The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

EVNA! Your Neighborhood Organization invites you to our next Public Meeting

MARCH 27TH, 2013
7-8:30 PM
Castro Community Meeting Room
501 Castro Street (above BofA)

WHY DOESN’T SOMEONE DO SOMETHING . . .?!
By Rob Cox, EVNA Board Member

In January Supervisor Scott Wiener held a community meeting at the Eureka Valley Recreation Center to address and inform the neighborhood about crime in the Castro/Eureka Valley neighborhood. There was a great turnout of about 100 neighbors. Both Park and Mission Police Station Captains attended to speak about the crimes, and what is being done to help prevent criminal activity and investigate the crimes reported.

Also there were representatives from all of the local neighborhood organizations from EVNA to the Sisters of Perpetual Indulgence as well as SF Safe, and Bevan Duffy.

The Castro is a very fortunate neighborhood. We have restaurants and bars, central MUNI transportation and all kinds of shopping and services. We also have a variety of community focused, non profit groups that all work to make the neighborhood a better and safe place.

To make YOUR neighborhood safer and better you need to be informed, aware and most importantly, INVOLVED.

So many important activities seemingly are handled by someone, but do you know who? Who helps SFPD patrol

THE CASTRO RENTAL MARKET
By Patrick Crogan, EVNA Board Member

The rental market in San Francisco is tight and the rents are at an all time high. According to the Census Bureau's 2007-2011 American Community Survey, 62.9% of the housing units in San Francisco were renter occupied.

CURRENT RENTAL RATES FOR THE CASTRO:
The average rent for a 1 bedroom apartment in the Castro is $2,900 according to zumper.com. A review on March 13, 2013 of Craigslist for the Castro/Upper Market area showed that there were 55 apartments for rent. The break down of the units for rent:

<table>
<thead>
<tr>
<th># Units</th>
<th>Size</th>
<th>Low Rent/Mo</th>
<th>High Rent/Mo</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Studios</td>
<td>$1,400</td>
<td>$2,800</td>
<td>$1,625</td>
</tr>
<tr>
<td>16</td>
<td>1 bedroom</td>
<td>$1,900</td>
<td>$3,600</td>
<td>$2,600</td>
</tr>
<tr>
<td>6</td>
<td>2 bedrooms</td>
<td>$2,900</td>
<td>$4,200</td>
<td>$3,200</td>
</tr>
<tr>
<td>6</td>
<td>3 bedrooms</td>
<td>$4,000</td>
<td>$7,500</td>
<td>$5,500</td>
</tr>
<tr>
<td>2</td>
<td>4 bedrooms</td>
<td>$6,500</td>
<td>6,600</td>
<td>$6,550</td>
</tr>
</tbody>
</table>

There were 15 listings for rooms with a $1,200 median rent.

THE RENT CONTROL LAW
Affecting the rental market is the rent control law which was passed by the Board of Supervisors effective June 13, 1979.

Continued on page 6
LOVE WHERE YOU LIVE
By Mark McHale, EV/NA Board

The Art of Lingering

I know I won’t fool anyone so I’ll admit it right from the start. I’m just not a natural lingerer. In fact, I pride myself on being a bullet pointed, task driven, get it done doer. As doers do, I take great satisfaction organizing my days into a larger-than-life task list… and even more in crossing off each item as it is completed. I stride through my checklist brushing past everything in my path and chanting “I do, I did, what’s next?” It’s how I’ve learned to maintain control of each day… and you know what? There are more and more times when I get to the end, and feel like I’ve missed out somehow. Like I really didn’t connect to anything that day.

To create moments of connection, my spouse is trying to teach me how to linger…. how to “hang out” he says, in a conversation, with a view, in a space, with a friend, without having to do anything or go anywhere. Not the most natural of habits for me. “Put the list down, and just linger for a minute- there’s so much to see all around you” he says. I choked at the thought. I’m not ready to put my list down, so instead I just added the notion as a to-do. It’s a start….

