco Outreach Advertising 2013 — 10B

New Cost, Design, Regulations, and Cultural Competency: Training for Businesses, Employers and Housing Providers by the San Francisco Human Rights Commission

If you are a business owner or housing provider, educating yourself and your employees about the harmful impact of discriminatory contact is not only critical to your success, it will help you avoid expensive lawsuits and promote smart, respectful business and/or housing practices.

The first step towards ensuring that you and your employees comply with Federal, State and Local anti-discrimination laws is to enlist the help of the San Francisco Human Rights Commission. For a nominal fee, we will provide you with the most up-to-date training available, customized to your specific needs.

Contact us today to learn how you can reduce the likelihood of expensive lawsuits stemming from unlawful workplace and/or housing practices based on age, gender, sexual orientation, disability and other protected classes. To learn more about our training, please visit us at www.sfhrc.org or email Tashnek.Mosley@sfport.gov.

Notice of Availability of REQUEST FOR PROPOSALS (RFP) for

The Ecocenter at Hunter’s Head Park

The San Francisco Port Commission is issuing one (1) RFP seeking qualified tenant to lease the Ecocenter at Hunter’s Head Park for a term of five (5) years. Download RFP packages from the Port’s website at SFP.com/Ecocenter-RFP. Available at the Port offices at Piers 1 or by contacting the Port (415)-274-0400.

Submit bids must be delivered by hand to the Port of San Francisco, Pier 1, San Francisco CA 94111, no later than 2:00 PM PST on Friday, November 8, 2013.

Tell us where you need curb ramps!

Do you use a wheelchair, walker, or scooter? Do you have trouble getting to the nearest transit stop? You can make a request for a curb ramp in your area by calling 3-1-1. Just jot down the intersection and tell the 3-1-1 operator how a curb ramp would increase access for your neighborhood.

A project of the San Francisco Department of Public Works and the Mayor’s Office on Disability.

The City and County of San Francisco encourage public outreach. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions.
San Francisco’s #1 Choice for Medi-Cal

• 600 Providers
• 2,000 Specialists
• 200+ Pharmacies
• Emergency Care Nationwide
• 24/7 Free Nurse Advice Line

San Francisco’s #1 Choice for Medi-Cal

(888) 205-6552

www.sfhp.org

© 2013 San Francisco Health Plan
ARTS EVENTS


Divas, Dames & Dardevils, Main Library, Latino/Latina Rooms A-B, Nov. 8, 3:00-4:00 p.m. Author Mike Madrid talks about heroines at the dawn of the comic book who mete out justice to Nazis, aliens and nihilists of all kinds. Info: stp.org/library/phpt-10432710.

Art All Around, exhibition of kids’ art from studio projects and New Year drawings from Tenderloin Children. Main Library, Fisher Children’s Center, 2nd floor, through December 30. Drop by for a doc. 15 workshops, 2-4 p.m. and learn to make kimono costumes, dream-catchers and miniature books. Additional workshops, 2-4 p.m. on Jan. 12, Feb. 9, Mar. 9, and Jan. 30, Fisher Children’s Center, 567-4534.

REGULAR SCHEDULE HOUSING

Tenant Associations Coalition of San Francisco, 1st Wednesday of each month, noon, 201 Turk Community Room. Contact Michael Nulty, 309-8427. Resident unity, leadership training.

HEALTH AND MENTAL HEALTH

CBHS Consumer Council. 3rd Monday of month, 5-7 p.m., 1380 Howard Street, Room 537, 255-3855. Consumer advisors from self-help groups and mental health consumer advocates. Public welcome.

Healthcare Action Team. 2nd Wednesday of month, 1010 Mission St., Bayview Community Center, 11 a.m.-2:30 p.m. Focus on increasing supportive home services. Begun in 1989 for homebound with dire need of improved discharge planning. Light lunch. Call James Clemons, 730-0940.

Community Support Groups. weekly meetings at various times, conducted by Mental Health Association of San Francisco, 870 Market St., Suite 206, 415-207-2585 or mentalhealthmtg.org/group-search.

