City tosses beleaguered nonprofits $4.5 million
Human services, arts groups split fund for rent

By Mark Hedin

L

AN EFFORT “to lift all boats,” as Board of Supervisors President David Chiu put it, the board voted unanimously to release $4.5 million to fund efforts to help nonprofit social service and arts organizations cope with skyrocketing rents in the Tenderloin and western SoMa. Much of the money is derived from rising property tax revenue in the neighborhood, hence Chiu’s nautical analogy: “I urge your support of this from the point of view that it’s seed money” Richard Heasley, Conard House executive director, said in public comments just before the board’s May 15 vote. “This idea, at $4.5 million, is very undercapitalized to the actual need.”

The board was reviewing a report by a working group the supes convened in December to study the issue of nonprofit displacement due to the red-hot real estate market: “This is actually the first time we actually have a concrete step that would have a direct impact to mitigate the impacts of displacement on our nonprofits,” said Debbie Lerman from the Human Services Network, which represents more than 110 city nonprofit agencies. “This problem is citywide. For many, at this point, the need has reached emergency levels. We need to get these funds out to the community in as expedited a manner as possible.”

Brian Chiu, director of community development at the Mayor’s Office of Community and Housing Development, and Tom DeCaigny, director of cultural affairs at the Arts Commission, presented the working group’s report to the board prior to the vote.

Most of its 30-plus recommendations, Chiu said, would be left to other city departments to implement. The displacement problem is being attacked in stages. He and DeCaigny are orchestrating stage one — the short-term solution to help stop the bleeding.

Their first task is to select an intermediary to administer the fund and help the nonprofits get what they need. An RFP will be issued this month for that role, for which up to 15% of the funding, or more than $500,000, is allocated.

They’re looking for an intermediary with a lot of experience with nonprofits, big and small, with a solid track record of financial management and capacity-building. No involvement with political lobbying is required.

Emergency rent and security deposits, help with tenant improvements, help find new space and negotiate leases are among the first orders of business for the intermediary.

“We’ll be continuing to work with all the city departments that participated in the creation of this report,” Chiu said, in response to Supervisor Norman Yee’s questions at the end of the presentation. “It’s going to be important to have the Real Estate Department, the controller’s department, the San Francisco Community

“This idea, at $4.5 million, is very undercapitalized to the actual need.”

Richard Heasley
Conard House executive director.

Tech shuttle shuffle
Little of this, bit of that about ‘Google buses’

By Tom Carter

O

A WINDY FRIDAY afternoon, near 5:30 p.m., a white double-decker bus rolls up to the Muni bus stop on Valencia at 24th. More than a dozen riders scurry out the doors, heads down, bound for their weekend dreams. “Is this a Google bus?” I asked a passing 50ish woman in black. She stops and looks blankly at me. “I can’t talk to anyone,” she declares, and rushes off down Valencia.

“Is that company policy?” I yell after her. She doesn’t look back.

One rider lingers, a man who has tossed three backpacks on the sidewalk and is rummaging through one to find a hat. She plops on a rumpled straw hat and rushes off down Valencia.

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Mason rentals a twobedroom house in Santa Cruz. He has been an Apple employee six months, having moved from Austin where he attended the University of Texas in the 1980s. His draw is barely discernible.

“About half the people work on the bus, but I don’t,” he says. “I’m trying to get dates all the time.”

He plopped on a ramped straw hat and pulled it down against the wind, perfect for weekend hiking with friends along the Yuba River where he is headed.

The double-decker bus seats about 80. It was jammed, he said, and people who didn’t get on wait 45 minutes for another bus.

Like mammals in the wild of yore, the buses’ size alone makes them a spectacle. The shiny white, blue, purple and maroon beasts lord over the urban scene as they glide through the concrete maze like Trojan horses.

Some of the leading bus manufacturers are: Motor Coach Industries (U.S.), Setra (German), Van Hool (Belgium) and Prevost (Canadian).
By Mark Hedin

Kuwait company buys Grant Building for $15.6 million

The Grant Building, once a vibrant hub of nonprofit and creative activity in San Francisco, but vacant for 2½ years, is entering a new life as a profit center for real estate developers. Despite consistent stonewalling from everyone involved, The Extra has learned that the building was sold April 24 to New York developer Synapse Capital, apparently freeing up for Kuwaiti investors.

