Bay Area Renter’s Federation (BARF)

By Sonja Trauss, Founder of SF Bay Area Renter’s Federation

Modern life is pretty overwhelming. It happens to all of us; we allow ourselves to become overcommitted, and our work suffers as a result. Members of the Board of Supervisors are no different. For two months in a row, Supervisor Aaron Peskin’s column in the Marina Times has contained pretty significant mistakes.

In his March column about the Affordable Housing Bonus Program, the supervisor identified the plaintiffs in the Napa density bonus lawsuit as “developers,” when, in fact, the plaintiffs were a farmworker group called Latinos Unidos del Valle de Napa y Solano. Latinos Unidos is a nonprofit that promotes the interests of immigrant laborers.

In his March column, Peskin corrected his March mischaracterization, but went on to make another blunder. He wrote, “This official census data [the American Community Survey] shows a one-year in-migration of 63,991 people, with an out-migration of 62,757 residents — a net population increase of 1,234.”

In fact, the U.S. Census population estimates for San Francisco County shows the population has increased by more than 10,000 people per year, every year, since 2010.

Cleaner Energy is Coming to San Francisco

By Amy Sinclair, San Francisco Public Utilities Commission Communications and Public Outreach Department

Beginning this year, CleanPowerSF will provide San Francisco electricity customers with two options for cleaner energy. Currently, the energy you receive from PG&E is only about 29.5% renewable. When you become a CleanPowerSF Green customer, the percentage of your energy generated from renewable sources like wind power jumps to 35%. Best of all, CleanPowerSF is competitively priced. You’ll also have the option to upgrade to 100% California-certified renewable energy with CleanPowerSF’s SuperGreen product. CleanPowerSF is our City’s chance to invest in new, local clean energy infrastructure — creating jobs, stimulating our economy, localizing our energy and stabilizing electric rates.

CleanPowerSF is a not-for-profit program of the SFPUC. For more than 100 years, SFPUC has generated greenhouse gas-free electricity for municipal services including SFO Airport, MUNI, City Hall, City streetlights and much more.

For more details about CleanPowerSF, visit www.cleanpowersf.org.

The San Francisco Public Utilities Commission (SFPUC) is requesting to talk with your community organization to
discuss, educate and answer questions about CleanPowerSF, San Francisco’s Community Choice Aggregation program that is beginning this year.

Community Choice Aggregation (CCA) is a program that allows cities and counties to partner with their utility (PG&E), to deliver cleaner energy. PG&E continues to maintain the power grid, troubleshoot outages and send you a monthly bill. The only thing that changes is cleaner energy.

Starting in Fall 2016, PG&E will automatically deliver CleanPowerSF’s Green product to homes in your area. Our launch rates are currently 0.25% below equivalent PG&E rates. After our first launch, CleanPowerSF will then be rolled out to homes and businesses in the City in successive phases.

PG&E generates most of your electricity from nuclear, natural gas and other unspecified energy sources. Only 27% is actually renewable. CleanPowerSF will generate more of your electricity from clean, renewable sources like wind and solar. CleanPowerSF will also offer SuperGreen – 100% renewable energy – for a slight premium of 2 cents more over our basic Green product.

CleanPowerSF will be administered by the clean energy experts at the San Francisco Public Utilities Commission.

Want to enroll early to ensure you are part of our upcoming enrollment phases? Visit www.cleancoversf.org.
President’s Column: Affordable Housing
By Crispin Hollings

Since my last column, focused on affordable housing, the City has issued its latest housing balance report. As you remember, the Housing Balance Report, published by the San Francisco Planning Department, details the City’s “Housing Balance,” defined as the proportion of all new affordable housing units to the total number of all new housing units over a 10-year period. In the most recent (April 2016) report, the City’s average Housing Balance, for the period 2005 to 2015, was 18%. While this is higher than the 15% number published in the prior, September 2015, Housing Balance Report, it’s a far cry from the 33% percent goal endorsed by San Francisco voters through Proposition K in November 2014.

The issue of housing, particularly affordable housing, has been the focus of presentations at two of the most recent EVNA general membership meetings. At our November meeting, Jennifer Warburg from SPUR, gave a presentation regarding how Bay Area cities, and San Francisco in particular, are planning for a projected 2.1 million new residents by the year 2040. At our March meeting, Dennis Richards, Vice President of the San Francisco Planning Commission, and Peter Cohen, Co-Director of the Council of Community Housing Organizations, were part of a panel discussion regarding the development of affordable housing in San Francisco. All of these speakers want to make San Francisco a more affordable place to live, but, as those who attended these presentations will attest, these speakers have different views on how best to tackle this seemingly intractable issue. With this in mind, EVNA will present yet another view on housing affordability at our general membership meeting in May with a presentation by Sonja Trauss, founder of the San Francisco Bay Area Renter’s Federation, better known as SFBARF. SFBARF is new to the housing debates in San Francisco but they have quickly become a forceful voice in the discussion with a strong focus in increasing the supply of Bay Area housing.

