



# Eureka!

News for Eureka Valley, Upper Market, Castro, Duboce & Twin Peaks. Published by the **Eureka Valley Promotion Association**  
*Serving the neighborhood since 1881.*

Volume 124, Issue 2 February 2005

[www.EVPA.org](http://www.EVPA.org)

[www.PinkTrianglePark.org](http://www.PinkTrianglePark.org)



## EVPA MEMBERS IN THE NEWS!

Former EVPA President, Gustavo Serina, has been appointed by Mayor Gavin Newsom to the Commission on Aging and Adult Services (CAAS). CAAS oversees programs in the Departments of Aging and Adult Services (DAAS) and Human Services (DHS) that affect seniors (aged 65 and over) and adults with disabilities. Many of these programs are designed to help people to live independent, meaningful lives. Services include in-home care, in-home meal delivery, transportation for medical appointments/shopping, conservatorships, and housing help, including assisted living at public institutions, and housing for the homeless.

San Francisco's budget problems have resulted in reduced funding for many programs. It is, therefore, important to make sure each dollar is spent wisely. Furthermore, as is the case with many cities, San Francisco senior population is growing. People are living longer and for many seniors, the convenience and attractions of city life are appealing. As the oldest baby boomers age, they will be joining the senior citizen ranks in record numbers. These and other factors will present the city with many challenges and opportunities. We are fortunate to have Gustavo working to better the lives of all San Franciscans.

## IS HOME OWNERSHIP POSSIBLE

On Monday, January 31, the **San Francisco Tenancies in Common Coalition (SFTICC)**, met at 910 Baker Street. **SFTICC** is working in tandem with advocates from **Plan C** and **SFSOS** to make affordable housing possible in San Francisco. **Supervisor Bevan Dufty** was the guest speaker. He reported on legislation he plans to introduce with **Supervisor Micaela Alioto-Pier** focused on the advocates concerns.

As Dufty explained, last Fall he and Alioto-Pier had been contacted by many residents in their districts concerned about legislation put forward by Supervisor Chris Daly. Daly proposed to make all two-unit TICs subject to the condominium conversion lottery. Dufty, Alioto-Pier and others on the board were able to amend the legislation on their constituents' behalf. Most two-unit TICs were kept out of the lottery process.

Our district, #8, has the highest percentage of TICs in the city. TICs allow a group of individuals to purchase a 2 - 6 unit building together and are, for many, an affordable way to enter into home ownership. After meeting certain requirements, owners can then enter the city's condominium conversion lottery, which is limited to 200 units annually, in hopes of converting their TICs into condos.

The condominium conversion process can be burdensome challenge. Applicants can spend years in the lottery system waiting for a winning number. In many cases, these are buildings that are 100% owner-occupied. The **Alioto-Pier/Dufty** plan would allow fully owner occupied TICs of 2 - 6 unit buildings to be converted to condominiums without entering the lottery. This would be a one time event. Given that all the units must be owner occupied, no tenant displacements will take place.

At the Baker Street public meeting, **Dufty** also mentioned other legislation that is being drafted that would: 1) increase the number of condominium conversions each year, 2) allow TIC owners in buildings that are 50% or more owner occupied to convert to condominiums while offering protections to





## EVPA Proclamation Award Winners for 4<sup>th</sup> Quarter 2004

EVPA is proud to honor those in the neighborhood who go the extra mile. Quarter 4 winners were **Officer Jane Warner** for SF Patrol Special Police (left), **Officer Lisa Frazer** of the San Francisco Police (right) both pictured with **Adam Hagen**, the third winner for this quarter. Officers Warner and Frazer were honored for their continued dedication to the neighborhood and Adam was honored for his efforts in organizing the EVPA contingent at the Castro Street Fair this past fall. Congratulations to all!



If you have someone you'd like to recognize for going above and beyond for the good of our neighborhood. Please let a Board Officer know or email us at [editor@evpa.org](mailto:editor@evpa.org). Recipients are voted at the EVPA General Membership Meetings.

### ADVERTISE IN THE EUREKA!

There is no better time to place an ad in the Eureka than now. Announcing our new incentive program – plan ahead and save some money while letting your neighbors know how best to support your business. Ad rates are as follows, to sign up please contact Gustavo Serina at [gserina@aol.com](mailto:gserina@aol.com).

1 month, \$35	9
3 months, \$90	12 months,
\$270	



### THE EPSTEIN GROUP

Attorneys & Counselors at Law  
 Landlord/Tenant ♦ Wrongful Eviction ♦ Bankruptcy  
 Employment ♦ Wrongful Termination ♦ Discrimination  
 Personal Injury ♦ Auto Accidents ♦ Real Estate  
 Collections ♦ Collections Defense ♦ Consumer Rights  
 ♦ FREE CONSULTATIONS ♦

THIRD FLOOR TELEPHONE (415) 863-5718  
 2358 MARKET STREET FACSIMILE (415) 863-8719  
 SAN FRANCISCO, CA 94114 WWW.EPSTEINGROUP.COM



584 Castro Street  
 San Francisco, CA 94114  
 tel 415.864.5888  
 fax 415.621.5592  
 www.poplus.com

Mail Boxes • Packing • US/International Shipping • Notary Public  
 Faxing & Copying • Office Supplies • Cards • Keys • Laminating



Want to clean up our neighborhoods?  
 Green the City? Help solve homelessness,  
 and promote sensible housing policy?



Join SF's grass-roots quality of life group!  
 free to join: [www.plancsf.org](http://www.plancsf.org)

### Dependable Dad - Handyman

Install shelving      Some plumbing/electric  
 Make a door fit      Restore/install artwork  
 Pack things to ship      Built bookcase to fit  
 Small carpentry jobs      Consumer advice  
 Organize your storage      Short notice jobs  
 Put together kit furniture      Organize a move  
 Bob 431-8428      bob@bobburnside.com



4063 18th ST  
 255-2RED



4063 18th ST  
 255-2RED



2337 Market ST  
 863-BLUE

Amorfia Productions  
 WWW.AMORFIAPRODUCTIONS.COM

"musica arabia"  
 موسيقى عربية

Production  
 Education  
 Performance

georges lamam ♦ artistic director  
 71 hartford st., san francisco, ca 94114 415.431.0768



PH 415 621 2566 ■ 558 CASTRO STREET