Documents at the recorder’s office show that the building went for $15.65 million, netting a tidy sum for the Johnson family of Australia, who brought it for $9 million in 2008 and began a campaign of harassment and deferred maintenance to clear the seven-story, century-old building for redevelopment.

The San Francisco Study Center, publisher of The Extra, was the last tenant to leave, in January 2012, and the building’s been vacant and boarded up ever since, even as nonprofits struggle with increasers: more demand for space and a feeding frenzy for real estate speculators.

The Johnsons justified their eviction campaign by saying they intended to turn the office building into a hotel, and obtained city permits to begin the necessary renovations. But they never lifted a finger to actually make the transition, and in November when those permits were about to expire, successfully petitioned for their renewal, claiming an unforeseen economic circumstance: “We are in the middle of a residential situation as a family-owned business. We have made it impossible for them to follow through,” executive director Michael Lemke said.

According to Senior Vice President Henry Bose Jr. of CBRE Hotels, the real estate broker representing the Johnsons, the building went on the market last year, but a potential deal fell through and as of early this year the property was being “repositioned” in the market.

CBRE’s Web-based marketing material touted the building’s proximity to civic buildings, arts venues, tech companies and transit, and its inclusion in the Twitter tax break zone. It hailed the newly approved for its conversion to a hotel, and imaginatively depicted the building as an elegantly lit, high-ceilinged ground floor restaurant, rooftop bar, and a three-story marquee and flags that have never existed added to the photo.

The buyer, Synapse Capital, is headed by two partners, Justin D. Palmer and Albert R. Piccola Jr. The Kuwaiti real estate company was formed in 1972 and owns a portfolio of impressive real estate assets. As for Los Angeles’ Calmwater Capital, the firm has made it impossible for them to follow through, the company’s role in New York. Their investment company in New York, Their names, along with the Kuwait Real Estate Co., San Francisco law firm Goodwin Procter LLP and Calmwater Capital 3 LLC of Wilshire Boulevard, Los Angeles, pepper the sale documents.

Sympose’s Website includes a San Francisco address, at the sleek, black-glassed NEMA towers at 10th and Market. The Extra dropped in and, after a call upstairs from the lobby attendant, was directed up to the 14th floor. There, rather than a light-filled office behind glass doors, we instead found ourselves ringing a doorbell and standing in front of the receptionist at an apartment halfway as neighbors passed by with groceries and maintenance workers looking down the halls of the newly constructed building.Repeated chimes and knocks went unanswered.

Later, Palmer returned a voice mail and asked if I had been at the door, acknowledging that he’d snubbed me, thus setting the tone for our conversation. Beyond that, he had little to say: “It’s too early,” he said, to discuss plans for the building.

What about the Kuwaiti role? “I have a fiduciary obligation to protect my investors’ identities,” he said. Tell me the name was found in the public record, he retorted: “I don’t think that’s true.” He referred me to spokesperson Kim MacLeod, who, after asking what I wanted to know, emailed that she’d spoken to Justin and we will decline comment.

A brief Web check indicates that Kuwait Real Estate Co. was formed in 1972 and owns a portfolio of impressive multistory buildings throughout the Middle East. As for Los Angeles’ Calmwater Capital, details are more elusive.

The actual transaction is between the Johnsons’ 1095 Market Street Hotel, LLC, and Synapse’s 1095 Market Street Holdings, LLC, both of Delaware.

In hopes of getting any sort of confirmation of what’s in store for the Grant Building, which many in the community would love to see returned to its glory days as a nonprofit beehive, The Extra also made repeated attempts to reach lawyer Teresa Goebel of Goodwin Procter. Her presence describes a back-room in hotel deals, but perhaps she represented the Johnsons? Nope, she worked for the buyer, she said, after she finally picked up the phone, right on deadline. She also said that her work has not been limited to hotel properties. As for this particular deal, “I’m sorry, as a lawyer, I can’t tell you anything.”

