

Big changes pending housing study results

▶ CONTINUED FROM PAGE 6

Planning Department's diamond in the rough, ripe for sweeping change. Last year the department rezoned it with tailored height zones ranging from 65 to 550 feet. The average limit is 85 feet, but 250-foot towers and up are allowed, topped at the hill's crest by Rincon One, the twin towers. The mixed-use area is expected to attract 10,000 new, well-heeled residents. They'll bask in the amenities and vistas of vertical, urban living, a contrast to the mansions of sea captains, merchants and foreign nobility who lived on Rincon Hill in the 1860s.

"We don't have a specific demographic projection of who these people will be," City Planner Switsky said, "but probably a mix of residents, out-of-town people and second-home buyers."

Another project that will be contributing to the fund is a 40-story tower at 45 Lansing St., between First and Essex. It was approved by Planning in March but doesn't have its building permit yet and hasn't declared how it will deal with the affordable housing requirement. The developer, Ezra Mersey of Jackson Pacific Ventures, has a second 40-story luxury condo tower with eight-story townhouses proposed for 340-380 Fremont St. The Planning Commission is expected to vote on it the second week in

June. A third 40-story tower called The Californian, across the street at 399 Fremont, will also be on the agenda.

NOT MANY SPOTS LEFT

"These are the highest possible heights and take up all the tower possibilities in the area," Switsky said. "What remain are 200-foot possibilities, one or two at the east end. But there are sizeable buildings on those sites that would have to be razed."

The Daly ordinance isn't retroactive. But the Planning commission got an early start a year ago when it approved an eight-story building at 333 Fremont, telling the developer that if the ordinance passed, it would have to pay the \$11 improvement fund fee. Developers who come back to the commission for adjustments will feel the bite, too. A 20-story project at 325 Fremont approved two years ago that came back to change its units from 50 to 70, will be subject to the fees if it comes back again, Switsky said.

Daly's ordinance was born out of his success in persuading Rincon Hill developers after months of negotiations to pay a \$25 fee, after the mayor's office had said anything above \$20 might make a project too expensive. To answer the question, Daly's ordinance calls for a study of how market rate affects affordable housing

prices. Since January, an 11-member technical advisory committee has been looking at how much market-rate developers can bear to pay into a stabilization fund. The report will be out in July, according to Senior City Planner Sarah Dennis. The second part of the study will look at the impact new market rate housing has on affordable housing.

"We need to answer this in order to pass several ordinances that the supervisors have pending," Dennis said. "It's tied with a larger study of parks, transportation and child care. It's to be ready before fall."

Waiting in the wings are a dozen amendments to the affordable housing program. Among the major ordinances is a measure by Supervisor Jake McGoldrick to reduce from 10 to five the number of housing units affected by the inclusionary rule. Another, by Daly and Supervisor Sophie Maxwell, would change the way the median income for housing eligibility is calculated, increase the amount of subsidy a developer would contribute, and boost the affordable housing percentage requirements, in some cases to 25%. ■

Southside stories are funded by the Koshland Committee of the San Francisco Foundation.

OBITUARIES

ALBERTO SANCHEZ FUENTES Operated auto body shop

Years ago, Alberto Fuentes was a businessman, operating Alberto's Body Shop at 2925 Mission, and he was a family man, with a wife and three sons.

But his life turned downward. He was an alcoholic, became homeless and spent years living on the streets. Then, in September 2004, a lucky break brought him to the Empress Hotel.

"He was a simple, humble man," said hotel Property Manager Roberta Goodman. "I think he had a full life, but the end — when he was dealing with cirrhosis and was in and out of the hospital — was difficult and challenging."

Mr. Fuentes, an immigrant born in Mexico, died May 10 at St. Francis Hospital. He was 59.

At a June 1 memorial for Mr. Fuentes, Goodman also reflected on death in the Tenderloin.

"Everything here is so emotionally charged," she said. "But the loss matters. Alberto matters. That's why we're here today."

Jackie Wilson, the Empress' case manager, said she'd known Mr. Fuentes only a few months but liked him very much.