As noted in my column for EVNA’s March newsletter, the board of EVNA has also been active in the discussion on how best to increase the supply of affordable housing in San Francisco. We recently wrote a letter to the San Francisco Planning Department expressing our opposition to a conditional use permit for a lot merger on Cumberland Street. We took this position because we believe that the associated reduction in housing units runs counter to efforts to make the City more affordable. More controversially, the EVNA recently voted to support the proposed housing development...
The Café is committed to ensuring that the Castro has a vibrant and active nightlife and a peaceful neighborhood.

All who live, work and play in our neighborhood deserve a positive and healthy community.

We are proud to help set the tone for working in partnership with fellow businesses, neighborhood leaders and residents.

It’s about respect.
It’s about partnership.
It’s about fun.

CafeSF.com • Facebook.com/TheCafeSF • Twitter.com/TheCafeSF
The Café • 2369 Market St., San Francisco, CA 94114 • (415)834-5840
City Hall Update
By Supervisor Scott Wiener

Banning City Spending in States with LGBT Hate Laws

Hate laws recently passed in North Carolina and Mississippi targeting the LGBT community have drawn strong opposition from leaders in both the private and public sectors. We need to fight back against these hate laws that ban statues to protect LGBT people, require transgender people to use public bathrooms corresponding with the gender on their birth certificates, and allow businesses to deny services or goods to gay and transgender people. These laws need to be repealed, and not replicated.

While San Francisco seems like a world away from places where these laws exist, there is a way we can have an impact. I introduced legislation at the Board of Supervisors to prohibit City spending on travel, purchasing, and contracting in states that have passed LGBT hate laws. By implementing spending ban laws, San Francisco and cities all across the country can hit these states both economically and symbolically. We can send a message to these states that actions have consequences, and until you repeal your hateful laws, we won’t be doing business with you.

Extending Rent Control to HOPWA Recipients

HOPWA, which stands for Housing Opportunities for Persons with AIDS, is a federal program that provides housing assistance and supportive services for low-income people living with HIV/AIDS. Under the San Francisco Rent Ordinance, HOPWA recipients do not receive rent control protections, unlike others living in the same building who do not receive a HOPWA subsidy. This means that even if a HOPWA recipient lives in a rent-controlled building, his or her rent can be increased to market rate.

To address this terrible situation - one that threatens some of our most vulnerable residents with rent spikes - I introduced legislation to extend rent control to people living with HIV/AIDS who receive this federal housing subsidy. The last thing we need is for low income people with HIV to face massive rent spikes.

Contractor Bid Reform Legislation Passes the Board

We are making unprecedented infrastructure investments in San Francisco, and taxpayers deserve the best overall value when we spend precious public dollars to pave our streets, renovate our parks, or build our transit systems. We need to make sure that as we make these investments that we are getting the best value for our dollars.

To address this, I introduced legislation reforming San Francisco’s public contracting process by allowing City Departments to evaluate contractors’ past performance when awarding public project contracts. Our current system only allows for bid price to be considered, which means we have no way to address past safety or performance problems by contractors. While this allows us to get the lowest initial bid cost, it doesn’t always lead to the city getting the best value for projects, as cost overruns or other performance mistakes can drive up the total costs of the projects.

The Best Value legislation will ensure that the public is getting projects delivered safely, accurately, and within budget.

Scott Wiener represents District 8, including the Castro, on the Board of Supervisors.

---

21st Annual Pink Triangle Installation: Atop Twin Peak’s Pride Weekend Commemoration Ceremony at 10:30AM with officials and grand marshals. Volunteers are needed Saturday June 25, 7:30-10AM and Sunday, June 26, 5-8PM. Contact Patrick Carney at 415/726.4914 or pat724car@gmail.com to volunteer.
You Can Prevent Textiles from Entering Landfills
By Brandon Northart, Sustainability Coordinator, Goodwill Industries of San Francisco, San Mateo and Marin

Goodwill Industries of San Francisco, San Mateo and Marin, in partnership with San Francisco Department of the Environment and Youth Leadership Institute are working together to eliminate textiles from landfills. While ‘textiles’ are generally seen as woven materials such as clothing and sheets, they also include items such as shoes, purses, bags, jewelry and other accessories. Americans are buying more textiles now than ever, but what happens when you don’t want those old jeans anymore?

Since textiles are not suitable for recycle and compost bins, they often end up in the landfill. A lot of attention has been brought to recycling plastics, glass and paper, however the greenhouse gas savings from textile recycling is greater than all three of those materials combined! Textile waste is often overlooked, and yet it plays a pivotal role in achieving our goals of Zero Waste. Despite diverting 80% of our overall waste, San Francisco sends 4,500 lbs. of textiles to landfills every hour, the equivalent to filling 1,500 Muni buses over the course of a year.

There are ways you can reduce textile waste. Reduce purchasing new/unneeded clothing. Reuse your textiles as much as possible by getting the maximum use. Donate your used textiles to an organization that will reuse or recycle and provide benefits to local people. Buy used clothing and give a shirt a second or third life. Importantly, as a consumer demand extended producer responsibility and access to landfill alternatives. Together we can tackle Zero Waste, one textile at a time.