Truer words were never spoken.

PUBLIC HEALTH San Francisco’s efforts to reduce cigarette smoking — a boon to former smokers’ health and a breeze of fresh air to all of us — is paying off big time. A new University of Washington study sampled 4.7 million people in 3,127 counties from 1990 to 2013, and San Francisco soared to No. 3 in slashing the percentage of male smokers and reached the 7th place for female smokers.

San Francisco’s Tobacco Free program shepherded from drafting efforts to reduce cigarette smoking to passage of the local economy. “Jobseeking for youth, meeting its community responsibility, community banking, says the bank is up to $200,000. Don Bausley, Chase doubled its 2013 commitment in $368,000. This year, JP Morgan and Wells Fargo, with the city kick in $1.5 million, netting a tidy sum for the Johnson family of Australia, who bought it for $9 million in 2008 and began a campaign of harassment and deferred maintenance to clear the seven-story, century-old building for redevelopment.

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JOBS FOR YOUTH The city and United Way-sponsored Summer Jobs+ initiative, now in its third year, could result in 7,000 jobs — at least min wages — and paid internships for 14- to 24-year-olds San Franciscans this summer and during the coming school year. Last year, the program placed 6,817 youth with 100 private employers including Old Navy and Zyniga. 60 non-profits such as Glide and Boys and Girls Clubs.

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Cover image: A 1972 Grant Building sign. (Photo by Mark Hedin)

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Kim’s City Hall swearing-in gives new group legitimacy

By Marjorie Beggs

The TENDERLOIN has a new organization with an ambitious agenda: Residents in more than a dozen TNDC buildings have chosen their fellow tenants to advocate for policies that range from improving neighborhood safety to fighting citywide gentrification.

As voting members of the East Tenderloin Resident Community Association, the tenants have elected a council of 11 who will meet at least monthly to decide issues they want to tackle. In that, the association will be like other resident-focused organizations in the TL — Alliance for a Better District 6, Tenant Associations Coalition, Central City SRO Collaborative — advocating for neighborhood improvements at community meetings and City Hall hearings. Unlike them, they also will advise their landlords, TNDC’s board of directors, about their concerns (see sidebar on Community Housing Partnership’s new and similar Community Congress).

Which makes the TNDC resident council special is that Dolores Supervisor Jane Kim will swear in the members at City Hall June 12.

“They don’t have much of a voice about the changes that are happening in the Tenderloin and citywide something I call hypergentrification,” says new council member Curtis Bradford, an Alexander residence tenant who got 152 votes in the election, the most of any candidate. “I’m not afraid that we’ll be forced out of our homes — we feel safe in our homes, but there are services that we depend on that are run by nonprofits. They’re the ones that are having to leave the neighborhood.”

TNDC’s east wing

In all, 470 ballots were cast at 13 buildings owned by TNDC, the Tenderloin’s largest nonprofit housing developer: Alexander Residence, West Hotel, Ambassador Hotel, Maria Manor, O’Farrell Towers, Curran House, Dalt Hotel, Antonia Manor, Kelly Cullen Community-Civic Center Residence and the Turk/Eddy Apartments. When Francisco Towers reopens next year after major renovations, association membership will rise to 14 buildings.

The 13 buildings comprise 1,536 units, each getting to cast one ballot. So why an 11-member council? Why not one building, one member?

“The idea is that each member represents the entire community, even the city as a whole, not just their individual building,” says Otto Duffy, 23-year resident of the Ritzy and Election Committee spokesman. “Also, 11 parallels the Board of Supervisors.”

TNDC’s housing portfolio includes 50 SROs and apartment buildings north and south of Market Street, and in the Western Addition, Lower Haight and Mission District, plus another six buildings being developed. The 14 in the association are clustered east of Leavenworth, and most, but not all, are SROs housing single adults who have much in common. Living alone by choice or circumstance, their independence may lead to loneliness and other problems. They’re also worried about personal safety out on the streets, a concern they share with families.

For now, geography dictates the size of the association, though it could grow once it’s up and running smoothly.

