

# TNDC's top priority – discourage gentrification

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block. There's still a need for a convention center."

He didn't rule out Haas putting more predevelopment money into the scaled-down housing project.

Falk told The Extra that the next steps will involve TNDC and GEDC putting together a proposal for the Mayor's Office of Housing to help fund what he estimates would be 150 housing units.

"There's a strong push from the mayor for homeless housing, so the plan will probably reflect that, plus TNDC's and GEDC's priorities," Falk said.

GEDC still has made no official announcement about the plug being pulled from the Pavilion project. Asked at the TFC meeting if there was to be one, Falk said, "I guess this is it."

The Extra's repeated calls to GEDC President Mel Carriere and GEDC Project Manager Paula Collins were not returned.

## BULLDOG BATHS MAY BECOME HOUSING

Other land use issues grabbed the TFC spotlight.

For starters, a Tenderloin eyesore — the old Bulldog Baths at 130 Turk — soon may be renovated into housing, announced project architect Suheil Shatara.

Shatara showed draft elevations of plans to create 21 residential units, seven per floor, each 300 square feet. He said he couldn't share the name of the current owner because the sale was in escrow. "I was just hired to do these preliminary drawings," he said, "and was asked to come here to make a presentation."

But he did explain that a transfer of ownership was imminent. "If the potential buyer gets what he needs, the project will go forward."

That buyer was Turq Development Corp. Retirement Trust, he said, and yes, T-u-r-q. City Planning was scheduled to review the preliminary design in late March.

The Extra checked with the assessor's office later

and found that the owner of record for the past five years is RLM Development LLC, located at 870 Innes Ave., in Bayview-Hunters Point.

In the fast and loose 1980s, before the Public Health director shut down bathhouses, trying to stem the AIDS epidemic, the Bulldog was a wild place, complete with raunchy murals and an entire S & M sex cellblock on the top floor.

"The building's been empty since the mid-1980s," said Jim Thompson, longtime property manager at the Aspen Tenderloin Apartments across the street at 165 Turk. "Even vacant, it's been a community problem."

The Extra was unable to reach Shatara at the end of March to get an update on the project.

## LAND USE PANEL LAYS ITS FOUNDATION

The Collaborative's new land use subcommittee met for the first time in January, its goal to monitor and analyze central city parcels for demolitions, rehabs, new construction, use changes, license and permit applications, denials, and more. Members are Glenda Hope, executive director of S.F. Network Ministries; Mark Aaronson, director of Hastings Civil Justice Clinic; and Peter Cohen, Urban Solutions' planning manager.

"We're still organizing," Aaronson reported to TFC. "Urban Solutions will track uses, and two of my students will put together a manual for systematically reviewing developments as they come up."

Meetings are the first Friday of the month, 11 a.m., at Hastings Civil Justice Clinic, 100 McAllister, room 300, and are open to the public, especially to those with planning expertise. Call ahead so your name can be left with security: 557-7887.

## TNDC SETS PRIORITIES

Besides announcing the Pavilion shocker, TNDC's Falk ran down the organization's eight projects for the next couple of years. Two are under construction; the others range from the dreamin' stage to the design phase. In three of the six, the homeless are the target

population for all units.

TNDC's newest projects made the cut based on what the organization thinks is most important, Falk said. The first criterion is that a project be located not in the heart of the Tenderloin but on its perimeter, "to discourage gentrification," he said.

Falk later explained what he meant. "The real Tenderloin is shrinking," he said. "The areas most vulnerable to being developed for higher rentals are on the edges of the Tenderloin. If we build equitable developments there, it should stop the shrinkage and make for a healthier neighborhood."

TNDC also prefers projects that feature family units with two or more bedrooms; new construction and substantial rehabilitation; units for extremely low-income populations that include supportive services; long-term financial viability; community support; and renovations to TNDC's existing portfolio.

"We bought many of our buildings in the 1980s," Falk said of the last criterion. "They need to be renovated."

David Baker, NOMPC acting president, asked him how many units TNDC manages today.

"We own 1,716 solely or jointly," he answered, "and that doesn't include the ones in development"— 67 at Curran House, scheduled to be ready this August, and 110 at 990 Polk, which won't be ready until 2008.

"Is TNDC interested in the YMCA?" someone asked.

Falk grinned widely, paused a half-beat and answered, "Yes!" But he'd say no more.

At the last TFC meeting, Central Y Executive Director Carmela Gold announced that the Y was putting its main building and two parking lots up for sale, and hoped they'd be developed as housing. Realtor for the sale Monica Finnegan told the Chronicle March 31 that the building alone, without the lots, might be worth \$9 million to \$25 million.

"By the way," Gold said at meeting's end, "we're closing the bids April 18." ■

# GOOD NEWS for...

**MEN** Free prostate cancer screenings for men over 45 who live in SROs will be available on Prostate Cancer Awareness Day, Tuesday, April 22, noon-2 p.m., at the Tenderloin Police Station Community Room. Davy Jones, who is promoting the testing, says any "poor" man residing in the TL or the Sixth Street corridor can get the screening. A screening conducted in February at The Rose on Sixth Street attracted 26 men but 10 were turned away after arriving too late. Jones hopes they'll return for the blood test that takes less than two minutes to administer.