Lingering can mean a lot of different things; it can mean slowing down, observing without influencing, idle chit-chat or savoring a fleeting sensation. Lingering can also be an indulgence of time, an investment, or a gift of self to self and others. It can happen in a lot of ways, too: in a random location, during a conversation, even witnessing something with new eyes. I’ve found lingering is more of an awareness than anything else, and yet it has the power to restore the soul, build connection, change a mind, and fortify a friendship. When lingering involves others, I’ve noticed the simple act of lingering can strengthen bonds, build community, and even forge coalitions.

I’ve found that there are such amazing opportunities, people, and an infinite number of places to indulge a desire to linger around Eureka Valley. There’s a remarkable panoramic view of downtown and the bay from 16th and Castro Streets that I finally noticed while walking the dogs. I found out something new about the clerk at Cliff’s by just chatting for a second rather than just taking my change and leaving. And it’s actually really fun spending an extra coffee talking with a good friend while seated at Samovar on 18th; enjoying the company, the breeze, the warm sun on my face. When I do it, lingering fills my day with a sense connection to others, and reminds me just how lucky I am to be here.

I’ve lived in the Castro for most of 25 years now, and have to admit I didn’t start feeling connected until I made an effort to reach out and participate in the neighborhood. Among the many ways to engage, lingering might be just a small effort, but it’s a really important first step to becoming more aware of those around me and their needs and contributions, and it gives me a chance to become a better neighbor and friend in the process. Asking a visitor who looks lost if they could use some direction, or waving at Ken in front of Castro Cheesery to say “Good morning!” fills my heart with a sense of belonging and connection to others who all help to make our little piece of the world so unique and wonderful…

Editor’s option: Share how you connect… join the conversation on our page: facebook.com/eureka.valley.
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.
**Eureka Valley History Project**

Castro/EVNA is proposing to research the history and architecture of Eureka Valley from the time of the Indians to the present and produce a document that would be valuable to homeowners, renters, and visitors alike, as well as anyone interested in San Francisco history. The possible area of study would lie within 22nd Street on the south, Douglass on the west, parts of 17th Street, Market Street, and 16th Street on the north, and Sanchez and part of Church on the east. A professional historian would be engaged to do the research and produce the document. Funding would be sought from the Mayor’s Office of Economic and Workplace Development, Historic Preservation Fund. For discussion, questions and more information, please attend the EVNA membership meeting on March 26 from 7 pm to 8:30 pm at the Castro Community Room, 501 Castro (above B. of A.).

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**Property Perspectives**

By Mark D McHale, EVNA Board Member

Look around the next time you’re out for a stroll around the neighborhood. Notice all the improvements that make Eureka Valley a safe, functioning and enjoyable urban place to experience: concrete sidewalks and streets in every block, the Rec and Parks complex on Collingwood, the numerous city schools, overhead street lighting, the police cruiser patrolling the block, the traffic and parking signs everywhere, miles of underground sewers, that civil defense siren on the corner of Market and Noe Streets, the trolley stop in front of Orphan Andy’s. Every where you look, we have made (and continue to make) incredible investments in our way of living.

These essential and important improvements are planned and provided through the taxes assessed by our federal, state and local governments. To state the obvious, it costs (a lot of) money to live here! Did you know that 22% of our city’s budget, the funds that go to pay for all our conveniences and services, are provided through property taxes.

There are several major channels used by the federal/state and local governments to collect the taxes that keep our country going: Individual and Business income tax, a variety of sales taxes, and property taxes. If you own property, the taxes you pay to the state and city are essential to keeping our community working and functioning.