With almost 3,000 tenants in all our buildings, we wanted to make sure the organizing and electoral processes would be manageable,” Hatty Lee, TNDC community organizer, wrote in an email. “We wanted the residents to be able to participate (in the association) in a meaningful way without getting lost in all the numbers.”

Lorenzo Listana, a Curran House resident as well as a TNDC staff community organizer, says that the idea of the association and resident council was his, but “the residents did the work and planned the execution. We were just there to support them.”

Election day

TNDC’s community coordinators work out of an office at 149 Taylor St., just there to support them. “Everyone was getting their feet wet for the first time in this, planners, residents, candidates — we weren’t sure what to expect,” Bradford said later. He got involved with forming the association “from the start,” he says, then switched over to become a candidate as soon as recruitment began.

He considers himself a activist, having worked with Market Street for the Masses, organizing for marriage equality, advocating for Proposition C, the city-financed trust fund to increase affordable housing, and other efforts.

By 6:30 p.m., all the boxes had been delivered and the counting began. Three hours later, two dozen people gathered to hear the results: 470 ballots had been cast and 15 discounted as spoiled, resulting in a 30.5% turnout.

The winners were Alexander residents Bradford, Reginald Meadows, Thanapa Simpantz and Rosalia Tuvceva; Charles Armenta from Kelly Cullen Community; Salie Lu, O’Farrell Towers, Marilyn Michael, Dalt Hotel, Morena Perez, Curran House; Henry Webb and Dave Seiler, Civic Center Residence; and Connie Moya, Maria Manor.

Moy, 84, mother of seven, grandmother of 14, great-grandmother of four, has lived at the Marta for 20 years.

The North of Market/Tenderloin Community Benefit District invites qualified community members to apply for a Board of Director’s seat!

To learn more about Board membership, contact our office at info@ntcbd.org or 415-292-4812

Serving as a Board of Director member is a rewarding volunteer opportunity allowing individuals to help navigate and advocate for the organization’s mission and goals for the North of Market/Tenderloin neighborhood and community. Qualified applicants must be a North of Market/Tenderloin property or business owner, or resident.

Applications are accepted until the Annual Board of Director’s meeting and elections, June 16th, 2014, 4 PM at 134 Golden Gate Ave., Suite A, San Francisco, CA 94102. All NTLCBD meetings are open to the public.

The North of Market/Tenderloin Community Benefit District (NOTLCBD) exists to facilitate the transformation of the Tenderloin into a cleaner, safer, more vibrant neighborhood.

nom-lcbd.org

Thanapa Simpantz and Curtis Bradford were elected to the new resident council.

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More info: loveournomtlcbd.org

Central City Extra/June 2014
How supes will spend $4.5 million on nonprofits

Rent subsidies, security deposits, ADA compliance, lease negotiations and other short-term solutions

Continued from page 1

Investment Fund, the office of the city administrator to continue to be engaged with all of this. The funding now will only hit perhaps four or five of the 30 or so recommendations. I don’t want people to lose sight of the fact that the long-term structural solutions will lie in many of those other recommendations that are going to be outside the scope of the intermediary itself.

‘Rather than focus on rent subsidies,’ Chiu said, ‘we want to create as many structural fixes as we can, so we’re not back here in another five years.’

The report’s guidelines do call for the majority (60%-65%) of its $4,515,000 budget to be used for direct financial assistance to the selected organizations. The report set a goal of assisting a total of 70 nonprofits and arts organizations — 35 each — facing immediate displacement risk.

That 60%-65% is about $2.8 million. Another 25%-30% ($1.2 million) is earmarked for technical assistance and 10%-15% (half a million) is for the administrative work of the intermediaries.

The supervisors’ moves follow widespread alarm last year at the difficulties the tech bubble and resultant burgeon- ing real estate market — a budget analysts’ report issued in October found the tech industry had not returned to the havoc rising rents and early termina- tion of leases were wreaking.

The program’s funding derives from two sources: $2,515,000 is a controller’s office estimate of increased property tax revenue from Tenderloin and SoMa properties that are eligible for the so-called ‘Twitter tax break’; After Chiu and Kim proposed earmarking that money to address nonprofit displacement, Avalos inveighed on the board to add $2 million more from the general fund to aid arts organizations facing similar chal- lenges. The ordinance passed March 18.

