

\$240 million nonprofit SoMa project

15 stories for seniors, 21 stories for families, 24 for city offices

BY MARJORIE BEGGS

As Ed Sullivan used to say, "It's a really big show." That's TNDC and Citizens Housing Corp.'s monster housing project on the west side of 10th Street from Market to Mission. It got an early preview at the June Tenderloin Futures Collaborative meeting. It's big, but it ain't new.

Central City Extra's premiere issue in March 2000 carried a story about this property and TNDC's expansion plans South of Market. In what the joint nonprofit developers called a "bargain sale," Bank of America in 1999 sold them this half-block, 2.2-acre property — appraised at from \$15 million to \$20 million — for a mere \$4.5 million.

Several vacant buildings occupy the site today. The one facing Market has been empty for at least five years and the others longer. All will be demolished.

The huge development, said presenter Valerie O'Donnell, TNDC construction project manager, will include a 15-story, 158-unit Mission Street tower with low-income housing for seniors only; a building mid-block on 10th Street that will rise 21 stories and provide up to 240 units of low- and moderate-income family housing; and, on Market Street, a 24-story building with 440,000 square feet of city offices. Combined, the three buildings will have 13,000 square feet of commercial space.



Skidmore, Owings & Merrill rendering of the proposed senior housing building, one of three 10th and Market development structures

views later.

(Asked about BofA's extreme generosity, Harvey Radin, BofA sr. vice president in media relations, said, "We saw great potential for the property to be developed for affordable housing — which is something we're strongly committed to.")

(The city got involved as the deal was being put together, Don Falk, TNDC's director of housing development, told The Extra. "The city expressed an interest in siting a new office building there — it became a key player in helping us acquire the land for much-needed affordable housing.")

(The city's interest also gave TNDC and Citizens a sure buyer for a big hunk of the lot, guaranteeing that they could afford to build the housing. The city's purchase price isn't final yet, but, according to Alexandra Galovich, project manager,

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MUNI MEETS THE 'LOIN

Bus stop battle over 38-Geary

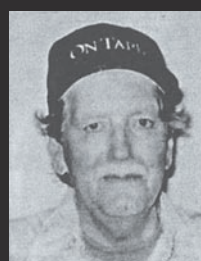
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Last days of drugstore chain

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Well-liked SRO residents

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CENTRAL CITY

EXTRA!

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'IT'S A NIGHTMARISH THING'



PHOTO BY LENNY LIMJOCO

Ramon Bedolla of S.F. Maintenance bags infested bedding at a downtown SRO hotel that will go into a freezer. The city fights to keep its bedbug holding pattern.

Bedbug alert

Bloodsuckers bide their time hidden in SROs

BY TOM CARTER

The Tenderloin and South of Market are crossing their fingers that a formidable recent enemy — the bloodsucking bedbug — doesn't return with a vengeance in the next few months to infest hotels, apartment buildings and shelters.

Right now, hotels here and there are waging pitched battles with the ugly para-

sites in an effective holding pattern. But experts say the bedbug infestations are cyclical and warm weather encourages them. Health Department officials say that last March a record-breaking heat wave brought more complaints than any month so far this year. October, they indicate, will likely be the test.

It's a terrible thing to win battle after battle and never win the war. But that's the way the fight in San Francisco has been over the last three years, ever since the bugs rose to prominence after pest controllers stopped using a certain insecticide used to kill cockroaches. Bedbugs are believed to have been for many years the blessed collateral casualties of the spray.

"They do go in cycles and I am starting to get a few more (reports) now than the usual one a month," says Jackie Greenwood, a senior Health Department inspector whose main job over the last four years has been scrutinizing SRO hotels. "But there is more awareness now and people are taking care of things through pest management. If that doesn't work, they call us."

Greenwood has a pretty good idea when the city's bedbug war broke out. In October 2001, pest control companies stopped treating SRO hotels and others with pyrethrin, the insecticide to kill cockroaches. But in time, roaches develop immunity, and it was time to rotate insecticides. Apparently, bedbugs weren't affected by the new insecticide as they had been by pyrethrin, Greenwood surmises.

"October was when it (the problem) zoomed," Greenwood says. "It was a lot warmer then. Before that, I was getting one



Bedbugs proliferate in warm weather. They spiked during record heat in March.

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