Upcoming hearings before the Historic Preservation Commission (June 1st), and Planning Commission (June 16), to consider adoption of changes to the San Francisco Planning Code as they relate to:

1. Wireless Telecommunications Services (WTS) Facilities (typically includes cell towers or cell antennas); and
2. Articles 10 and 11 of the Planning Code (to clarify that Planning Department staff may also deny certain types of historic preservation related applications as described further below).

The following links have been posted online at www.sfplanning.org/wirelessforms:

- Video, from SFGovTV, of the previous March 2016 Planning Commission initiation hearing (Choose Item 15)
- Powerpoint presentations slides from the initiation hearing. The presentation slides are intended to provide photos to visually illustrate the types of wireless facilities typically used in San Francisco, and some of the associated challenges.
- The previous executive summary outlining, in (mostly) Plain English, the proposed changes that were discussed at the initiation hearing.
- FAQs about various some types of wireless facilities.

If you wish to provide formal written comments please provide them eight days before either (or both) the June 1st Historic Preservation Commission hearing or the June 16th Planning Commission hearing.

Coffee With Cops in the Castro
By Greggy Carey, Excerpt from Nextdoor Castro, 5/13/16

Please join Castro Community On Patrol, in association with the SFPD Chief’s LGBT Community Advisory Forum and illy Cafe at 2349 Market Street on Tuesday, May 31 from 6 PM to 9 PM for a casual chat with some of our city’s finest LGBT cops. This will be a relaxed and casual event that will allow you to chat with the Officers from around the city.

The SFPD Chief’s LGBT Community Advisory Forum, established in 2010, is a voluntary forum comprised of unpaid community leaders, organizers and volunteers who provide a vital liaison between the city-wide LGBT community and the Chief of the San Francisco Police Department.
In particular, the population estimate for San Francisco in 2014 is 852,537. The estimate for 2015 is 864,816. This represents a population increase of 12,279, not 1,234. Peskin’s numbers leave out approximately 11,000 people each year who move to San Francisco by not being born here.

The Controller’s report on the effect of last year’s Proposition I suggested about 64,000 new people moved to San Francisco every year since 2010. Based on the above census data, about 12,000 of those new people become a net addition to our city every year. Some of this net population increase is made possible by new building; some is made possible by crowding.

In order to make room for the 52,000 people who come here each year that aren’t accommodated by new building or by crowding, 52,000 current residents have to leave. This is displacement. Inevitably, the people who are displaced are lower income than the people who can stay and, inevitably, they are not homeowners. They are renters.

This is why I started the S.F. Bay Area Renters Federation. Too many of The City’s land use decisions are made by homeowners, like Supervisor Peskin. Since homeowners cannot be displaced, the issue of displacement is theoretical to them. They can try to imagine what it might be like to live in fear of displacement, but they cannot actually feel the fear.

This is why homeowners, like Peskin (or Dean Preston or Dennis Richards), prioritize sentimental concerns like neighborhood character over practical concerns like housing San Francisco’s growing population and preventing the displacement of lower-income residents by new, higher-income residents.

Homeowners and landlords have a special interest in maintaining the status quo in their neighborhood. Exclusivity increases the value of their properties and, in the case of landlords like Supervisor Peskin (or Spike Kahn and Eric Arguello, supporters of last years’ moratorium on building in the Mission), it increases the amount of rent they can charge their tenants — or the debt of gratitude the tenants owe if they choose to charge below market rates.

In 2014 San Francisco built 3,514 homes and thereby saved 7,000 people from being displaced. Maybe next year, we can build 6,500 homes and save 13,000 people from being displaced.

To perfectly accommodate 64,000 new people a year, The City should aim to build 30,000 new housing units per year. We may never get there, but every new house we build will increase San Francisco’s net population by, and prevent displacement of, however many people live in that new house.

As a renter, I have a tenuous claim on the place I live. I can be pushed out by a higher-income newcomer. My special interest is to do everything I can to try to make sure that a higher-income newcomer has a new place to live, so I can protect myself from being displaced.

Sonja Trauss is the founder of the S.F. Bay Area Renters Federation and S.F. Bay Area Renters PAC.
Handy Resources for Home
Call 311 For:
Report Litter and Graffiti, St. Cleaning, Abandoned Vehicles, St. Signs Missing/Damaged, Pot Holes

Police:
Non-Emergency: 553-0123
Report nuisance and non-urgent issues. Always ask for a CAD #.
Mission Station: 558-5400
Captain Dan Perea’s email: daniel.perea@sfgov.org

Homeless Issues:
Community Awareness & Treatment Service (CATS) non-emergency: 734-4233

Parking and Traffic Issues:
SFMTA Parking Enforcement: 553-1200
SFMTA Parking Tickets: 701-3000

District. 8 Supervisor Scott Wiener: 554-6968, Scott.Wiener@sfgov.org

Neighbors’ Faves!
Neighbors share their favorite places in the ‘hood!

This issue’s Faves come from
EVNA Member Suzanne Cutts (Hartford St.)