Chiu and DeCaigny’s presentation broke down the report’s recommen- dations into five categories: technical assistance; planning/zoning/developer incentives; identifying available space; direct financial assistance; and public/private partnerships.

Describing the largest category, direct financial assistance, DeCaigny said: ‘We do not want to encourage specu- lation or to encourage landlords to raise rents knowing that nonprofits are receiving a subsidy, but we do want to support nonprofits who are having emergency displacement issues.’

That support, he said, would include acquisition and rehabilitation funds for nonprofits to acquire ownership and ac- quire space; for tenant improvements to upgrade that space to be ADA-accessible; emergency rental stipends and security deposits.

The technical assistance the report suggests, Chiu explained, would be to facilitate an ‘economy of scale’ by pro- viding centralized free or low-cost ex- perts to help nonprofits work through some of their needs the survey identi- fied: negotiating a new lease in a highly competitive real estate market; deter- mining precisely how much space they need; and whether it might make sense to try to buy rather than rent property; and if so, how to proceed, and then also to find commercial real estate brokers who can identify possible sites. It could also help groups share space or admin- istrative functions, which 55% of the group’s survey respondents were inter- ested in doing.

‘There is a lot of stuff here that’s be- yond supplementing the rent,’ Supervi- sor Norman Yee said and asked: ‘Are you expecting that an intermediary would have the experience and skill level to do all of those things, or are you expecting that an intermediary may subcontract to reality or something?’

‘We would want them to have demonstrated expertise in real estate, particularly in working with nonprofits; know how to work with boards of directors of nonprofits; and support nonprofits with legal technical expertise and real estate brokerage, DeCaigny said. ‘I could envision the RFP requiring a letter of recommendation from non- profits they have served effectively. I said it cost $1.5 million to make the $4,000-square-foot African American art and culture complex ADA-compliant, suggesting that ADA-related rehab work alone could potentially drain the entire allocation.

‘We know that this would be a very small beginning,’ DeCaigny said, ‘so it would be really dedicated to the emer- gency needs of organizations whose spaces were threatened in the next 18 months.’

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Emissions reports make shuttles seem green

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Emissions reports make shuttles seem green

State environmental Protection agency 215 to 235 gallons. $500,000. Gray Line owns three Setras, co, says new 45-foot buses cost up to $150,000. Be - more stress on streets “than an SUV.” They are pretty clean, evans says. They are the three big shuttle fleets prowling San Francisco streets are: Google 57, Genentech 40; and Apple 15. The report says Apple has 1,568 boardings each day, and running early next year.

Cheu said the housing office and Arts Commission are experienced in work - ing with very small organizations, some with budgets of less than $150,000, oc - casionally less than $100,000.” He said they would “make the ap - plication process as simple as possible so we don’t accidentally exclude those organizations that are most at risk.”

One popular suggestion, commer - cial rent control, is barred by state law. But they are very security-minded,” to Mason said. You shouldn’t have a car in the neighborhood. Even so, the buses blow stuff in the air. Unfortunately, the state’s Air Resource Board can’t produce data or examples that would inform folks of precisely what danger exists from the buses, no matter how small.

We get questions like this all the time from reporters,” said Karen Caesar, the air board’s information officer. “It’s very complex and there are many vari - ables. What kind of engine is it, diesel or natural gas, how old is it and where is it operating because some regions have more air pollution than others. We don’t typically do estimates like this too tricky.”

A regulation system in place now sets timetables for all buses and trucks to meet by 2025. All pre-2010 buses have to have filters. All later engines have them.

The city’s Department of Public Health says it has no emissions data on the city’s shuttle buses. Whatever is in the air would be infinitely worse if bus passengers com - mitted in cars, according to a 20-page 2011 report by the county’s Transporta - tion Authority. It says the regional shuttle programs it surveyed produced only 20% of the 10,800 tons of carbon dioxide that cars would have spewed, collectively, if tech shuttle passengers commuted alone. Nitrous oxides and diesel particulate matter were reduced by 17 times by the same figuring, the report said. “It’s too bad the companies couldn’t pick up other workers, too, instead of just their own.” Mason continued. “But they are very security-minded,” to guard against wandering eyes that could glimpse a neighbor’s high-tech secret and steal it. He thinks the companies should loosen up a bit. “They could seat one side Apple and one side Google.”

