TNDC celebrated its 26th Anniversary on May 22nd in fine form and in the spirit of community. Over 650 guests attended the event at the Grand Ballroom of the Hilton San Francisco, including corporate and community partners, civic and community leaders, and supporters like you. With special thanks to title sponsor Bank of America and presenting sponsors Citibank and MacFarlane Partners, the event grossed over $300,000 to further TNDC’s work.

Part of the evening’s success was due to Event Co-Chairs and mother/daughter team Jean and Cameron Phleger. They rallied support for TNDC from their friends and assembled a host committee of other mothers and daughters. They also produced a montage promoting TNDC’s message of “Building Homes and Hope for Generations.” Among the pictures shown at the event were a child being embraced by her mother, teen boys at the youth center, and seniors playing an exciting game of mahjong. People of varying ages, backgrounds, and interests were represented.

New TNDC Advocates

Onstage, Jean shared the experience of the photo shoot. “I was asked to photograph TNDC’s residents and the neighborhood,” she said. But looking through the lens of her camera, she became captivated. “The Tenderloin has so much to offer. It is vibrant...”

TNDC has taken another major step to providing homes for low-income seniors. Earlier this year, it took ownership and management of the Turk and Eddy Preservation Properties at 165 Turk Street and 249 Eddy Street. The buildings are home to more than 80 extremely low-income seniors, some on fixed incomes as low as $200 per month. To remove the risk of the apartments from being turned into market-rate housing, TNDC arranged to purchase and manage the properties with $7 million in financial backing from the San Francisco Redevelopment Agency and over $2 million from the California Housing Finance Agency. The acquisition of the Turk and Eddy Preservation Properties boosts the number of TNDC’s senior housing to 550 units, and this trend is expected to climb. Over the next few years, TNDC will create over 150 new housing units for low-income seniors at development sites on 990 Polk Street and 850 Broderick Street.

Run to Fight Homelessness

The San Francisco Marathon
Join Team #37
TNDC Homebuilders
Sunday, July 29, 2007
Justin Herman Plaza
(between Market and Steuart Streets)
Sign up at www.tndc.org.
Looking Ahead: TNDC’s 5-Year Plan

We are proud that we met - and exceeded - our 2003-2007 Strategic Plan goals. Over the last five years, TNDC has grown to nearly 2,000 units to house 2,500 residents. With 10 projects in development, we continue to be a major force for positive change in the Tenderloin. Still, we have so much more we want to do.

TNDC is now formulating its 2008-2012 Strategic Plan. Because neighborhood change is measured in decades, and today’s housing choices will stand for a 100 years or more, the goals we identify and the decisions we make have profound, long-term implications.

We began our planning process by interviewing 15 key stakeholders representing funders, Tenderloin residents and merchants, political players and others. From these rich conversations emerged the five critical issues that will form the heart of TNDC’s Plan:

- **Who should we house?**
- **What is our vision of the Tenderloin’s future and TNDC’s role in achieving it?**
- **What should be the magnitude and nature of our future growth?**
- **What administrative infrastructure will we need to accomplish our goals?**
- **How can TNDC finance and sustain itself over the long run?**

We ask these questions to determine how we may achieve our core mission in light of today’s circumstances. In response to declining City-wide housing production capacity, we are considering expanding beyond the Tenderloin. We are wrestling with our role in developing housing for homeless individuals. It will begin development of an eight-story building comprising of 56 studio units at 149 Mason Street in late 2007 or early 2008. The building will follow a green design, have bicycle parking, and maximize outdoor urban space with a second story landscaped deck. When the building is complete in 2009, residents can voluntarily access counseling, job training, and referral services.

GEDE with Millennium Partners will focus on the other area of need, building 81 family housing units including 22 one-, 34 two-, 20 three- and 5 four-bedroom apartments at the 125 Mason Street site. The building will be “L-shaped,” with an eight-story section facing the street and 14 stories set behind with courtyards, outdoor play areas for children, decks and basement parking spaces.

In addition to a new coat of paint and new flooring, the 62-unit building received new plumbing and electrical systems, a new trash compactor, state of the art grills, a high efficiency boiler, a new roof and new elevator. “Revisiting and renovating the Klimm is doubly gratifying,” explains TNDC Executive Director Don Falk. “We’ve completed some much-needed work that will make the building more habitable and safer for residents while putting the shine back on one of the Tenderloin’s grand old buildings.” The Klimm Apartments houses low-income families and single individuals, most of whom earn less than $15,000 per year.