"I know he cared about his family," Wilson said. "He shared some of his good times with me, and some of the bad. I just hope he's in peace and I pray for his family."

The Rev. Glenda Hope from San Francisco Network Ministries, who officiated at the memorial, told Wilson that her part of Mr. Fuentes' life was significant, if short: "It's so wonderful that you listened. That has to have been a comfort to him."

—MARJORIE BEGGS

CHARLES ESTER CARTER Native San Franciscan

It was an unusual show of love and grief for a departed Ritz Hotel resident when friends and relatives crowded the SRO's modest mezzanine community kitchen to overflowing, some sitting in chairs in the doorway and outside, many were tearful.

On the white-cloth-covered table,

instead of the usual single flower spray, there were eight in a profusion of colors.

The mourners commemorated the life of Charles Ester Carter, "Charlie" to everyone who knew her. She was a native San Franciscan from a big family who worked at many jobs in her life. A soulful force in the hotel, she was a rock of dependability who always did what she said and she knew so well how to be a good friend to all, young and old, her neighbors said.

Ms. Carter died a week earlier, April 7, in her fourth-floor room, apparently of natural causes, though she suffered from asthma. She was 57.

"I'm extended family," said a tall young man. "She was my Tia mom. I hadn't seen her in so long and then I saw her and she looked so good." He cried, then went on. "You never know when someone is going to go. But she was an inspiration for me to do better."

"Charlie was my best friend," said an older man. "She helped a lot of people. She never said no to nobody. Let her rest in peace."

A woman stood, and, choking over the words, sang a religious song. "All right!" someone exclaimed. A man stood and read a poem he wrote for the occasion that said Charlie was in God's hands forever. "Very nice, very nice," people in the first row said. Those in the back row, standing for lack of chairs, nodded.

June Johnson said Ms. Carter was her second oldest sister in a family of five girls and a boy, all born in San Francisco. She said her sister graduated from Polytechnic High School and worked for eight years at the Post Office, then at the Hunters Point Naval Shipyard, the phone company and later was a home

care nurse. And she raised a son, Charles, in the Sunnysdale neighborhood. He is 35. He sat in the doorway in a blue track suit and stood to accept condolences and hugs.

The family planned a service at Duggan Funeral Service in the Mission District on April 20.

—TOM CARTER



TENDERLOIN AIDS RESOURCE CENTER Outreach and Community Events June 2006

TrannyWeek, June 12 - June 16

For more information call Janetta Johnson, TG Specialist @ (415) 241-2531

HIV Services Forum

Topic: Learn More About TB & How to Protect Yourself

Speaker: Jane Lev, Tom Waddell Health Center

Date/Time: Wednesday, June 21, 5:30 pm - 6:30 pm

Health Promotion Forum

Topic: Disclosure: Who, When, Why & Where

Speaker: Jay Fournier, Abbott Laboratories

Date/Time: Wednesday, June 28, 2006, 5:30 pm - 6:30 pm

Location for Forums: TARC, 191 Golden Gate Ave.

light meal will be provided

Client Advisory Panel

Come talk with Alexander Fields, Consumer Board Representative; Tracy Brown, TARC's Executive Director and program managers about plans for TARC. Also provide input on new services and how we can improve.

Date/Time: Wednesday, June 14, 11:30 am - 1 pm;

Wednesday, June 28, 11:30 am - 1 pm

Volunteer for TARC

Orientations: Sunday, June 18, 2 pm - 4 pm, Friday, June 23, 2 pm - 6 pm

220 Golden Gate Ave., 3rd Floor

You must register for volunteer trainings. Stop in/call Emilie (415) 934-1792.

For current groups' schedule or for more information call: 415.431.7476 or go to www.tarc.org

NEW INFORMATION

The Extra recently received information about additional surviving family members of Celia Dioselina Salinas-Rosenberg, whose obituary appeared in our February 2005 issue. She also is survived by sisters Rosie Lauren Salinas and Stephanie Monique Salinas and by her stepmother, Rosie Salinas.

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For more information visit www.tarc.org