**December chill brings complaints about cold**

New, upgraded SROs make solutions easier

**BY TOM CARTER**

December’s temperatures that dipped to the mid-30s sent shivers through the city as complaints about lack of heat by people in apartments, flats and hotels increased from a year ago.

It wasn’t San Francisco’s worst cold snap in history — 1932’s second week in December had four days of bone-numbing 20- to 25-degree weather. And National Weather Service records over 97 years show January is actually San Francisco’s coldest month by one degree. January’s average low downtown is 51 degrees; December is 52.

Still, December’s average was 46.1 degrees, chilly enough that the Department of Building Inspection got 78 heating complaints, a third more than in 2008 when the average was just a half-degree less. Seven complaints came from Tenderloin and Sixth Street SROs, and at least a dozen more from the neighborhood got handled informally. Data show that more than twice as much of the grousing occurred during the first half of the month, when the snap hit, than in the second half.

Officials say that’s not so bad, considering there are 500 SROs in the city — some 100 years old — and because DBI handles most problems swiftly. SRO renovations and new construction by nonprofits have improved conditions too.

“Buildings are better built, and with Title 24 energy requirements more strict, newer buildings have fewer heat issues than older ones,” says Rosemary Bosque, chief housing inspector.

“But these (heat) figures aren’t unusual,” says Bosque, who has worked in code enforcement 24 years and is a member of the Health Department’s SRO Hotel Safety & Stabilization Task Force.

“Usually complaints are correct—very quickly,” Bosque says. “They range from radiators, valves, timings not set right, thermostats, central heating and boilers. Most (heating systems) are time clocks (heating systems) are time clocks that can be adjusted right then and there.”

Heating isn’t the pressing problem for SRO residents that bedbugs are, or leaky roofs in heavy rain, but a cold room means suffering when you shouldn’t.

S.F. Housing Code Section 701 says apartment and hotel room heat must be at least 68 degrees for 13 hours daily — from 5 a.m. to 11 a.m. and from 3 p.m. to 10 p.m. When DBI gets a complaint, it sends out an inspector. If the problem persists...
CBD to put TL on the map

**BY TOM CARTER**

To bring tourists and the curious from other neighborhoods to ogle the Tenderloin's architectural beauties, the TL Community Benefits District board has approved a $2,400 grant to design a full-color map of the new Tenderloin Historical District, which it will sell.

The Uptown Tenderloin Historic District — 33 blocks north of Market Street — was added to the National Park Service Register of Historic Places Feb. 15, 2009. A TL history museum is planned to open in the Cadillac Hotel at Eddy and Leavenworth streets next year.

Photographer and CBD board member Mark Ellinger will design and produce the map. He wants it to be slick and professional, similar to National Geographic maps. One side would be the map referencing historic buildings and sites. The other side would feature a selection of Ellinger's color images of historic buildings. He is the author of a photo book of old hotels in the TL and on Sixth Street called “Up from Down Under: The Hotel Project.”

The CBD approved Ellinger’s grant in November. It plans to distribute the map by mailing it to property owners and do other community-wide distributions, through hotel concierges, publications, libraries and the Tenderloin history museum. “I believe it will bring a great appreciation of the historic buildings to the residents and promote positive foot traffic throughout the Tenderloin,” CBD Manager Elaine Zamora said in an email.

The CBD has 615 properties in 29 blocks all within the historic district — whose owners pay an annual assessment. Last year the CBD operated on a $1.2 million budget.

Zamora said the board expects map sales to eventually turn a profit. It will be the first product for sale for the CBD's fledgling publishing venture, but she didn’t know how many copies would be printed or the cost. The CBD also intends to update and sell the neighborhood restaurant guide it printed three years ago and gave away, she said.

The restaurant guide was so popular that the supply was soon depleted, and Zamora said they're getting requests for a current edition. But at this time, she said, she had “no idea” about pricing of the map or the restaurant guide.