People should live a reasonable dis - tance from their employment, Mason said. He intends to shorten his commute and enhance his nighttime by moving to the city in six months, even if the city hasn’t always been kind to him. His car was towed a few weeks ago and he was dumbered by the cost to retrieve it — $600.

“You shouldn’t have a car in the city,” he declared. “Getting out of town, you can rent one.”

Mason exhibited other New Age notions and appeared well-suited for the city. He said on a recent Saturday he found himself in the Mission and eagerly joining a crowd protesting the evictions of teachers from an apartment building recently acquired by a Google lawyer.

“It wasn’t right,” Mason said. “It shouldn’t happen.” He held up his iP - hone to show off pictures he took of the demonstration with him in the fray. There was one other thing, Mason added, before walking off. There should be a large area that riders can walk or pedal to, where all the buses pick up and deliver Silicon Valley workers, “a park and ride” that gets buses out of the neighborhoods.

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“It wasn’t right,” Mason said. “It shouldn’t happen.” He held up his iP - hone to show off pictures he took of the demonstration with him in the fray. There was one other thing, Mason added, before walking off. There should be a large area that riders can walk or pedal to, where all the buses pick up and deliver Silicon Valley workers, “a park and ride” that gets buses out of the neighborhoods.

People should live a reasonable dis -

The big three shuttle fleets prowling San Francisco streets are: Google 57, Genentech 40; and Apple 15. The report says Apple has 1,568 boardings each day, and running early next year. You can offer hours of technical as -

Brian Cheu

no emissions data on the city’s shuttle buses. Whatever is in the air would be infinitely worse if bus passengers com - mitted in cars, according to a 20-page 2011 report by the county’s Transporta - tion Authority. It says the regional shuttle programs it surveyed produced only 20% of the 10,800 tons of carbon dioxide that cars would have spewed, collectively, if tech shuttle passengers commuted alone. Nitrous oxides and diesel particulate matter were reduced by 17 times by the same figuring, the report said. “It’s too bad the companies couldn’t pick up other workers, too, instead of just their own.” Mason continued. “But they are very security-minded,” to guard against wandering eyes that could glimpse a neighbor’s high-tech secret and steal it. He thinks the companies should loosen up a bit. “They could seat one side Apple and one side Google.”

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People should live a reasonable dis -
Building Size/Occupancy Limit Max./Min. Income Limit Rent
Knox SRO located at 245-6th St. and Tehama is accepting applications and has an OPEN WAITING LIST.

- SRO – 1 Person, or Couple
  - Room size 10½ x 15
  - Semi-Private Bath 7 x 7
  - In each room: sink, micro-wave, refrigerator, 2-burner stove, closet, single bed. The Knox has a small gym, library, private lounge, roof top garden, community kitchen, laundry facility & 24 hour staff & surveillance
  - 1 person
  - Move in Deposit $34,500.00/Year
  - Couple Income $39,520.00/Year
  - Minimum income of $877.46/Month
  - Move in Deposit $577.00
  - Rent $577.00
  - Utilities included

Hotel Isabel

- SRO – 1 Person
  - Each room has a sink, micro-wave, refrigerator, 2-burner stove, closet and single bed.
  - 1 person
  - Move in Deposit $35,960.00/Year
  - No Minimum Income
  - Requires a Certificate of Homelessness

Bayanihan House (Non-licensed Units)

- SRO – 1 Person, Couple
  - Single 10½ x 12 – Double 12½ x 12
  - In the Unit there is a sink, micro-wave, refrigerator, 2-burner stove, closet, single bed, community kitchen, 24 hour staff & surveillance, laundry facility
  - 1 person
  - Move in Deposit $50,275.00/Year
  - Couple
  - Minimum income of $877.46/Month

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TNDC tenants elect council

Good health and a love of staying busy have served her well, she says, though she’s never served on any kind of community council.