After WWII, California and San Francisco became an increasingly popular place to live, millions of new residents

*Continued next page*

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– Sellers, Mission Dolores, Chief Resident & Fellow

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– Joanna S., Buyer, Noe Valley

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moved to the Bay Area. Property values began to rise accordingly, and the yearly taxes on those homes continued to escalate. As those homeowners aged and transitioned into their retirement years, the tax bill often became unmanageable and often forced seniors out of their homes. In 1978, Proposition 13 was passed to permanently limit the amount of property tax to 1% of assessed value. For many, it meant that they could keep the property they invested so much money and energy in to make their home. If you want to know where property taxes go, and how portions are funneled from state level back to our fair city, take a look at these helpful charts at left from the City Treasurer’s website. No matter if you own or not, knowing a little about what it takes to make our neighborhood remain cohesive, safe and functional can be a source of pride and ownership to keep it that way.

Property tax revenue makes up 22% of the City’s $7.454 billion budget for the 2010-2011 fiscal year. The remaining resources come from state and federal subventions, other taxes and revenues and charges for services. These revenue are allocated to City services as shown below:

**PROPERTY TAX AND THE CITY BUDGET**

<table>
<thead>
<tr>
<th>RESOURCES</th>
<th>Total: $7.454 Billion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>$1.672 Billion (22%)</td>
</tr>
<tr>
<td>&quot;Other Taxes &amp; Revenue&quot;</td>
<td>$2.685 Billion (35%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SERVICES</th>
<th>Total: $7.454 Billion</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Admin. &amp; Finance</td>
<td>$609 Million (8%)</td>
</tr>
<tr>
<td>Human Welfare &amp; Neighborhood Development</td>
<td>$840 Million (11%)</td>
</tr>
<tr>
<td>Public Protection</td>
<td>$1.036 Billion (14%)</td>
</tr>
<tr>
<td>Health</td>
<td>$1.441 Billion (19%)</td>
</tr>
</tbody>
</table>

"Other Taxes & Revenue include prior-year fund balance & prior reserves.

Member Drive

We NEED you!

EVNA is only as strong as our membership roster. A robust membership helps us fulfill our mission to provide a public forum for the people who live, work, and play in the greater Eureka Valley area to discuss common issues and concerns, and help develop solutions to improve the neighborhood.

Please join or renew your membership in Castro/EVNA today, http://evna.org/join.
Do Something “Continued from page 1
the streets to make them safer? Who cleans the sidewalks? Who knows what building developments are being proposed and built? Who takes care of the rainbow flag?

All these things are done with the help of several volunteer organizations. Volunteers like you. Following is a list and brief profile of these groups with their contact information. Get involved, if only by becoming a member of one of these groups. Be informed and help keep the Castro vibrant and thriving.

CASTRO COMMUNITY ON PATROL (CCOP)

Castro Community on Patrol (CCOP), was founded in 2006 as a grassroots non-profit organization dedicated to promoting safety and safety awareness in the Castro and Duboce Triangle. Our mission is to create a safer neighborhood for those who live in, work in, or visit. CCOP volunteers patrol the neighborhood and create a visible safety presence. Patrol volunteers note and report violent and property crimes, as well as conditions conducive to that kind of crime, and also educate the public about safety issues. To achieve its mission, CCOP works closely with the SF Police Department and other organizations dedicated to community safety.

We coordinate patrols of trained volunteers to walk the Castro/Duboce districts. They are a visible presence that deters illegal activity and contact authorities when there is a problem.

Volunteers also discuss the program with people on the street. While on Patrol team members distribute whistles. These whistles are provided so that people can attract attention to themselves if they are having a problem. The whistles come with an attached card with pointers of what to do in case of an incident and who to call. Contact CCOP at: Info@CastroPatrol.org

CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT (CBD)
The mission of the Castro/Upper Market Community Benefit District is to provide services that improve the quality of life in the neighborhood, emphasizing clean, safe, beautiful streets. It also promotes the area’s economic vitality, fosters the Castro’s unique district identity, and honors its diverse history.

CBD also has Volunteer Opportunities in the Castro: see Castro Ambassadors, page 9.