The prime mover in getting the historic district registered was Randy Shaw, Tenderloin Housing Clinic executive director. He’s pushing now for contributions so the museum can open in 2011, he said, a year earlier than previously projected. The museum put a $45,000 grant from the Fifth Age of Man Foundation and design will be coming from the architectural firm Perkins + Will. ■
Cold snap brings complaints, mainly from old SROs

...continued from page 1...

dern is confirmed, the inspector starts knocking on other doors to learn whether other tenants are troubled, too, then writes up a “notice of violation” stating the problem, difficulty, how to fix it, and a deadline for getting the heat working properly. The owner can ask for more time. But ignore it and citations pile up, which can be expensive.

“We charge the owner $170 an hour for the hearing officer’s time and $104 an hour for a DBI administrator,” says Bosques. “It gets to $1,000 pretty fast and that usually gets the owner’s attention.”

But a single complaint doesn’t mean the whole SRO is freezing. In December 2008, four TL and Sixth Street SROs had complainers. The Seneca Hotel at 34 Sixth St. had three complaints in 11 days. The Fourth complaint came from a few doors away, the 102-year-old Baldwin House at 74 Sixth St. A Baldwin resident complained in 2009, too.

“I don’t know who it was,” said Antonietta Stadlman, an 18-year resident and tenant representative who served five years on the SRO Task Force. “It could have been a window left open. But 90% of the time it’s something little that can be fixed, maybe by flipping a switch.”

The Baldwin, like many Sixth Street SROs, is nearly 100 years old. Those heating systems are erratic. Now under new ownership, the Baldwin is being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. Already the fifth floor “looks like the Hyatt,” Stadlman says, delighted being renovated floor by floor. 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Developers say now-seedy mid-Market

CONTINUED FROM PAGE 3

Seventh, the Main Post Office and the busy Greyhound Bus Station. Foot traffic slowed down when the Greyhound Station closed in the mid-1980s, about the same time that the Civic Center was becoming a magnet for increasing numbers of homeless people. But it was the 1989 earthquake that drove nails in mid-Market’s retail coffin. When the seismically unstable Main Post Office closed, a reason for people from all over to come into the area evaporated.

The dot-com boom of the 1990s gave mid-Market property owners a financial goose. Some renovated their aging buildings, investing in fancy build-outs to draw the exploding cyber industry.

A sales base review of real estate parcels between 1992 and 1999 shows changes in about half of the 57 properties on the three blocks. The sales base date registers a deed change — new construction, ownership or use. The property may have actually changed hands, or a new investor, partner or family member may have joined the deed.

A public records search doesn’t explain why so many sales base changes happened in the Nineties, but besides the flush economy, then, interest rates had dropped, opening opportunities for purchase or refinace that were unavailable when loan rates were in double-digits.

The popping of the dot-com bubble in 2000 deflated mid-Market retail once again. The 2008 recession made matters much worse. Thirty-three buildings — more than half the three-block total — are at least a century old, including Odd Fellows, the Grant Building, the Renoir Hotel, Hollywood Billiards, and the St. Francis Theater and the other two properties that will be demolished for CityPlace. The oldest building, at 929 Market, went up in 1904. It’s Sheikh Shaws’ flagship store.

The ultimate value of all buildings on these three blocks and the land they’re on, according to assessor’s data, is $335 million. That, of course, is vastly understated, at least in light of the near future, when this stretch turns around.

Are we turning around, probably before this century’s Twenties come roaring into town.

MARCHING DOWN MARKET

The face of Market Street changes from its commercial source at Castro, where it thrives on small businesses, on its way to the Bay. Vacant storefronts begin to pepper the blocks. The sales base date registers a deed change — new construction, ownership or use. The property may have actually changed hands, or a new investor, partner or family member may have joined the deed.

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Are we turning around, probably before this century’s Twenties come roaring into town.
Showdogs — the upscale wurst shop at the corner of Market and Taylor that he co-owns with the owners of Foreign Cinema, a Mission District hot spot — and watched homeless and bedraggled people stumble through the downtown area.