“We have so many Chinese in the TNDC buildings, and many speak very little English,” Moy says. “I can help them understand and also tell people what they’re worried about.”

Seiler has lived at the Civic Center Residence for eight years and liked the idea of the resident council as soon as it surfaced: “I was already one of two tenant reps on TNDC’s Board of Directors, and the community organizers thought I might have more input through the new association.” He agreed to participate in forming the new group and got especially involved on the committee that drafted its 10 guiding principles.

“Empowering residents through self-governance, using the community’s diversity to strengthen it, advocating for public and personal safety, and closing the divide between staff and residents are some of the principles,” Seiler says. “I wanted those principles to have teeth, to have something residents could aspire to,” Seiler says. “I think they do, but it took four excruciatingly hard months to reach consensus. It’s not easy to get people who are used to the way things are to change — it’s work and you shouldn’t expect someone else to get it done.”

Seiler will remain on the TNDC board, he says, hoping that the two roles will reinforce his effectiveness on both.

TNDC Executive Director Don Falk is all for the new association, seeing nothing but benefits for everyone involved. “One of TNDC’s values is equity, and our staff take that very seriously,” Falk says. “Encouraging tenant associations and fostering resident leadership are key — they ensure that we’re making a real impact on the people we serve.”

The swearing-in ceremony will take place at City Hall, June 12 at 5:30 p.m. in room 278. Kim aide Sunny Angulo says it’s a first for the supervisor. All other swearing-ins have been for individuals rather than groups.

Bradford says about the swearing in: “It gives us real legitimacy.”

Eva Langman yolka.palka@gmail.com or 415.666.5072

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SPECIAL EVENTS
HireEvent, June 10, noon-4 p.m., Hotel Whitcomb, 1223 Market St. Employment tips from public and private sector recruiters. Free for community opening in medicine, financial services, engineering, law enforcement, media, sales, personal services and more. Come prepared to discuss your experience and skills with recruiters; meet one-on-one with an employment counselor for a free resume critique. Sponsored by ABCT-MGD, Clear Channel Media and JobJournal Info: HireEvent.com, Jobjournal.com or 844-5627.

Annual board election, North of Market/Tenderloin Community Benefit District, June 16, 4 p.m., 134 Golden Gate Ave., Suite A. Info: 292-4812.

Benefit dance-concert for El Tecolote newspaper, June 28, 9 p.m.-2 a.m., new Cesar’s Latin Palace, 805-28th St., near Third St. El Tecolote and Central City Extra are the two nonprofit members of SF Neighborhood Newspaper Association. $10 admission; must be 21. Info: Mabel Jimenez, 648-1045 ext. 10.

ARTS EVENTS
Opening reception for four shows, SoMArts, 3141 Brannan St., June 7, 2-5 p.m. “Body, body...” exhibition of 30 cutting-edge artists, produced by the Queer Cultural Center; “Second Helpings,” visual art exhibition and multimedia performances about the American perception of fat as deviant; “The Most Sensitive Spandex,” multidisciplinary work of four queer artists from New Orleans; and “Final,” exploration of the feminine through the linoleum by printmaker Keriman Dunn. Info: somarts.com

Market Street Youth Poster Series and Artist Talk, June 10, 5-6 p.m. Meet artist Art Mata III, 979 Market St., to view posters of young artists with their experiences creating them during the walk to hospitality House Community Art Program, 1009 Market St., for a reception of their “Taboo Now” group exhibition. The First Exposures mentoring program provides free weekly poster-city workshops for underserved 11- to 18-year-olds. Info: firstexposures.org.

The Valley/Ellma Photo-Exhibition from California’s Heartland, opening reception, June 17, 5-7:30, City Hall, ground floor and North Light Court. Featuring

ARTist Kirnan Dunn at SoMArts

100 photographs plus nine photo essays, two with images from Chronicle archives of California’s 1970s farm labor movement. On view at City Hall and as posters on 40 downtown JCDecaux kiosks through Sept. 19. Info: startcommission.org/safety.

REGULAR SCHEDULE HOUSING
Tenant Associations Coalition of San Francisco. 1st Wednesday of each month, noon, 201 Turk St., Community Room. Contact Michael Nulty, 330-8327. Resident unity, leadership training.