**MUSIC LOVERS** Summer'll be here before you know it, and that means free music at Boeddicker Park every Tuesday in July through September from noon to 1 p.m. Lynn Valente, associate director of the Market Street Association and coordinator of the People in Plazas program, wants TL nonprofits to tell her what kind of tunes their constituents would like to hear. "If you want to bring seniors, I'll make sure there's swing," Valente said, "and if you want to bring teens, I can get a benign rap group up there on the stage. We should get as much bang for our buck as possible." The bucks for the People in Plaza program — this is its 29th season — come courtesy of the Koret Foundation and Grants for the Arts/S.F. Hotel Tax Fund. To plug the music you want to hear: 362-2500.

**LOW-INCOME TAXPAYERS** It's tax time, and a dizzying array of tax credits and refunds are available to help offset the high costs of — well — of living. Besides the federal earned income tax credit (EITC), which gives up to \$4,300 to families with incomes below \$35,458, there's the regular child tax credit, an additional-child tax credit, a saver's credit and a new health coverage tax credit. The state offers credits to renters and elderly, low-income homeowners, and for child care. And San Francisco came on board this year

with its working families tax credit that will match a portion of the feds' EITC. At no cost, H & R Block will help anyone eligible to apply for the city's tax break: You must live in S.F., claim at least one child on your tax return, claim the EITC and have earned less than \$35,458 in 2004. The S.F. treasurer's office said that by mid-March it had received 4,000 Working Families Credit applications and wants to double that number by April 15. For info: 554-5678. Free tax-preparation sites: 1-800-358-8832.

**LET THERE BE LIGHTS** You know those lights that go on automatically when someone approaches and stay on only as long as they detect movement? Want a couple to discourage break-ins at your business or residence, or to light up a dingy hallway indoors? Want them for free? Just call S.F. Community Power Cooperative. Its motion sensor program, funded by rate-payers through the state PUC, will install up to three of these energy-efficient devices and will throw in the long-lasting bulbs. Any building owner, manager or resident in ZIP codes 94102, -03, -07, -10, -24 and -34 can call for an appointment. That includes the Tenderloin and the Sixth Street corridor. One requirement: A sensor can only be attached to a working light fixture. If it isn't, says Paul Liotsakis, the Power Co-op's associate director, he'll refer the caller to an electrician. They'd charge about \$175, he estimated. Last year, he says, the sensor program saved folks in Potrero and Bayview-Hunters Point 700,000 kilowatt hours of electricity — worth more than \$100,000 — because lights don't have to be on all night. In the central city, sensors already are lighting up the dark at 201 Turk, at the Dudley Apartments at 172 Sixth St., and at the Cecil Williams Building. Appointments and info: 626-8723.

**MARLTON RESIDENCE** Residents are compiling useful neighborhood information for the Jones Street hotel's first welcome package for new tenants. "When I came here six years ago all I got was, 'Here's your room,'" says Allen Harven. Rose Riggs says she received just a key and a copy of the lease. They are members of a new five-member meet-and-greet committee formed by manager Linda Rochelle to help build community in the hotel. "I like the idea of making them (newcomers) feel this is their home, not just a hotel," says Riggs. One volunteer speaks Mandarin and another Vietnamese. Rochelle asked St. Anthony's community liaison Daniel O'Connor to help the committee create a project. The handbook is the result. It is divided into three sections: Seniors, Neighborhood and In House. "I use a wheelchair 90% of the time," says Riggs, "so I researched Muni and found they give



TOM CARTER

**Will Dempsey, Rose Riggs, Allen Harven, Brue Logan and Daniel O'Connor are producing the Marlton's guide for newcomers.**

a free training program for the disabled on how to use Muni." Bruce Logan drew a welcome mouse for the packet covers, which neighborhood school kids and seniors will color. To defray production costs, Will Dempsey wants to sell advertising and says he has already found some interested restaurants. "Maybe this will grow," says O'Connor.

**THE COMMUNITY** Hospitality House annually honors TenderChamps — people and organizations with long records of improving the conditions of the homeless in the Tenderloin. Awards at the March 9 event went to: Laura Guzman, Coalition on Homelessness board president, a homeless and immigrant rights advocate and a trainer for the Harm Reduction Training Institute; Community Housing Partnership, the 15-year-old nonprofit exclusively dedicated to providing supportive housing for homeless people; Kym Valadez, a veterans' advocate who has served on numerous homeless boards and task forces for 20 years and was an original member of the S.F. Homeless Service Providers Network in 1986; and Paul Boden, for 30 years an advocate for local, state and national policies on homelessness, founder in 1987 of the Coalition on Homelessness (run by and for the homeless), and a drafter of the Bringing America Home Act introduced in Congress that aims to end homelessness in America.

— MARJORIE BEGGS AND TOM CARTER

*This column needs regular infusions. If you have some good news (no events, please), send it to marjorie@studycenter.org or tom@studycenter.org*