"I am going to make this better place to live and work," he said.

How? "We’re sitting in one" — Showdogs is the kind of commerce that will help turn the tide, he said.

Addington talked generally about the area’s condition and future but shared little about plans for his own two big mid-Market properties: the Warfield, which he acquired in 2005, and the Hollywood Billiards building at 1028 Market that he bought the year before.

A prospective tenant for 1028, a major art store, has pulled out of negotiations, he said. His plans to erect two shining, multistory buildings on the Warfield’s upper floors to commercial condos, one per floor, "so a business owner can step out of the elevator into his own space," he said, has since changed that, he said, to seven commercial tenants.

"We're sitting in one" — Showdogs, he says. Poverty and homelessness aren’t keeping mid-Market down. "We're facing an issue of bad behavior, where a single, antisocial person can affect all the merchants around." The bright spot — Fulfiller on the Roof — opened Jan. 2. "That's going to bring thousands of hungry people to mid-Market." 

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Addington spent two years as an active member of Redevelopment’s Project Area Committee. When he came here six years ago, the streets were dangerous and scary," he said. "Now they're not quite as bad. The mayor and police chief were here last week announcing their ideas for the area. Our efforts have reached the attention of people who can make a difference.

The city is responsible for helping "scary people" like this woman and getting rid of the people who deal drugs openly, right in front of Showdogs, he says. Poverty and homelessness aren't keeping mid-Market down. "We're facing an issue of bad behavior, where a single, antisocial person can affect all the merchants around." The bright spot — Fulfiller on the Roof — opened Jan. 2. "That's going to bring thousands of hungry people to mid-Market." 

He believes CityPlace and Angelo Sangaquisto’s Trinity Place at Eighth and Market will have an “enormous” effect. But, in almost the next breath, he adds what happened to his mother-in-law recently: On a rare, nice day, she was eating in Showdogs' outside area when a woman approached and yelled at her for money. When her mother-in-law said no, politely, the woman got angry, lifted her shirt and exposed her colostomy bag.

"Now," he asked, "what do you think the other people eating their hot dogs are going to think? How good the food was or the colostomy bag?"

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JOSEPH JACKSON
Activist, SEIU junior

When someone commented on Joe Jackson’s faithful attendance at Coast Hotel memorials — as the Rev. Glenda Hope once did — he quipped: “If you don’t go to your friends’ funerals, they won’t come to yours.” It amused Mr. Jackson to quote Joe Hill — “Don’t mourn, but Organize!” said Joan Jackson, his former wife.

Mr. Jackson was born and raised in Pasadena when he was 21, and he was an incredibly hard worker. He was a lifelong activist to improve conditions for the worker and the poor.

Mr. Jackson died Dec. 9 of heart problems at S.F. General, where he had been hospitalized 3½ months. He was 70.

Mr. Jackson lived at the Coast for 24 years, longer than any resident. He attended neighborhood meetings and advocated at City Hall hearings. “I knew if he were here today — and I feel he is — he’d want to quote Joe Hill — ‘Don’t mourn, organize,’” said Joan Jackson, his former wife.

James Gombos looked and didn’t take care of himself and that’s why he’s not good meal every day. Another said he was crazy to remember the passionate Mr. Jackson. When Mrs. Jackson said she was glad to the radio during the 1920 P.O. State student strike over the need for diversity. But Mr. Jackson, then a graduate student and strike leader, and his labor friends said later the experience turned him into a lifelong activist.

Mr. Jackson soon dropped out of school and took a job as a janitor. He became an activist in SEIU Local 87. Mrs. Jackson became a librarian in Mill Valley. Her husband was an indefatigable speaker and organizer. Unhappy with the leadership, his enthusiasm led him to form a dissident rank-and-file group called Workers for a Strong Democratic Socialism. It got him temporarily kicked out of the union.

Another memorial for Mr. Jackson was held in the 240 Golden Gate Ave. union hall a week earlier, and so very angry when he lost,” recalled Michael Cooper, the other resident services coordinator.