Poesia, Osteria Italiana
4072 18th Street
Poesia has become a neighborhood institution and it’s hard to think of the Castro without this authentic Italian experience. Francesco always seems to hire great servers and bartenders. The menu never disappoints. One of my favorite things to do is eat at the bar where I always find some of the “regulars,” faithful patrons and neighbors that feel like an extended “Italian” family.

Jennifer Creelman, DDS
2191 Market Street
I used to dread going to the dentist. It always filled me with anxiety and yes, fear! But that’s before I found Jennifer Creelman. Jennifer’s chair side manner is relaxed and reassuring. She’s able to talk about procedures and dental health in a way that anyone can understand. She’s like a friend who just happens to be a dentist. And her staff, from the front desk to all the hygienists, are so friendly and make me feel so at ease.

Wednesday Farmers Market
Noe & Market Streets
This is the best! It’s not too big and it’s not too small. The prices are modest compared with say, the Ferry Building market. I love that it’s mid-week and that I always run into my neighbors.

Hearth Coffee
3985 17th Street
It’s not about the coffee, although the coffee is very good. It’s about Meg, the pastry chef. She makes the best croissants this side of Paris. All of her baked goods are sinfully delicious. She’s even baking bagels now that can be rated up there with the best of New York’s best. And by mid-week she’s baking loaves of bread! This is a great addition to the Castro and if you haven’t been then you are missing out.

JOIN US FOR REFERRAL NETWORKING
BNI PROSPERITY PARTNERS
THURSDAYS AT 8:00AM
501 CASTRO STREET, 2ND FLOOR
ALL TRADES, PROFESSIONS & WALK-INS WELCOME
650.488.1050
PROSPERTYPARTNERSSF.COM
EXPAND YOUR BUSINESS WITH REFERRALS
PROP C INCREASES AFFORDABLE HOUSING FOR SAN FRANCISCANS. IT’S A REAL SOLUTION TO OUR HOUSING CRISIS THAT IS PAID FOR BY PRIVATE DEVELOPERS NOT TAXPAYERS.
From http://www.yespropc.com/about

BACKGROUND
Inclusionary housing policy ensures that private developers include housing in their developments that is affordable to diverse, mixed-income communities. In 2002, then-Supervisor Mark Leno authored and passed San Francisco’s first inclusionary housing ordinance, requiring market-rate developers of buildings larger than 10 units to provide 12% of their units at prices affordable to low-income residents. This was increased to 15% in 2007, which was the requirement until 2012, when it was lowered to 12% and future changes limited by placing the requirements into the Charter.

THE PROBLEM WITH THE CURRENT LAW
The City’s inclusionary housing rate was lowered to 12% during recessionary times and locked into the City Charter. So as development has boomed and housing prices have skyrocketed, our elected leaders have been unable to make adjustments that keep pace with economic conditions. Even while luxury housing is being built throughout the city, San Franciscans are being forced out due to lack of affordable housing.

One immediate way to address this is to require private developers to contribute their fair share to housing our City’s resident workforce and building truly mixed-income communities, by increasing the affordable housing requirements. That’s the Prop C solution.

THE PROP C SOLUTION
Proposition C significantly increases affordable housing requirements for projects of 25 or more units:

1. Increases on-site affordable housing requirements from 12% to 25%. Prop C returns the on-site requirement to 15% affordable for low-income households, and adds a new 10% affordable to moderate/middle-income households.
2. Establishes the first-ever requirement for affordable housing for middle-income households. Prop C mandates that at least 10% of on-site units be affordable to moderate/middle-income households, allowing San Franciscans earning salaries in the range of public service workers, clerical workers, school teachers, and bus drivers, to find stable long-term housing in the City.

Encourages developers to opt for on-site mixed-income housing. For those developers who elect not to provide mixed-income affordable housing on-site, Prop C increases the amounts for an “in-lieu” fee and an off-site development alternative from 20 to 33 percent.

Proposition C also amends the City Charter, restoring the ability of the Board of Supervisors and the Mayor to change affordable housing requirements by ordinance. This is an essential “good government” provision that lets the city match housing requirements with future economic conditions; determine need and household income levels by neighborhood; and ensure that the maximum number of affordable units are built.
HAHF Files Lawsuit In Castro Pharmacy Fight, Fails To Meet Deadline
By Shane Downing

As we reported in February, the Planning Commission rejected the AIDS Healthcare Foundation’s bid for conditional use authorization to relocate its pharmacy, which was located at 100 Church St. near the corner of Church and Duboce, to join the AHF health clinic at 518 Castro St. Community concerns over the activation of the Castro Street retail space and a lack of AHF representation at the January 28th meeting resulted in a 4-1 vote against granting the proposed conditional use permit. AHF has more than 30 pharmacies worldwide, which designates it as formula retail; however, the chain originally submitted its permit application under a different name.

Following the ruling, Los Angeles-based AHF had 90 days to either appeal the commission’s decision to the Board of Supervisors or to revive its earlier lawsuit against the city and Supervisor Scott Wiener. The AIDS non-profit had previously sued the city and supervisor in federal court in August of 2014 on the grounds that the city had discriminated against them in their bid to open up a third location in the Castro.

