



“How should the city enable people on fixed incomes to maintain their housing in the Tenderloin, west SoMa and northern Mission in the wake of the expected central city boom?”

Central City Extra asked all District 6 supervisorial candidates this question. Theresa Sparks, George Vazhappally and Nate Payne did not respond to our questionnaire. The following candidates thoughtfully answered the compassionate question that runs through the mind of every poor family and individual in District 6: What will happen to me?

James Keys

As someone who has lived on a fixed income in affordable housing in the Tenderloin, I am passionate about this issue. San Francisco needs to protect our renters, especially those living in residential hotels. We need to continue forceful advocacy for the construction and preservation of affordable housing. While working for Supervisor Daly in City Hall, we supported tenants of Trinity Plaza struggling to save their homes. We started a new rental subsidy program to help struggling renters. We worked to improve conditions in residential hotels, taking on tough issues like bedbugs. And we fought to make some of the largest appropriations for affordable housing. As the only candidate in the race with hands-on experience in the district supervisor's office, and with his support, I am confident that I can build on his affordable housing legacy and deliver for low-income residents of our district.



Dean Clark

I believe the city and people should work together in a unified vision plan in anticipation of an expected central city boom. The unified vision plan will hopefully establish a working relationship and allegiances among the city and the people who reside in the areas. The two groups can work on and consider things like: resident participation, rental housing, homeownership, economic development, social services, transition strategies and work on uniting new and old residents of the community. Tenderloin, West SoMa, and Northern Mission should have their own unified vision plan because each community will have special characteristics that relate to their community. In new developments we should have developers set aside a percentage of the new development for affordable housing units. The two approaches will assist people on fixed incomes to maintain their housing in the wake of an expected central city boom.



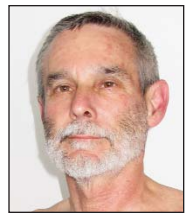
Jane Kim

To stabilize central city neighborhoods for extremely low-income households, San Francisco must prioritize programs to acquire and rehab existing residential buildings (including “small-sites”) with low-income households to preserve them as permanently affordable housing. Low-income residents of buildings in “development zones” or “hot markets” tend to be the most at risk of displacement due to the significant “upside” for real estate speculators. As a result, this program should prioritize those buildings with residents who are similarly at risk. In addition, creation of permanently affordable housing units through acquisition and rehab is a much more efficient use of public resources. The per unit cost of acquisition/rehab is much lower than new construction — in some cases by up to half! Acquisition/rehab also has a significantly lower carbon footprint, especially when a new construction project involves demolition of an existing structure.



George Davis

I am a senior myself. I am the only D6 candidate with a concrete Senior plank, my only legislative priority. “Free Dental, Vision and Hearing Care for Seniors” affects more voters than just housing. Honestly, I don't have a realistic local housing solution. There's a practical limit to how much more you can tighten up rent control laws. Chris Daly is to be commended for his having developers make offset funds to provide affordable housing for permission to build market rate housing. However, that's nowhere near enough money to solve this problem. I suspect that the real solution lies with revitalizing federal Section 8 programs limiting rental payments to 30% of income and other HUD building programs. Other than advocacy, this is beyond a local supervisor's power. I look forward to reading the other candidates' policies. If there is a realistic one presented, that will be my policy.



Matt Drake

District 6 is developing quickly and we must ensure that residents on fixed incomes are not pushed out of their homes due to gentrification. As the district evolves, it is important to preserve affordable housing for fixed-income residents. I support development on unused lots because the new buildings will not destroy our existing housing stock. In cases where we do lose protected units, the Trinity Plaza deal should serve as the framework. At Trinity Plaza, tenants who lived in rent-controlled apartments were given the option of transferring to new units with lifetime leases that would still be subject to rent control. This actually resulted in significantly improved conditions for the original tenants. As supervisor, I will demand that future developments should offer the same protections for existing tenants so they are not displaced.



Jim Meko

Housing is a right. The choices we make are indicative of our values. Over the last 15 years, this city has been complicit in the displacement of those most vulnerable. Our highest priority must be transitional housing for those living on the streets. Residents of SRO buildings should have priority for more dignified housing, too. I will fight to shift SRO rooms from hotel status into the Housing Code and create incentives to add cooking and bathroom facilities to every unit. As chair of the Western SoMa community planning process, I've helped create a stabilization policy that preserves the historic balance between market rate and affordable housing. Developers would be free to build as much housing as the market will bear just so long as 30% remains affordable. Whether this proposal is adopted or not depends on who we elect this November.