Cooper said that despite Mr. Gombos’ increasing debility, he spent hours at the Kosc Center computer lab. Ed Evans, who has lived at the Padre since 1992, said he was with Mr. Gombos when he died. Evans called their relationship “special.” Mr. Gombos would just walk into his apartment to chat. If he wasn’t feeling well, Evans would shop for him.

“Ed,” he’d come to me and say, ‘I have a problem.’ Then he’d ask, ‘How should I handle this sweep?’” Evans said. “We had a system that worked. We’d call the lab, and they’d come up and get him back.”

For the memorial, Cooper read a passage from a statement the Rev. Martin Luther King Jr. had mentioned during her hospital visits. “They shaved off his beard and cut his hair,” his widow said, and his old cronies assembled to remember the fiery labor leader.

Tenderloin Housing Clinic, too, planned a memorial Jan. 21. Mr. Jackson had gone to the clinic’s profit group to protest Life Telephone taxes, his wife said.

After coming to the Coast Hotel, Mr. Jackson was known for keeping abreast of political affects the residents. He could scarcely wait to launch into the issues with anyone who would listen, they said. Several residents said they learned from him. “Yes,” said one man, “we gotta stick together. He kept saying that. He was a pleasant soul and politically motivated. He could light up and spark a dialogue.”

Support Services Manager Scott Ecker said Mr. Jackson was suspicious of him when Episcopal Community Services began its staffing at the hotel, “until he realized we were all on the same page. Then we were fine.”

In a final paradox, Mr. Jackson became a new man in the hospital. “They shaved off his beard and cut his hair,” his wife said. “His son had never seen him without a beard — and I fell in love with him all over again.”

Mrs. Jackson remained afterward, talking to residents and fitting faces to the names her husband had mentioned during her hospital visits.

—TOM CARTER

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NOTICE: SECTION 8 VOUCHER HOLDERS

One-bedroom apartments now available in Upper San Mateo County Peninsula

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**Don’t spread the flu!**

**Keep your family and community healthy.**
- **Cover** your cough and sneeze.
- **Wash** your hands often.

**Take care of yourself.**
- **Drink** plenty of fluids. (Water is best.)
- **Rinse** your nose with salt water.
- **Stay** home if you are sick.
- **Most** of the time you will get better without any medicine.
- **Never** give over-the-counter cold medicine to kids under 6 years old.

Find out how to stay healthy during the flu season visit [www.sfhp.org/flu](http://www.sfhp.org/flu)

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**COMMUNITY CALENDAR**

**SPECIAL EVENTS**
13th annual Vietnamese Lunar New Year Festival, Feb. 7, 10 a.m.-6 p.m., Larkin Street between Eddy and O’Farrell. Little Saigon celebrates Tet, the Year of the Tiger, with consisting of the Festival queen, food, music, pagantry and plenty of firecrackers. Information: 951-1098.

**COMMUNITY: REGULAR SCHEDULE HOUSING**
Supportive Housing Network, 3rd Thursday of the month, 3-5 p.m., location TBA. Contact: 421-2926 x204.

Tenant Associations Coalition of San Francisco, 1st Wednesday of the month, noon, 201 Turk St. Community Room. Contact Michael Nulty, 338-8327. Resident unity, leadership training.

**HEALTH AND MENTAL HEALTH**
CBHS Consumer Council, 3rd Monday of the month, 6-7 p.m., CBHS, 1380 Howard St., room 537. Call: 256-3695. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.

Health & Wellness Action Advocates, 1st Tuesday of the month, 5-7 p.m., Mental Health Assoc., 870 Market St., Suite 928, 421-2926 x206.

Healthcare Action Team, 2nd Wednesday of the month, 1010 Mission St., Bayanihan Community Center, 11 a.m.-12:30 p.m. Focus on increasing supportive home and community-based services, expanded eligibility for home care and improved discharge planning. Light lunch served. Call James Chininos, 703-0189 x304.