According to a recent press release by the City Attorney’s Office, the advocacy group, which Newsweek magazine has described as “extremely litigious,” decided to revive the lawsuit, alleging that city officials violated the organization’s constitutional rights by disapproving its conditional use request for a retail pharmacy. The city and Supervisor Wiener were again listed as defendants. However, the complaint, filed in the U.S. District Court in San Francisco on April 28th by AHF, missed its 90-day deadline following the January 28th Planning Commission meeting, seemingly neglecting 2016’s quadrennial extra day on Feb. 29th.

In the newly filed case, AHF was seeking damages from city taxpayers in the amount of a half a million dollars, plus attorney’s fees.

“Because AHF’s new lawsuit is time-barred,” said City Attorney Dennis Herrera, “we won’t need to address its utter lack of merit and other procedural infirmities. As with its prior suit, however, AHF is mistaken that the U.S. Constitution allows it to put chain stores wherever it wants.”

Herrera, according to his office’s press release, “has not ruled out the possibility of exploring sanctions against the AHF plaintiffs for violating Rule 11 of the Federal Rules of Civil Procedure, which generally intends to deter frivolous and otherwise slipshod pleadings, in order to curb vexatious abuses of the judicial system.”

“Courts have long recognized local governments’ broad authority to regulate land uses in myriad ways,” said Herrera, “and San Francisco is no exception.”

According to District 8 Supervisor Scott Wiener, AHF attempted to game San Francisco’s formula retail rules and was “stopped from doing so.”

“Under AHF’s logic—that by changing the name of its pharmacy to ‘Castro Pharmacy,’ it stopped being formula retail—McDonald’s could rename itself ‘Castro Hamburgers’ and make the same claim,” said Wiener.

“Everyone needs to play by the rules, and AHF is no exception.”


Hoodies continues next page
DON’T LOOK UP: WHY CASTRO STREET’S UNRELIABLE CLOCK REMAINS UNFIXED
By Shane Downing

If you’ve recently walked along Castro Street between 18th and Market, you may have noticed the large clock jutting out of the three-story building that houses Outfit. You also may have noticed that this clock is chronically inaccurate.

According to Ryan Hill, Outfit’s owner, the clock was installed years ago by All American Boy, a men’s clothing store that has since closed. All American Boy rented an office above Hill’s current shop at 463 Castro St., and installed the clock through a window.

When Hill rented the store, he did not rent the upstairs office space, which has since become an apartment to which he does not have access.

“The switch for the clock isn’t in my shop,” said Hill. “I believe it’s in a common area of the building. It’s very old, and there isn’t another way to reset the time other than shutting off the power and trying to schedule a time to turn it back on when the actual time catches up to the time displayed on the clock.”

Undaunted, Hill has tried this approach for years; however, even after resetting the temperamental clock, it always eventually displays an inaccurate time. He said it’s not the only frustration he’s experienced with the building’s owners, who live in the East Bay, since he and his team moved into the space over five years ago.

We attempted to contact the owners, but have yet to hear from them. In the meantime, Castro residents would be wise to ignore the clock sitting above our neighborhood’s main drag—the only consistent thing about it is its inaccuracy.

“What would be ideal would be to start a neighborhood fund to replace the controls and make it automatic, so that it can finally keep accurate time,” said Hill.

LES NATALI SURRENDERS PATIO CAFÉ LIQUOR LICENSE AS HAMBURGER MARY’S PLAN DRAGS ON
By Brian Ray

In an ongoing mystery more than 15 years in the making, the former location of The Patio Café currently remains vacant, as it has been ever since its closure, ostensibly for remodeling, in 1999.

Since 2014, Hoodline has reported on plans for the burger chain Hamburger Mary’s to open San Francisco franchise location in the Les Natali-owned space. While Natali secured a conditional-use permit in 2014 for the chain to move in, the continued vacancy has left many in the neighborhood wondering what exactly is going on.

Early last week, we reached out to the California Department of Alcoholic Beverage Control (ABC), and found that Natali has had a current and valid liquor license for The Patio. When asked for clarification on the length of a valid license and the terms in which a property owner is allowed to keep one, ABC Information Officer John Carr told us that “The business is currently closed for repairs and expects to open in a few weeks.”

We asked the ABC for an explanation of the rules and found that when a licensed premise is closed for any reason for more than 15 consecutive days, the license must be surrendered to the ABC, and that the license could then be reactivated once the business was open again (within one year).

This explanation further confuses things, as The Patio has been closed for much longer than 15 consecutive days, and ABC records show that the Patio’s liquor license was renewed in 2009, when it had already been closed for 10 years.

Following our inquiries on April 22nd, we received a update from Carr, informing us that Natali had voluntarily surrendered his liquor license, but once again under the reasoning that the premises were undergoing repairs.

We reached out to Natali, who gave his own explanation for the license surrender:

“We surrendered the license because the ABC will need to reinspect the premises after the design work is completed and the restaurant is ready to open. The license will be reactivated when the restaurant is ready to open.”