Contact Executive Director Andrea Aiello: 415-500-1181; execdirector@castrocbd.org

CASTRO/EVNA
CASTRO/EVNA is the oldest continuously operating Neighborhood Association in San Francisco established as Eureka Valley Promotion Association in 1878. At our heart is the world-famous Castro District. For 135 years, our members have been working to make this neighborhood a great place to live, work and play. Today, we strive to preserve the unique character of our diverse neighborhood while maintaining a balance between prospering business and residential livability.

EVNA mainly focuses on two broad topics:

Planning and Land Use: Our Planning Committee focuses on protecting and enhancing the character of the neighborhood by ensuring that growth, development, and

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Dan Risman Jones
415.816.1429
Dan@DanRismanJones.com
DanRismanJones.com
DRE# 01523160
public areas are compatible with and meet the needs of Eureka Valley residents and the business community. The Committee meets the first Wednesday of each month. Contact Judith Hoyem, Chair, at Judy.Hoyem@EVNA.org

Quality of Life: EVNA keeps abreast of issues affecting the quality of life in Eureka Valley. We work to foster a collaborative partnership among businesses, residents, Supervisor, other neighborhood associations, and appropriate city agencies to promote a vibrant, diverse and respectful community. Along with our Planning and Land Use expertise, we have a track record of success in resolving late night entertainment and residential disturbance issues.

EVNA’s Board meets the 2nd Wednesday each month. Email Alan.Beach@EVNA.org with any topics you’d like the Board discuss.

**THE MERCHANTS OF UPPER MARKET AND CASTRO (MUMC)**

Merchants of Upper Market and Castro, is a neighborhood business association. MUMC’s mission is to unite area merchants in order to promote Castro neighborhood interests, increase business opportunities and facilitate communication between businesses and local government.

Membership offers exclusive access to a vast array of resources. MUMC connects you to a vibrant community of 250 Castro merchants, industry partners, and consultants with whom you can interact.

MUMC is the merchant’s voice at city hall, keeping members ‘in-the-know’ on decisions that affect your shop and your customers. Learn more at [http://castromerchants.com](http://castromerchants.com)

**SISTERS OF PERPETUAL INDULGENCE (SPI)**

The Sisters of Perpetual Indulgence® is a leading-edge Order of queer nuns. Since our first appearance in San Francisco on Easter Sunday, 1979, the Sisters have devoted ourselves to community service, ministry and outreach to those on the edges, and to promoting human rights, respect for diversity and spiritual enlightenment. We believe all people have a right to express their unique joy and beauty and we use humor and irreverent wit to expose the forces of bigotry, complacency and guilt that chain the human spirit.

The Sisters raise money for AIDS, LGBT-related causes, and mainstream community service organizations, while promoting safer sex and educating others about the harmful effects of drug use and other risky behaviors. In San Francisco alone, between 1979 and 2007 the Sisters are credited with raising over $1 million for various causes, or $40,000 on average per year.

In addition to the Sisters’ extensive fundraising, they have spearheaded the STOP THE VIOLENCE Campaign with The Castro Community On Patrol (CCOP) and the San Francisco Police Department. The campaign focuses on educating and arming our community to stay safe. The Sisters distribute free anti-violence materials including STOP THE VIOLENCE window placards, whistles and safety information. It is time to purge the violence and bring safety back to our communities. To learn more, you can call the Sisters at (415) 820-9697, or visit their website, [http://www.thesisters.org/](http://www.thesisters.org/)

**State Farm**

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“A tavola non si invecchia mai...”
Herth Real Estate’s Benefit and Art Show
Raising Money to Beautify the Community
April 18th, 5:30PM
Herth, 555 Castro Street

Herth Real Estate and the Castro and Upper Market Community Benefit District (CBD) are teaming up for the third annual Flowers on Castro Street, a Benefit and Art Show supporting the local Castro community.

For the past two years, money has been raised to support the hanging flower baskets throughout the Castro. The response of the community was astounding, with hundreds of guests (including Scott Weiner and Bevan Dufty) enjoying the artwork, sipping champagne, and donating to the flower basket fund.