Elaine Zamora

Medi-Cal cuts for foot, eye and dental care and fewer doctors accepting Medicare force those on fixed incomes to spend money on medical treatment and medications that can rob them of their rent money. Expand the safety net. I advocate the strengthening of Healthy San Francisco. I would legislate stronger eviction protections, above federal requirements, such as higher just cause standards, increased notice requirements. Those living on a fixed income cannot and should not absorb the rising costs of increased co-pays, cost of medication, or to ride Muni. I advocate for reduction of these costs. Clinics that limit services to only the uninsured should accept Medi-Cal and Medicare recipients for the podiatry, optometry and dental services. Medi-Cal pays for a wheelchair but not podiatry care, which could avoid amputations; this is not compassionate, common sense medical care or cost-effective. I would support increases for in-home health care services.



Glendon “Anna Conda” Hyde

My solution is to create micro loans that would allow these families and other working poor to buy into the housing that is being built. The Mid Market Corridor and Treasure Island developments are perfect places for this housing to be built. In the building plans should be room for a co-op grocery store that will hire these tenants and provide them with jobs that invest in their stability and the ability to benefit directly from their efforts. This Community Investment Housing will also provide green space and child-friendly services like day care. Once we have created affordable and safe housing that people can own, we can begin housing the people who are relying on the shelter system and begin to make a dent in the criminal way the homeless and working poor have been treated in San Francisco in the recent years.



Debra Walker

We must protect affordable rental housing through our rent control laws. Many buildings in these areas were built before 1979 and are covered by these protections. I support strong vacancy controls to keep these units affordable as they become vacant. Many affordable housing projects here are owned by nonprofit organizations, and I'm committed to protecting them. I helped get Proposition A on the November ballot, to provide grants and deferred loans to nonprofit affordable-housing developers to seismically retrofit their buildings. This will cover at least 36 residential hotels that provide housing for the city's most-at-need population. I'm also promoting incentives to build new affordable housing through partnerships between affordable-housing developers and market-housing developers. Additionally, I'm advocating adaptive reuse of underutilized office buildings (like the AAA building on Van Ness) into family housing, senior housing, supportive housing, group housing and/or cooperative housing. We can offer many more options for people on fixed incomes.



Matt Ashe

To enable residents with fixed incomes to continue to reside in San Francisco, all privately funded high-occupancy residential new construction in District 6 should have 15% of the units set aside at BMRs. Studies have shown that people with lower-income status residing with more affluent neighbors tend to improve their economic situation while their wealthier neighbors engender stronger compassion and understanding for people of fixed incomes. Additionally, the San Francisco Redevelopment Agency needs to sponsor more first-time home buyer programs with “right of first refusal.” Since I was recipient of one program almost 12 years before the dot.com bonanza, I personally understand how important these programs are to a person's quality of life, and other tangible benefits to our environment. People of lower incomes are a diverse group, but it is this group that provides the vitality and cultural diversity to San Francisco.

h. brown

How do we guarantee I'll still have a home in 5 years? I'd say we should dump all the predatory realtors like John Stewart Company and the gangs behind taking the “Y” and TNDC from faith-based nonprofits to a for-profit status. Mercy Housing is another and they now require you have an annual income of 24k to rent anything in buildings where we used to live with an income of 6-8k. So, it's simple really... just get a Board of Supes who will stop giving 100-year leases to vultures.

Sunday Streets — calmer, gentler Tenderloin

No cars, no buses, no delivery trucks. Moving or parked. Imagine a hunk of the Tenderloin with only strolling pedestrians, dog-walkers, bicyclists and tricyclists, skaters, dozens of activities for all ages.

The transformation happens Oct. 24 from 10 a.m. to 3 p.m., Sunday Streets' ninth and final 2010 event — a 2-mile, 22-block route through the Tenderloin. Past events have drawn up to 25,000 people, says Project Director Susan King.