Natali also said that Hamburger Mary’s is expected to open as soon as they find a chef and that “restaurant designer Craig Walters is expected to finish the interior design work within a few weeks.”

This isn’t the first time that Natali has actively sought a chef for Hamburger Mary’s. He has posted signage in the windows of the vacant space, as well as ads online in August and February of last year. Currently the windows have a sign advertising for “Restaurant Management Opportunity For A Hamburger Mary’s Operation.”

Ashley Wright, who owns Hamburger Mary’s with his twin brother Brandon, confirmed that there were still plans to open at the old Patio space. “It is taking a bit longer than we had hoped and expected. I believe the franchisee is currently trying to put together a management team.”

Natali’s conditional use authorization was granted in December of 2014 and expires December 4th, 2017. With the window to open Hamburger Mary’s

Hoodies continues last page
on the site that currently houses Sullivan’s Funeral home. This project includes 12% new, affordable, on-site units. While 12% complies with current City regulations, it runs counter to prior EVNA policy of a minimum of 20% affordable units. EVNA’s support of the Sullivan project was driven in large part by a belief that San Francisco’s housing shortage drives up the price of housing and this development, by increasing the housing supply, will relieve some of that upward pressure. This reasoning is similar to that coming from SFBARF. If you check out their website, you will see their concise message that (a) shortages are bad, (b) the Bay Area has a shortage of housing units, and (c) the way to cure a shortage is by producing more of what you are short on (in this case housing units).

As much as EVNA wants to increase the housing supply, we also believe part of the solution to high-cost housing is a requirement for the inclusion of on-site, affordable units in San Francisco developments. With this in mind, the EVNA board of directors recently voted to endorse Proposition C on the June 7, 2016 ballot. This ballot measure was placed on the ballot by a unanimous vote of the Board of Supervisors, including of course, our own supervisor, Scott Wiener. If passed by San Francisco voters, Proposition C will do the following:

• Increase the requirement for on-site, below market rate housing units from 12% of total units to 25% of total units (of the 25%, 15% for low-income, 10% for middle-income).
• Encourage on-site affordable housing by increasing the off-site, “in-lieu,” fee from 20% to 33%.

EVNA is committed to diverse and economically inclusive housing in the neighborhood. We believe that Proposition C will be an effective tool in making San Francisco more affordable. While Proposition C has broad support across the City, there is opposition from some who, while just as committed to making San Francisco affordable, believe that increasing the inclusionary rate will reduce the overall amount of housing built in the City.

In order to better understand the multitude of issues underlying the affordable housing debates, EVNA continues to sponsor discussions regarding housing including the presentation by Sonja Trauss from SFBARF at our May 25th general membership meeting, 7pm at the Harvey Milk Civil Rights Academy. SFBARF has a strong supply-focused approach to tackling the high cost of San Francisco housing. Ms. Trauss is a self-described anarchist pushing for more development and supporting housing of all kinds - affordable, market-rate, high-end - so long as it is built, and soon.

As someone who cares about housing affordability in both our neighborhood and San Francisco, I encourage you to vote Yes on C and to attend the SFBARF presentation on May 25th. I’m excited about these opportunities to take action on affordable housing and I look forward to seeing you on May 25th.
History of Cliff’s Variety Store and Hardware
From Wikipedia.org

Hilario DeBaca, a former merchant and schoolteacher, wanted something to do during his retirement years, so opened the first Cliff’s variety store - named after his youngest son Clifford - at 575 Castro a block east of its present-day location. It was “mostly a one-man operation.” The concept of the variety store originated in the late 1800s with nickel and dime store offering a wide assortment of inexpensive items for personal and household use. The originator of the concept is the Woolworth Brothers whose F. W. Woolworth Company experimented with goods people could touch. Before this, clerks had to work with each customer individually, handing them goods from cases or shelves. This required more clerks, with greater knowledge, and so cost more. Inflation eventually dictated that the stores were no longer able to sell any items for five or ten cents, and were then referred to as variety stores. DeBaca’s eldest son Ernie, was also a budding entrepreneur who started several businesses, and stores before traveling with his family and eventually moving back to San Francisco in the mid-1930s and reopening his repair shop.

In 1942 Hilario moved the store 1/2 block, and closer to the main intersection of the neighborhood where Castro and 18th streets intersect. It was twice the size of his first store but still considered small. It was called Cliff’s Trading Post. A few years later in 1946 Ernie had an accident which kept him off his feet for months. Ernie closed his separate repair shop and set up a workbench in the back of Cliff’s where he could repair small appliances. Also in 1946, Cliff’s began hosting a children’s Halloween festival that featured a costume contest and ice-cream-eating contest. Between the two men they had during the time of the second store introduced mechanical displays that would save on the limited counter space while utilizing the unused ceiling for storage racks.