Mental Health Board, 2nd Wednesday of the month, 6:30-8:45 p.m., City Hall, room 278. CBHS advisory committee, open to the public. Call: 295-3974.

Tenderloin Healthy Corner Store Coalition, 4th Thursday of the month, 3 p.m., Keely Cullen Community Building, 220 Golden Gate Ave., 2nd floor auditorium or 5th floor gym. Public meetings to discuss legislation that encourages corner stores to sell fresh food and reduce tobacco and alcohol sales. Info: Jessica Estrada, jestrada@cbhs.org, 771-2600.

Regina Evans performs at the one-woman play “52 Letters” at EXIT Theatre, Nov. 8, 9.

SAFETY

SoFa Police Community Relations Forum, 1st Monday of each month, 6-7:30 p.m. Location varies. To receive monthly email: info: info.sofa1001@t22.com.

Tenderloin Police Station Community Meeting last Tuesday of month, 6 p.m., police station Community Room, 301 Eddy St. Call Susa Blackburn, 345-7030. Neighborhood safety.

NEIGHBORHOOD IMPROVEMENT

Allies for a Better District 8, 2nd Tuesday of each month, 6:30-35 Eddy, Contact Michael Nulty, 620-1565 or stl outlets@yahoo.com, a district wide improvements group.


Friends of Buenderpark. 2nd Wednesday of the month, 3 p.m., Police Station Community Room, 301 Eddy St. Plan park events, activities and improvements. Contact Betty Traon, 937-1126.

Gene Friend Recreation Center Advisory Board, 3rd Thursday of month, 5 p.m. Works to pro-

To you, who may be concerned:

The name is Ed Bowers. You probably don’t know me. I’m a writer and I’ve won a couple of awards (The Acker Award For Avant Garde Excellence and the S F Peninsula Press Club Award For Analysis) and I’ve written for central city Xtra. But there is another more important thing in common. We all fear going homeless. Everyone in America, no matter how many times and come close to it for decades. So I want to face it and maybe get something out of it. Hell, I might get it to like it.

But there is another more important reason that I am going on this re- treat. I want to get something out of this retreat than a narcissistic sense of self-satisfaction at doing something that horrifies me. I want to go homeless for seven days like a runaway model wants to get fat. But I’m doing it. And I’d like somebody besides me to get some- thing out of it. In fact, even if I get noth- ing out of it but a gain in the ass, I want somebody to get some good out of my efforts. Let me explain.

The Faithful Fools is an Institute For Street Level Learning operating in the San Francisco Tenderloin at 234 Hyde St. and it has provided over the years one of the most unique and effective educational programs for the develop- ment of empathy and understanding that currently exists in the Tenderloin. The Fools street retreats, where young people from high schools, colleges, and churches go out onto the streets and eat in the soup kitchens, offer young people the opportunity to really see the citizens of the Tenderloin as human beings. It pro- vides the kind of maturing experience that can only have a positive and evo- lutionary effect on the consciousness of the participants and improve our sense of connection to all the people in our society; not just a select few.

Also, The Fools are a jewel in the lotus of ‘have and have nots’ good for hundreds of the citizens who find themselves there.

So, in honor of my efforts to con- nect homelessness and evolve my con- sciousness for the sake of all sentient beings I ask only one thing: that some- body out there make a contribution to The Faithful Fools.

That’s right. I’m panhandling. You are the first person I am panhandling on my street retreat, and I hate asking for anything, so that why this letter is so weird and perhaps a bit disjointed. I am about to do something I don’t want to do, that I really do want to do, and I am asking someone I really don’t know to give some organization they know nothing about some money. So there.

Finally I have one last thing to say: Emptiness is dying in this country and when it is completely dead, the coun- try will die. It is as simple as that Please support anyone whose focus is plant- ing the seed of empathy in the human heart if you want America to survive another hundred years.

Writer Ed Bowers is temporarily homeless to raise funds for the Faithful Fools.

DONATIONS

People can donate by sending checks to: Faithful Fools Street Ministry 2540 Geary St.

San Francisco, CA 94102 or online at: faithfulfools.org/donate/