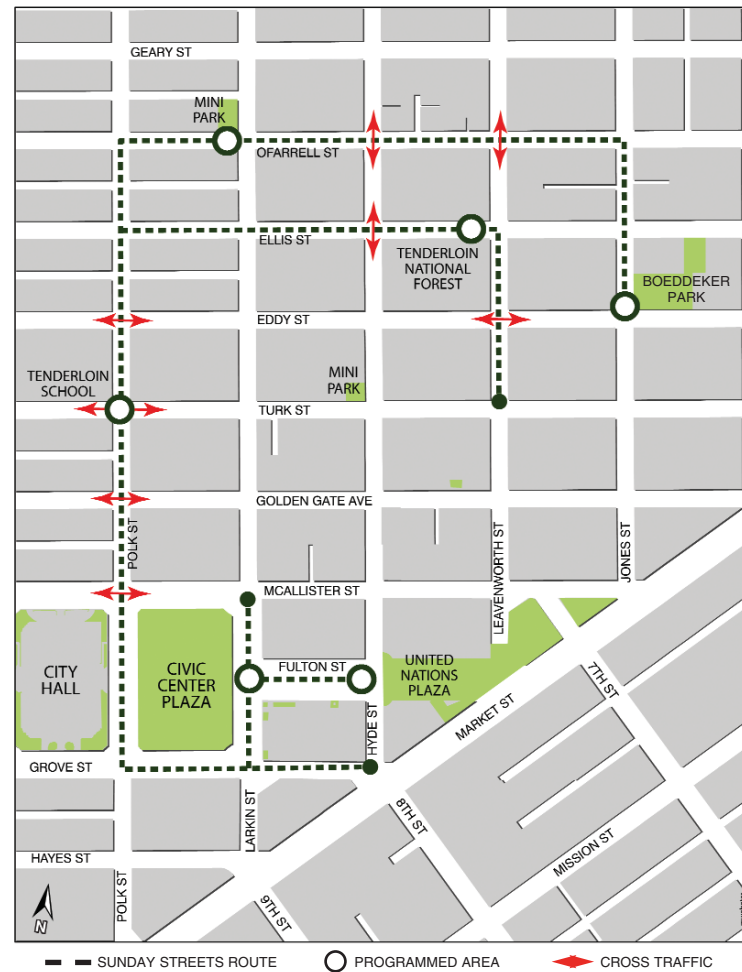
“We have a road show of regular activities at every event,” she said, “and everything's free” — bike rentals and repair; dog agility courses and pet adoption; skate rentals and a skating rink with music; games and bike safety demonstrations for kids; yoga, martial arts and fitness for adults; and much more.

Neighborhood sites along the route also will offer the extras that make Sunday Streets closures unique. Boeddeker Park will have gardening workshops and live music. At its Grove Street office, the Department of the Environment will host a recycling toss — get the item in the correct green, blue or black bin and win a prize. The regular Sunday Civic Center Farmers' Market, Tenderloin Community School, Tenderloin National Forest and the TL CBD also will host special activities.

The Mobile Free Wall is one King hopes will become a Sunday Streets tradition. A temporary plywood wall, 10 feet high, 40 feet long, will rise in the Civic Center Plaza (exact location tba) and everyone is invited to grab a paint sprayer and express their artistic inclinations — legally. Afterward, Free Wall, one of the Arts Commission and DPW's programs to reduce graffiti vandalism, is broken down, whitewashed and stored for the next event.

King says to keep the focus of Sunday Streets on fun and fitness, everyone involved works hard to reduce inconvenience to residents and business owners.

“Signs will go up at least a week before to let people living and working along the route know there will



be no parking,” she said. “We'll tow, but we'll also accommodate residents so they don't get stuck if they have to get in and out of their garage.” Two buses, the 38-Geary and 19-Polk, will be rerouted.

Business owners are encouraged to stay open and offer specials, but they can't block sidewalks, and vending and marketing unrelated to the event are prohibited.

Sunday Streets is presented by the S.F. Municipal Transportation Agency and managed by its fiscal sponsor Livable City, a transportation-oriented nonprofit. For latest info on the event: sundaystreetsSF.com. ■

— MARJORIE BEGGS

Six District 6 candidates rake in 31% of city funds

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— they're due at the Ethics Commission in early October for the period through Sept. 30 — and the total approaches the price of a Rincon Towers condo.

Public funding for local elections has evolved since it was first put in place in 2002. Back then, it only applied to the supervisorial races, there was no ceiling on expenses, and to qualify candidates had to raise \$7,500.

The total expenditure from the general fund for all supervisorial races in 2002 and 2006 was \$315,989 and \$216,784, respectively, and then — as now — District 6 candidates got more than their share. Chris Daly and Rob Black each got \$43,750 in their 2006 battle. In 2002, Daly got \$40,049 and rival Michael Sweet \$37,205.

This year, as of Sept. 28, the city had disbursed \$1,007,487 to 22 candidates, according to the Ethics Commission. Rafael Mandelman, running in District 8, got the most — \$75,707. Right behind him is District 6's Jane Kim, at \$71,148. Her rivals Debra Walker, at \$63,793 and Theresa Sparks, at an almost identical \$63,672, round out the city's top four.

The way it works is this: File the appropriate papers, and raise \$5,000 in amounts from \$10 to \$100 from at least 75 different San Francisco residents. Loans, candidate's own funds and in-kind contributions — non-monetary gifts — don't count. Do that, and you're good for \$10,000 from the city.

Now, for the next \$10,000 you raise, you're eligible for city funding at a 4-1 ratio. Again, these donations have to be locally generated, but the upper limit on individual contributions goes to \$500.

Then, once you've raised a total of \$15,000 yourself — and received the \$50,000 more that qualifies you for, the city will continue to match your donors dollar-for-dollar until the total you receive from the city reaches \$89,000. At that point, you need only to have raised \$54,000 from other sources.

Add those two numbers together — \$143,000 — and you've got the ceiling on campaign expenditures for the race — for candidates who have accepted public funds. If you don't take city money, you can spend like Meg Whitman.