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It was the slogan on everyone’s mind: “Breaking Real Ground.” On March 11th, 150 community leaders, officials, and youths celebrated the groundbreaking of the 125-149 Mason Street site. The occasion marked the partnership between Tenderloin Neighborhood Development Corporation (TNDC), Glide Economic Development Corporation (GEDC), and Millennium Partners to create affordable housing.

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At the groundbreaking event, everyone revelled on the possibilities. Glide CEO Reverend Cecil Williams and Mayor Gavin Newson lead a march from Ellis Street before the ceremony to the construction site where a hydraulic excavator could be seen excavating. “More than affordable homes, the new buildings will provide a safe community for our working families and homeless neighbors,” said Rev. Williams. “They will create a rich and diverse neighborhood and help the Tenderloin retain its historic nature,” added TNDC’s Executive Director Don Falk.

The 125-149 Mason Street development will truly underscore the impact of partnerships. Funding for the $71.5 million project will come from city and state housing programs, private lenders, foundations, including the Mayor’s Office of Housing, Local Initiatives Support Corporation, the State of California’s Multifamily Housing Program, San Francisco’s Convention Facilities Department, and the State’s Debt Limit Allocation Committee.

Klimm Re opening Gr atifying

TNDC celebrated the grand reopening of its Klimm Apartments on April 17th with many of the people who helped bring the nearly 100-year old building up to 21st century standards. They included representatives from San Francisco Mayor’s Office of Housing and Lenders Bank of America, Silicon Valley Bank, Federal Home Loan Bank and equity investor Merritt Community Capital. “I used to think that extended lists of thanks were a bit egregious at opening ceremonies,” jokes Project Manager Jerry Lai. “But I’ve come to realize that the success of these projects rely entirely on the work of a talented and dedicated team of professionals.”
Condon’s Second Chance

Resident Condon Robertson holds three jobs, working 83 hours per week. Among them is a full-time position with St. Anthony Foundation and part-time positions with Hertz and TNDC. He’s also two courses from earning an Associate of Art degree from City College of San Francisco. At the age of 50, Condon is just beginning; he’s reinventing himself and in his seventh year of sobriety, he’s discovering that second chances are possible—especially with support from organizations like TNDC.

Condon’s exposure to alcohol and drugs started early on. They were easily accessible when he was growing up and he got them from friends or people from his former neighborhood. He recalls, “It started with me and a bunch of kids sitting around with nothing to do.” With ongoing substance use, he developed an addiction. He would struggle with it for 24 years.

Life with Addiction

During this time, Condon worked to support his habit but he couldn’t retain his jobs. As long as he had money, he simply didn’t go back to work. “That’s the thought process of an addict,” he explains. “You don’t think about the long-term effects.” All he thought about were the drugs. “You never really feel good. You’re never finished,” he adds. “Soon as that high wears off, you have to find a way to support the next one.” The cycle seemed endless.

The turning point occurred when Condon realized that he needed help. He had tried on his own for years to become sober but without success. Relapses were just as problematic after joining recovery programs only to go back to the same group of friends and the same environment. Condon knew the answer. He moved, rejointed St. Anthony Foundation’s Seton Hall Program in September of 2000, and has been sober since.

Sometimes, you’ve got to make a decision about what you want to do,” he says.

A New Path

Condon now has new opportunities available to him, including a position as Night Manager at TNDC’s Curran House. A perk for him was moving into a one-bedroom manager’s unit. It’s a far cry from his days spent in a dilapidated Tenderloin SRO. Condon first learned of TNDC after joining Jewish Vocational Service to develop his job search skills. JVS Client Services Manager Emylene Aspilla referred him to us. “Condon has amazing interpersonal skills that are critical when working with community,” she says. In April, Condon won JVS’s competitive “Employee of the Year” award. He received it at the awards luncheon with 1,100 attendees cheering him on.

Even with praise, Condon remains focused. He often sees people on the street who remind him of where he would be without his sobriety and TNDC’s support. “I want to keep a roof over my head, have food to eat, and clothes to wear,” he says. “The foundation for people in recovery is staying clean.” He can also count on TNDC for another layer of support—a stable place to live.

The future today is looking bright for Condon. He continues to set goals for himself, which includes learning more about property management. With 25 buildings in TNDC’s portfolio, he’s at the right place. “I think Condon’s going succeed in any endeavor he takes on,” says Natalie Ritchie, Curran House Building Manager. “He’s very committed to everyday doing one step better, one thing more than the day before.” With hope and dogged determination, Condon is paving his way, making the most of his second chance, and setting an example for everyone.