In the late 1950s the second store was forced to close as the Hibernia Bank (now a Bank of America branch) was introducing drive-through banking. The third Cliff’s opened up on the other side of 18th street at 495 Castro. By this time Hilario had died and Ernie’s daughter, Lorraine Asten, had born a son and named him Ernie. Ernie Asten was old enough to work in the store, and he was joined by other employees, including his girlfriend Martha, who he later married in 1969. The neighborhood was quickly changing demographics and real estate values were rapidly rising. Since the advent of automobile and driving culture and post-WWII growth of suburbs, the declining Irish Catholic and Scandinavian populations were giving way to the much more liberal young people who were overflowing from the “Summer of Love” Haight-Ashbury neighborhood just over the hill. In the 1960s and 1970s the Castro became a “center for gay liberation.” Cliff’s landlord explained that the rent would be tripling for the store at the end of 1971. Luckily Bon Homme, a variety store just a few doors away was going bankrupt and Ernie DeBaca was able to buy the building outright. The Castro Theatre originally opened at 479 Castro Street in 1910. The building was later remodeled into a retail store in the mid-1920s after the larger Castro Theater was built up the street. At the root of what was to become the best known gay mecca was the politicizing efforts of Harvey Milk, the first openly gay city supervisor in San Francisco, who started the Castro Street Fair and was later assassinated in SF City Hall in 1978. Milk had also started the Castro Village Association to provide an alternative to the “stodgy” Eureka Valley Merchants Association that was not as accepting of the new gay businesses. Milk together with Martha Asten put out information about the new emerging businesses of the Castro. The Castro had become very gay-friendly as gay bars replaced straight ones and Cliff’s became the first Castro business to hire openly gay workers. Also in the 1970s a basement had been excavated for storage. By 1979, the Children’s Halloween ended as the neighborhood’s population shifted from families with children to more single men. But in the mid-90s, the Sisters of Perpetual Indulgence revived Children’s Halloween with an annual party held at the Eureka Valley Recreation Center, including a costume contest and gifts from Cliff’s.

In the late 1980s the Hallmark cards business next door was closing up and the space at 471 Castro became available. Sometimes called Cliff’s Annex, the new space would house “fabric, linens, bedding, and bath accessories.”

Editor’s Note:
Cliff’s Variety is the recipient of the Small Business of the Year award to be presented May 25th in Sacramento. The California Small Business Association asked each California State Assembly member to nominate an outstanding small business in their district. David Chiu nominated Cliff’s Variety for the award.
The Apothecarium Plans Move to Larger Facility One Half Block Down Market Street
Move Will Reduce Lines & Wait Times for Patients

By Eliot Dobris, Community Outreach

The Apothecarium, a medical cannabis dispensary in the Castro neighborhood, plans to move to a larger facility, a few doors down from its current location at Market and Church. The move will reduce lines and wait times for patients at the popular dispensary by allowing the organization to hire additional patient consultants. The Apothecarium is currently housed in a storefront at 2095 Market St. The proposed new location, at 2029 Market Street, is a vacant space that previously housed Shanghai Chinese Restaurant, approximately half a block away.

Founded in 2011, The Apothecarium offers member-patients lab-tested medical cannabis in an upscale environment with assistance from professional patient consultants. Known for its neighborhood philanthropy, The Apothecarium has given away more than $335,000 to community-minded groups such as Castro/Eureka Valley Foundation, Equality California, LYRIC, Lyon Martin Health services, Larkin St. Youth Center, PAWS (Pets are Wonderful Support), SF Pride, SF Aids Foundation, The Sisters of Perpetual Indulgence, AIDS Emergency Fund, Rooms that Rock4Chemo, Maitri Compassionate Care and many more.

“The Castro is our home and we are delighted we have found a new, larger space so close by no easy feat in San Francisco’s current real estate market,” said Ryan Hudson, co-founder and executive director of The Apothecarium. “We want to assure patients who depend on us for safe, lab-tested medicine, that we will be continue to operate in the Castro. Our new location will allow us room to hire more patient consultants to better serve patients in a modern, comfortable space.”

The move to the new location was approved by the San Francisco Planning Commission 4 to 0. The Apothecarium hopes to be operating in their new location by the third quarter of 2016.

In addition to high-quality medication, The Apothecarium offers free access to wellness programs, including weekly yoga, meditation, anxiety and depression, and veteran and women’s support groups. These groups reinforce healthy lifestyles and encourage positive behaviors to mitigate stress and create connection. The additional space may allow the dispensary to host some of those programs on site, instead of in a nearby church’s common room.

Response from community leaders and neighbors to news of the move has been positive:

Alan Beach Nelson, Eureka Valley Neighborhood Association Board Member and a member of The Apothecarium’s Philanthropic Advisory Board said, “As a longtime fundraiser and advocate for AIDS research, I always recommend The Apothecarium to people with serious medical conditions who need professional consultations about medical cannabis. The Apothecarium is truly an asset to the neighborhood and the city. I’m delighted the new space will allow them to expand their service to patients.”