HEALTH AND MENTAL HEALTH
CBHS Client Council, 3rd Tuesday of each month, 3-5 p.m., 1380 Howard, Room 515. Consumer advisors from anti-help groups and mental health advocates. Public welcome. Info: 255-3995. Call ahead as meeting location may change.

Healthcare Action Team, 2nd Wednesday of each month, 1100 Mission St., Bayview Community Center, 11a.m.-1:30p.m. Focus on increasing supportive home services, expanded eligibility for home care, improved discharge planning. Light lunch. Call James Chirinos, 703-0186 x404.

Hoarding and Cluttering Support Groups, weekly meetings conducted by Mental Health Association of San Francisco, 870 Market St., Suite 928. Info: 421-2926 or mentalhealthsf.org/group-search.


Mental Health Board, 2nd Wednesday of the month, 6:30-8:30 p.m., City Hall, room 278. CBHS advisory committee, open to the public. Call: 255-3474.

Tenderloin Healthy Corner Store Coalition, 4th Thursday of the month, 3 p.m., Kelly Cutler Community Building, 225 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 alcoholic sales. Info: Jessica Estrada, jessica@lynde.org, 771-2060.

SAFETY
SoMa Police Community Relations Forum, 4th Monday of each month, 6-7:30 p.m. Location varies. To receive monthly email info: 538-8030 x202.

Tenderloin Police Station Community Meeting, last Tuesday of each month, 4 p.m., police station Community Room, 301 Eddy St. Call Susa Black: 345-7300. Neighborhood safety.

NEIGHBORHOOD IMPROVEMENT
Alliance for a Better District 6, 2nd Tuesday of each month, 6 p.m., 313 Eddy St. Contact Michael Nulty, 820-5656 or d6directors@yahoo.com, a districtwide improvement association.


Friends of Bableder Park, Meetings continue during park renovation, 3rd Thursday of the month, 3:30 p.m., Un Catecro, 305 Jones St. Info: Betty Towsry, 931-1126.

Gene Friend Recreation Center Advisory Board, 3rd Monday of each month, 6-7 p.m. Works to protect SoMa resources for all residents. Gene Friend Rec Center, 270 Sixth St. Info: Tim Figgio, 554-9355.

North of Market/Tenderloin Community Benefit District, full board meets 3rd Monday at 4 p.m.. Call 292-4812 for location or check nom-tlcbd.org.

Safe Haven Project, 4th Tuesday of each month, 9 a.m., 319 Ellis St. (Senator Hotel). Contact: 600-3255, x115, or centralcitysafehaven@gmail.com.

SoMa Community Stabilization Fund Advisory Committee, 3rd Thursday of month, 5:30 p.m., 1 South Van Ness, 2nd floor. Info: 701-5880.

Tenderloin Futures Collaborative, 3rd Wednesday of the month, 11 a.m.-noon, Tenderloin Police Community Room, 301 Eddy, Presentations on issues of interest to neighborhood residents, nonprofits and businesses. Info: 820-1412.

SENIORS AND DISABLED
Mayor’s Disability Council, 3rd Friday of month, 1-3 p.m., City Hall, room 400. Call 554-6789. Open to the public.

Senior & Disability Action (formerly Planning for Elders/Senior Action Network), general meeting, 2nd Thursday of each month, 9 a.m. noon, Universal Unitarian Church, 1167 Franklin St. SDHA Housing Collaborative meeting, 3rd Wednesday, 1 p.m. Healthcare Action Team meeting, 2nd Wednesday of each month, 1010 Mission St. (Bayview Community Center). For info about SDHA’s Senior Survival School, University and computer classes info: 546-1233, www.sacstc.org.

DISTRICT 6 SUPERVISOR
Jane Kim, member, Land Use Committee, School District, Transportation Authority, chair, Tuesday, Joint Powers Authority Board of Directors, vice-chair Transportation Authority Plans & Programs Committee Legislative aides: Sunny Angus, Kay Lin and April Venencio Jane Kim/Kateyung 554-7970

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