

# GOOD NEWS for...

**DRIVERS** Parking lots are going extinct in the central city as developers snap them up to build much-needed housing. But there is, well, good news: Hastings College of the Law's garage at Golden Gate and Larkin is scheduled to open in May, according to CFO David Seward. "There are a total of 395 stalls, primarily for Hastings' students, faculty and staff, with public use depending on availability," he said. Also, the Central YMCA's two parking lots, at 351 Turk and 145 Leavenworth, which hold 60 cars and formerly were available only to Y patrons and staff, now are open to the public. Super Parking leases the lots from the Y and charges a \$7 special daily rate (in by 10 a.m., out by 6 p.m.) plus monthly parking, \$180. The lots, by the way, were scheduled to become market-rate housing, but AF Evans pulled out of the deal to buy them. AF Evans and TNDC will purchase the Y building to renovate into housing for the homeless, a process that's been put on hold while the Y looks for a temporary home.



Rendering of Hastings garage, opening in May.

**TAX FILERS** If your 2008 household income was less than \$45,000, you can get free tax help from IRS-certified tax preparers at more than 160 Bay Area EarnIt!KeepIt!\$aveIt! sites. You may qualify for the Earned Income Tax Credit, which could mean a refund of up to \$4,800. The central city has eight tax help sites. Tenderloin: Career Link, 801 Turk; Federal Building, 450 Golden Gate, first floor lobby; Glide Memorial Methodist Church, 330 Ellis; Northeast Community Federal Credit Union, 288 Jones; Tenderloin Community School, 627 Turk; and Hastings Law School, 198 McAllister, first floor. South of Market: Bayanihan Community Center, 1010 Mission; and Goodwill, 1500 Mission. For hours, what information to bring, and whether an appointment is needed, call 211 or go to [earnitkeepitsaveit.com](http://earnitkeepitsaveit.com).

**FILIPINO VETERANS** Last October's disappointment among dwindling numbers of WWII Filipino vets over once-more denied benefits (see The Extra's p.1 story, November 2008) turned to a sense of well-deserved justice when President Obama signed the \$787 billion stimulus bill Feb. 17. Among the bill's provisions, this one urged by Sen. Daniel Inouye, D Hawaii: \$198 million to pay thousands of Filipino American vets who fought with Americans in the war — a one-time pension of \$15,000 for U.S. citizens and \$9,000 for noncitizens. An estimated 15,000 Filipino vets are still living — 3,000 in the United States and 12,000 in the Philippines. To receive the benefit, vets have to file by next February, but how long payout will take to trickle down is unknown. Activists have spent 60 years seeking financial recognition for the vets' service. The money seemed close last year but was blocked by the Senate in Bush's waning days.

If you have some good news, send it to [tom@studycenter.org](mailto:tom@studycenter.org) or [marjorie@studycenter.org](mailto:marjorie@studycenter.org)



Artist depiction of proposed condos at 180 Jones — if you build it, will they come?

## Economy down, nonprofit housing on hold

Modest market-rate condo project, however, still confident of success

BY MARJORIE BEGGS

IT'S a truly nail-biting time to be building housing. If you're a nonprofit developer with plans under way, will the public funds be there once all the permits and EIRs are approved? And if you're a market-rate developer with condos already in the pipeline, will buyers come?

Given the sour economy, representatives of three projects who made presentations at the February Tenderloin Futures Collaborative were surprisingly upbeat.

"We're going before the Planning Commission March 5 and expect to start construction next year," said Tony Kim of Town Consulting. He was back at the Collaborative for the third time, updating members about 180 Jones St. and progress on building eight stories of condos on the site, currently a surface parking lot. Among the 15 one-bedroom and 22 two-bedroom units, all but four will be market rate.

"The property owner and my client, Eddie Tsang, started this project years ago with a five-story building," Kim said, "but he was encouraged by the Planning Department to increase it to eight stories."

The project still needs its building permits, Kim said, but he expects everything to go through easily. Planning has already issued a preliminary "neg dec" — a declaration that the project is unlikely to have a significant effect on the environment, he said.

"I'm wondering — since the Tenderloin now is a historic district, were there any attempts to make 180 Jones architecturally compatible?" asked Carmella Gold, Central YMCA executive director.

Kim said they worked with neighborhood planner Tim Frye to make sure it did. "We made several adjustments. The proportions and height are compatible with other buildings in the neighborhood, and we borrowed some elements from the two buildings on either side of us — the cornice at the top and

the combination of wide and narrow windows."

Kim wouldn't comment on what the condos might cost, "market-rate" being the most mutable of concepts these days. In January, San Francisco's median price for houses, condos and TICs dropped almost 25% from a year ago, and sales were off 22%.

Kim later, however, told The Extra that these condos might go for between \$375,000 and \$400,000 in order to be competitive with other market-rate units in the Tenderloin.

"That's probably less than what I would have estimated a year ago," he said.

At the other end of the housing spectrum are apartments for families with very low incomes and the homeless. TNDC Community Organizer Steve Woo, who handles administrative tasks for the Collaborative, introduced two TNDC projects, both in SoMa, at 1400 Mission and 1036 Mission.

The 1400 Mission project, at 10th Street, is being constructed with Citizens Housing Corp. In 1999, the two nonprofit develop-

ers paid Bank of America \$4.5 million for the site, which was planned as a half-block complex of new buildings that would include affordable housing, a structure for some city offices and market-rate condos. The city pulled out of the deal several years ago, and the Crescent Heights company's plan to build two towers of 720 luxury condos at Market and 10th Street seems stuck in the rut of crumbling foundations where several buildings were razed two years ago.

TNDC's portion of the site, currently a parking lot, will have 150 studios and one-, two- and three-bedroom apartments. Its height varies — 15 stories on 10th Street, 10 stories on Mission Street and five stories on Jessie Street.

"This will be an LEED silver-rated building," TNDC Project Manager Akhi Nagraj proudly pointed out. LEED (Leadership in Energy and Environmental Design) is an international certification program and benchmark for green buildings. Four levels of certification — certified, sil-

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