Hoarders and Clutterers Support Group, Mental Health Association, 870 Market St., Suite 928. Call for dates and times: 421-2926 x206.

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.

National Alliance for the Mentally Ill-St. F., 3rd Wednesday of the month, 6:30-8:30 p.m., Family Services Agency, 1010 Gough St., 5th Fl. Call: 905-3624. Family member group, open to the public.

**SAFETY**
Neighborhood Emergency Response Team Training (NERT), Central city residents can take the S.F. Fire Department’s free disaster preparedness and response training at neighborhood locations. See www.sfgov.org/sffd, or call LT. Artresenos, 970-2023.

SoMa Police Community Relations Forum, 4th Monday of the month, 6-7:30 p.m. Location varies. To receive monthly e-mail info: Mental Amiart, 338-8100 x202 or mainamilk@isd.org.

Tenderloin Police Station Community Meeting, last Tuesday of the month, 6 p.m., police station Community Room, 301 Eddy St. Call Susa Black, 345-7000. Neighborhood safety.

**NEIGHBORHOOD IMPROVEMENT**
Alliance for a Better District 6, 2nd Tuesday of the month, 6 p.m., 230 Eddy St. Contact Michael Nulty, 820-1560 or sf_district6@yahoo.com, a districtwide improvement association.

Boeddeker Park cleanup, 3rd Saturday of the month, 9-noon, organized by the Friends of Boeddeker Park. To RSVP to work or for information, call Betty Trauror, 931-1126.

Central City Democrats, meets four times a year, 301 Eddy St. Community Room. Information: 339-VOTE (8683) or centralcitydemocrats@yahoo.com.


Community Leadership Alliance, Monthly meetings and informational forums, Tenderloin Police Station Community room. David Villa-Lobos, admin@communityleadershipalliance.net.

Friends of Boeddeker Park, 2nd Thursday of the month, 3:30 p.m., Boeddeker Rec Center, 240 Eddy St. Plan park events, activities and improvements. Contact Betty Trauror, 931-1126.

Gene Friend Recreation Center Advisory Board, 3rd Thursday of the month, 5 p.m. Board works to protect SoMa resources for children, youth, families and adults. Gene Friend Recreation Center, 370 Sixth St. Information: 338-8100 x202.

North of Market/Tenderloin Community Benefit District. Call District Manager Elaine Zamora for times and dates, 292-4812.

SoMa Leadership Council, 3rd Wednesday of the month, 6 p.m., The Arc, 1500 Howard St. at 11th. Emphasizes good planning and good government to maintain a diverse, vibrant, complete neighborhood. Contact: Jim Meko, 624-4309 or jim.meko@comcast.net.

South of Market Project Area Committee, 3rd Monday of the month, 6 p.m., 1035 Folsom St., between 6th & 7th Sts. Health, Safety and Human Services Committee meets monthly on the first Tuesday after the first Monday, 1035 Folsom St., noon. Information: 407-2166 or www.sompac.com.

Tenderloin Futures Collaborative, 2nd Wednesday of the month, 10 a.m., Tenderloin Police Station community room, 301 Eddy St. Call 304-3916 for information. Network of residents, nonprofits and businesses taking on neighborhood development issues.

**SENIORS AND DISABLED**
Mayor’s Disability Council, 3rd Friday of the month, 1-3 p.m., City Hall, room 450. Call: 554-6189. Open to the public.

Senior Action Network, general meeting, second Thursday of the month, 9 a.m.-noon, Universal Unitarian Church, 1147 Franklin St. Monthly programs, 965 Mission St. #700: Senior Housing Action Committee, third Wednesday, 1-3 p.m. Call for info on health program and Senior U. 546-1333 and www.sfnan.org.

**GROUND ZERO POETRY READING**
8 p.m., Wed. Feb. 10
Ed Bowers, emcee

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**SAN FRANCISCO HEALTH PLAN**

**Here for you**

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**APPLICATIONS**

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