Daniel Bergerac, President, Castro Merchants and Owner, Mudpuppy’s said, “It’s no surprise The Apothecarium has been so warmly embraced by the Castro community. They combine excellent service and an extensive program of community outreach with an upscale retail space. I can’t wait to see what they do with their new, larger space. I serve with Ryan Hudson, co-founder of The Apothecarium, on the Board of Castro Merchants. He is one of our most active and generous members.”
Castro Cares provides compassionate care to those at risk and living on the streets in the Castro/Upper Market. Instead of creating our own social service system, Castro Cares taps into the city’s existing system. Castro Cares pays for 16 hours a week of homeless outreach workers, from SF HOT, plus the Department of Public Health pays for 4 hours a week of case managers to consistently walk the district, build relationships and connect people to the social services system. Castro Cares homeless outreach workers are also working closely with our community institutions to create trust with those at risk.

CASTRO CARES UPDATE AND YEAR IN REVIEW
In the first year of Castro Cares the added law enforcement responded to over 2,340 incidences. These are incidences that were addressed immediately on the spot.

LAW ENFORCEMENT
We’ve added daytime S.F. Patrol Special Police hours to the Castro Cares beat. Look for the Patrol Special Officer:
Monday’s & Friday’s - 7 a.m. - 1 p.m.
Tuesday’s - Thursdays - 7 a.m. - 3 p.m.
Sundays - 9 a.m. - 7 p.m.

Some of the work highlighted by the officers in their monthly reports includes:
- Assaults
- Aggressive street behavior
- Homeless encampments
- Compassionate Services
- Shoplifting
- Blocking bikeway
- Trespassing

HOMELESS OUTREACH TEAM (HOT)
Over the past year the Castro Cares homeless outreach team has a 60% positive engagement rate! This means that 60% of the contacts are either accepting assistance and/or developing a positive relationship with the HOT worker. Castro Cares HOT can be reached by calling the SF HOT Dispatch number 415-355-7445.

Castro Cares Homeless Outreach Workers walk the footprint of Castro Cares Monday - Friday;
Monday & Friday: .............7:30 - 9:30 a.m.
Tuesday: .........................11:00 - 1:00 p.m. (case manager)
Wednesday & Thursday...2:30- 4:30 p.m.
Friday ..............................1:00 - 3:00 p.m. (case manager)

Castro Cares is made possible through funding from the City and County of San Francisco and through the generous contributions of members in the community. Visit www.CastroCares.org to donate.

SAY HELLO TO MEMBERS OF PATROL SPECIAL POLICE, JOHN AND EUGENE, WHEN YOU SEE THEM IN THE NEIGHBORHOOD.
GoHealth Urgent Care currently operates 21 locations in New York, 10 in Oregon and two in Washington. As announced in a press release earlier this year, GoHealth will be partnering with local health provider Dignity Health in order to “bring a new model of high quality, consumer-focused urgent care centers to the Bay Area.”

Dr. Todd Strumwasser, Dignity Health’s Bay Area Sr. Vice President of Operations, went on to say “our partnership with GoHealth will provide more options to Bay Area residents for fast and convenient care in a lower cost setting. These urgent care centers will be staffed with Dignity Health clinicians so that we can meet consumers where they are and provide the high quality care that we are known to deliver.”

GoHealth’s Chief Operating Officer Gary Weatherford told us that this is the company’s first build-out in San Francisco, and that they’re targeting an August opening if everything goes according to plan. In the next 12 months, the company plans to open approximately 6-8 clinics in San Francisco, with 12 planned for the entire Bay Area.

GoHealth has already filed for a change of use from retail sales to medical services, and Gina Simi of the Planning Department tells us that the permit was approved on April 25th. “Medical Services use does not require public notice,” she informed us.

GoHealth plans on operating during normal business hours from 8am-8pm Monday-Friday and 9am-5pm Saturday-Sunday. While they have not yet spoken with local community groups, Weatherford tells us that they will be reaching out to them soon.

Hoodies from page 11

nearing the halfway mark, readers, the Castro Merchants, and many locals are unhappy with the lack of movement.

District 8 Supervisor Scott Wiener shared his thoughts on the space, and business in the area as a whole:

“I very much want the Patio space to reopen, and I’m frustrated that it’s still vacant. With that said, we also need to focus on the positive. While this one space has remained vacant for far too long, we have filled scores of retail spaces in the Castro in the past few years, including major vacant spaces now occupied by Strut, Soulcycle, CVS, and Weaver’s Coffee. Our neighborhood commercial area – with many new businesses, a new health center, new wide sidewalks and a great new streetscape – is in great shape. Let’s continue to push for the Patio space to reopen, and let’s also keep in mind the many positive changes we are seeing.”

If all goes according to Natali, we should see Hamburger Mary’s opening soon.

**Urgent Care Center Headed To Castro’s Former RadioShack This Summer**

*By Steven Bracco*

The Castro’s former RadioShack space has sat vacant since the retailer closed last April. But that won’t stay the case much longer: GoHealth Urgent Care is on the way to the space at 2288 Market St., bringing local treatment for non-emergent conditions like upper respiratory conditions, cuts, fractures and sprains.

It’ll be GoHealth’s first urgent care center in the Bay Area, and Upper Market’s second one, after Direct Urgent Care moves in to the ground floor space at Market and Buchanan’s Linea building.