Kim is the most prolific fund-raiser in the District 6 field. She announced her candida-

cy in January, and as of June 30, the close of the most recent period of time for which candidates must file reports, she'd raised \$80,363 in cash from donors, and \$71,148 in matching funds from the city.

Kim, a lawyer and president of the Board of Education, got max donations of \$500 from Roger Buschmann, SFUSD Human Resources chief; District 3 Supervisor David Chiu; Cynthia Mendoza of the Glide Foundation; and dozens of others.

Kim's biggest outlay went to Left Coast Communications, which appears on both sides of the ledger in her report, with more than one \$500 donation — and more than \$16,000 in billings for campaign posters. Indeed, after Left Coast, Kim reported less than \$1,000 spent, leaving her with \$125,000-plus for the home stretch — down to \$106,000 after she paid for a mailer subsequent to the June 30 reporting date.

Debra Walker, while raising more than \$50,000 to get elected to the Democratic County Central Committee in June, simultaneously raised funds for her supervisorial campaign, bringing in \$28,619 in cash contributions in 2009 and another \$8,834 through the end of June. As of Sept. 23, in a bid for new public financing, she reported a total of \$110,030 raised — and \$52,355 spent. The Ethics Commission's sent \$63,793 her way.

Human Rights Commission Executive Director Theresa Sparks raised a lot less to qualify for the \$63,672 disbursed to her by the city as of late September — the formula to reach that level of funding requires her to raise only \$28,672. However, in a filing posted Sept. 23, Sparks reported raising a total of \$123,728, which may qualify her for additional public funds as well. Her campaign also reported having spent almost \$95,000.

Elaine Zamora's campaign has benefited from \$50,999 of city funds. This may qualify her as the most effective at maximizing the benefits the system offers. As of June 30, she reported having raised but \$13,454 on the year outside of public financing. In 2009, she raised \$11,425.

Jim Meko on June 30 reported \$5,569.99 raised in cash contributions this year, and previously reported \$6,684 raised in 2009. On Sept. 22, he requested additional matching funds based on having raised \$1,734.99 in qualifying donations, including, on Sept.

20, \$200 from activist Michael Nulty, a member of The Extra's Editorial Advisory Committee. So far, the Ethics Commission says, it's disbursed \$37,424 to Meko.

James Keys documented only \$6,139 in qualifying donations in his Aug. 24 claim for matching funds. Yet he'd been granted a total of \$29,457 as of late September. To qualify for the \$19,457 beyond the initial \$10,000 he became eligible for after raising \$5,000, he'd have to show a quarter of that in private donations, or \$4,864. When the next round of campaign finance disclosures are made public, in early October, he will have to specify the source of the additional \$3,725 he raised since the June 30 reporting period that qualified him for the city's 4-1 match. Keys got his campaign started in August 2009 with a \$250 contribution from Nulty, and ultimately raised a total of \$3,437 that year. He spent \$2,019 of it, too. This year, through June, he's raised another \$6,487 total in cash and spent himself into the red, \$603 worth, according to his June 30 disclosure form.

The next deadline for reporting contributions and expenditures is Oct. 5, for the period through Sept. 30. Then on Oct. 21, reports on the period through Oct. 16 are due. There's a final accounting a month after the election.

Candidates are also allowed to amass donations above the expenditure limit in “contingency funds” to be spent only should the Ethics Commission decide to raise that limit. So far, only Kim has opened such an account in this race. Unspent campaign funds, whatever their source and whether held in the campaign account itself or the contingency accounts, are payable to the city once the election bill paying is done. After the '06 race, the Ethics Commission reports, Black returned \$8,178; Daly nothing.

Of the remaining candidates, Drake's disclosure forms show \$4,920 raised in '09 and \$4,473 through June 30. Nate Payne had \$2,942 to show for the first half of the year; Hyde collected \$559 in '09 and \$12,236 in '10.

Dean Clark, whose ads showing him and a small pooch can be seen up and down Market Street in storefront windows, and in the pages of this newspaper, had accumulated \$2,696 through the first half of the year, \$2,000 of that from his own pocket. ■

Meet the candidates

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Dean Clark, the first to answer, said it was “a loaded question” and never did answer it.

Thirty-plus attended the afternoon forum.

Still, with a barrage of questions over two hours, vital issues do surface and light sometimes shines on them, sometimes not. An original question perks up the candidates like a soft pitch to the strike zone. When Ma asked what, as the winning supervisor, would be their first piece of legislation, just about everyone leaned forward to frame their pet topic.

“But they told us what they wanted,” Zamora said. “It was a little different approach — and I learned. It was well done, a good format and I appreciated that.” ■



Philip Nguyen, head of the Vietnamese Community Center, introduces the candidates at the Sept. 22 “District 6 and the Asian American Community” forum.