This year Herth Real Estate will continue their commitment to the community with this fundraising event starting at 5:30pm on April 18th, 2013. All artwork will be available for purchase, with 20% of the sale price going to the flower basket program.

If you cannot make this event, you can still make a tax-deductible donation. Please go to www.castrocbd.org to make a secure, online donation to the Bring Baskets to Castro Street Fund. Check donations, payable to Castro CBD with a notation “Flower Baskets on Castro” and mailed to the Castro CBD, 584 Castro St. #336, S.F., CA 94114. For information, call 415-861-5200.

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Early in 1979 in response to frequent and drastic rental increases, citizens were in the process of collecting signatures to place the creation of rent control on the ballot. In response to this collective action, the Supervisors with renter’s and landlord’s input wrote and passed emergency legislation creating the City’s rent control ordinance.

Most residential rental units in buildings which were built and completed prior to June 1979 are under the rent control ordinance. Hence if you move into a building built before June 13, 1979 then the rent control laws applies to your unit. If you move into a building built after this date then the rent can be raised at any time at the landlord’s discretion. (For further information see the Rent Board's “Landlord and Tenant Information Topic No. 017 - Overview of Covered and Exempt Units.”)

The Census Bureau’s 2007-2011 American Community Survey says that there are 374,519 housing units in San Francisco. Of these 252,141 units are in buildings with 2 or more housing units built 1979 or earlier. The SF Rent Board in their Mission Statement says that rental control applies to approximately 170,000 units.

**Rent Control Under Attack**
Currently before the Board of Supervisors is an ordinance to immediately convert 2,000 Tenancies in Common (TIC) units to condominium units. As it is now there is a limit of 200 TIC conversions per year. From a renter’s perspective this is a dangerous move. It sends a signal that rent control safeguards are weakening. The fear is that the number of Ellis Act evictions will skyrocket.

The rental market in San Francisco is under immense pressure. It is imperative that the existing rent controlled units be preserved.

For further information see the SF Rent Control Board’s and the SF Tenants Union’s web sites.
**Restructuring refuse rates to meet Zero Waste requirements**

On March 14, 2013, Recology filed a rate application asking the City to implement a Zero Waste rate structure to stabilize funding for the City’s collection and recycling programs.

San Francisco and other cities now know that loading all or most of the cost of service on the black bin is unsustainable because trash bins are getting smaller and the true cost of providing all three services (trash, recycling, and composting) cannot continue to be borne by the black bin alone.

Monthly fees charged for refuse services have not changed in nearly three years. In that time costs for fuel, health care, and insurance have increased.

A typical residential customer (32-gallon black, 32-gallon blue and 32-gallon green) pays $27.91 per month today. Under the proposed new rate structure, if this customer makes no changes, they will pay $34.51 per month. However, the same customer can reduce their trash bin size to 20-gallons and increase a recycling or composting bin to 64-gallons and secure more container volume and a lower rate than they pay today ($26.94 per month).

### HOT TOPICS

- **Castro Street Sidewalk Widening Project Workshop #2.**
  
  Wednesday, April 3, 7 - 9PM, Harvey Milk Civil Rights Academy Auditorium. - Play a critical role in the future of Castro Street by attending workshop #2 of this long desired project that will soon come to fruition. This session will include a presentation of the revised conceptual design based on the January 23 workshop #1 discussion. For information, visit castrostreetsdesign.sfplanning.org or contact Nick Perry, Nicholas.perry@sfgov.org or 415/575.9066.

- **Castro Farmers Market Opens in Time for Spring!**
  
  The fifth season of the Castro Farmers Market opened on Wednesday, March 13, and will run through December 2013. The Castro Market, which is held from 4-8PM every Wednesday on 27th, 7-8:30PM

- **Correction about CVS Pharmacy Plans.**
  
  Luis Cuadra, community relations representative for CVS Pharmacy informs us CVS Pharmacy is still actively pursuing their entitlements for 2278 Market Street (Noe Center) and “we are hoping to be at the planning commission with a positive recommendation from the planning department within the next 30 -60 days.”