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Wonderful Happenings of Late

Take Me Out to the Ball Game

Through the generosity of our friends at Bank of America and MacFarlane Partners, over 30 children and parents from Curran House, TNDC’s new family housing building, enjoyed a recent Giants game at AT&T Park on a sunny Sunday afternoon. To make the occasion truly memorable, nine of the kids, who were all between 6-12 years of age, got to go onto the field to meet team mascot Lou Seal and the players, and get baseball autographed. The occasion was part of Bank of America’s annual “Kids Take the Field” program and it was definitely a day that our kids will never forget.

Celebrating Diversity

Black History Month in February was a special time for youth in TNDC’s After-School Program (TASP). The kids had the big task of organizing a mini African-American Festival at the San Francisco Main Library. This year, they didn’t miss a beat, focusing on the broad appeal of hip hop music.

Among the elements of the celebration was a video that was produced and presented by some of the center’s teens. Entitled Hip Hop 101, it featured a timeline of the music’s pioneers, including DJ Kool Herc who was among the first artists to break musical beats in the Bronx of New York City. “Many of our kids are immersed in hip hop music and culture but they don’t know the origins,” says TASP Program Coordinator Jennifer Hom. “This was an opportunity to learn.”

Female African-American artists were prominently featured as well thanks to increased interest from the center’s girls to perform. Jennifer’s daughter Jeneh Dohie sang a song by Roxanne Shante. Another teen sang a song by MC Lyte, a female artist known for writing deeply personal lyrics. Not to be outdone, five girls known as the “Jelly Angels” took part in a rhythmic dance ensemble with nine-year old Natalie Hinoyos leading the way. “Dancing is so much fun,” explains Natalie. She later performed for TASP’s Cinco de Mayo celebration.

In all, everyone, from the youth who performed to their parents in the audience, learned something new. Elvin Fraz, a former beneficiary of the youth center and now the center’s Program Assistant, said it best. “Hip Hop music doesn’t serve just one particular group. It serves everyone,” he explains. “We can all be moved by it.”
Donor Spotlight: Bank of America

TNDC is pleased to recognize Bank of America as title sponsor for our 26th Anniversary Dinner and for their generous donation of $45,000. We at TNDC appreciate Bank of America’s continued partnership, which is approaching two decades now.

Bank of America has played an integral role in TNDC’s work over the years. In addition to providing philanthropic support through event sponsorships and grants, Bank of America also serves as a key lender for TNDC housing development projects. As an example, Bank of America recently provided a loan to help us build 67 units of family housing at Curran House.

Moreover, Bank of America provides TNDC access to a below market line of credit so we may operate with the cash flow to run this “business with a mission.” In turn, TNDC keeps much of its operating funds in Bank of America accounts. “The bank provides us with a range of important financial services,” says TNDC CFO Paul Susman. TNDC also works with Bank of America Investment Services, Inc. to manage some long-term investment funds.

For Bank of America, partnering with organizations like TNDC is one way to promote economic prosperity in communities. Bank of America has a $750 Billion, 10-year goal to lend and invest in community development nationally. This goal was announced in 2004 and the counting started in 2005. “Our philanthropic strategy is to invest in neighborhoods where we live and work,” says Bank of America’s Lindy Hahn. “We work with organizations like TNDC to identify and meet the most pressing needs of our communities.”

In 2007, Bank of America will distribute $200 million in charitable giving. TNDC is proud of Bank of America’s long-term partnership and its commitment to community development and affordable housing. We look forward to continuing our partnership.

Yes, Give Me Information About Planned Giving!

Think of your heirs. Have a valid, up-to-date will.

Until supplies last, TNDC is offering you a free estate planning kit. Though not a substitute for legal advice, it will take the mystery out of estate planning and tell you how to reduce taxes, legal fees, and family dissension. The kit covers wills, living trusts, and general estate planning principles. To get your free kit, simply send us the information below in the enclosed envelope.

Print Name: __________________________________________________________________________________________
Address: __________________________________________________________________________________________
City, State Zip: ______________________________________________________________________________________
Phone Number: ______________________________________________________________________________________
E-mail Address: ______________________________________________________________________________________

TNDC Awards

TNDC is always striving for excellence, which is why we’re so honored to have received these awards this year!

Gold Nugget Merit Award for Curran House, Best Affordable Category, Pacific Coast Builder’s Conference

Top 25 Gems of the City for Curran House, American Institute of Architects

Merit Award for Excellence for Curran House, American Institute of Architects

Award for Curran House
Courtyard, Andrea Cochran Landscape Architecture, American Society of Landscape Architects

Partnership Award, Community Housing Partnership
Best Land Deal for 10th and Market Development, San Francisco Business Times

Employee of the Year for TNDC’s Condon Robertson, Jewish Vocational Service