The Klimm Receives Renewed Glory

Benefits of Home Cookin'

Thank you Donors in 2006!

Community building for TNDC’s residents is important during the holiday season, especially for seniors, many of whom live alone. Some of them like 80-year old Eriberto Hachero make special efforts to spread cheer. “At the end of each year, my wife and I go from apartment to apartment to visit with friends,” he says. Eriberto immigrated to the United States from the Philippines after becoming a naturalized citizen for serving in Saipan during WWII. Having lived at the Alexander Residence for 11 years, he and his wife are now integral parts of the building’s community. In addition to attending mass at St. Boniface Church for Christmas, they participate in activities and celebrations put on by building and social work staff. Most of all, they enjoy the unifying effect of the holiday season. “People in the building come together more during the holidays,” continues Eriberto. Betty Duran, a social worker at the Alexander, echoes the sentiment, saying, “The residents are kinder to each other. You can feel love in the air.”

Creating Communities

To facilitate good cheer, TNDC’s social workers also organize events in the buildings. At the Alexander, seniors were treated to a ham and turkey dinner. For people who are new initial impressions can be deceptive. Beyond seemingly ordinary facades, there’s a good chance of uncovering something remarkable. The Klimm Apartments on 460 Ellis Street looks like any residential building in the Tenderloin. It consists of seven floors, 40 studio apartments, and two one-bedroom units for low-income residents. Only now, the building has a shinier sheen thanks to a recent coat of paint from an extensive renovation by the Tenderloin Neighborhood Development Corporation (TNDC).

Grand Beginnings

Scratching the surface, visitors might be surprised of the Klimm’s grand beginnings. In 1913, the building was commissioned by Frank J. Klimm, an electrical contractor whose vision was to create a “high-class” residence and showplace. Describing the building’s specifications to the San Francisco Chronicle, Frank said, “All apartments will be equipped with modern bathrooms, wall beds and other conveniences found in the best houses of its kind. The lobby will be treated in ornamental plaster, with decorated wood pilasters and marble base. The vestibule is to have a mosaic floor with onyx and Alaskan marble sides.” The Klimm was to be a lasting legacy.

In 1986, TNDC acquired the Klimm and soon realized the challenges of managing, maintaining, and living in the building. Aging systems lead to frequent plumbing and electrical problems. Plus, there were
Dear Friends,

The last few months of 2006 saw the usual flurry of activity that TNDC engages in at the end of each year.

TNDC staff worked hard to inform our tenants about Proposition 1C, The Housing and Emergency Shelter Trust Fund Act of 2006. Our efforts, along with those of many others, were rewarded not only by its passage - giving hope to lower income people of increased access to affordable housing - but also by an unprecedented voter turnout in the Tenderloin. 46% of neighborhood residents voted, nearly identical to the city-wide turnout.

Participation in TNDC’s holiday activities was also high. Social workers, with on-site property management staff, hosted Thanksgiving and Christmas meals at most of TNDC’s 23 buildings, distributing 820 bags of food. At TNDC’s After-School Program, in addition to providing homework assistance, field trips, recreation and other daily activities, staff held event after event to celebrate Halloween, Thanksgiving, and the December holidays. Children and their families enjoyed a haunted house, trick-or-treating, holiday dinners, and a visit from Santa who gave gifts specifically chosen for each child. By the countless smiles we received, our efforts were clearly appreciated.

Advancing into the new year, TNDC’s important housing work continues without pause. Even as we make progress with seven projects that have been underway since 2005 and before, we have added three new developments to the mix. We recently completed acquisition of the Turk and Eddy Preservation Properties to provide 82 units for low-income seniors. We will shortly acquire a parking lot at 1036 Mission where we will one day house 78 families. And we can finally announce that we’ve signed an agreement giving us the right to acquire the parking lot at the corner of Taylor and Eddy Streets. This is the first step towards developing over 100 new units for low-income families there.

TNDC thrives largely because of the work of people behind the scenes. From accounting to administrative to fundraising staff, from desk clerks to custodians to assistant and general managers, the dedication and willingness of TNDC’s employees to work diligently under pressure, juggling innumerable demands and often with little outside recognition, forms the basis for all of TNDC’s accomplishments. We all owe them a debt of gratitude.

We are also indebted to TNDC’s donors, who once again expressed their values by giving generously to TNDC’s programs during the past year. Without you, TNDC cannot survive and flourish. For your belief in our mission and work towards it, we offer you our sincerest appreciation.

Sincerely,

Donald S. Falk
Executive Director

By 2003, TNDC was able to secure the $8.4M needed for the Klimm rehabilitation, which included a complex web of financing involving the City of San Francisco’s Mayor’s Office of Housing, 9% Low Income Housing Tax Credits syndicated by Merritt Community Capital, loans from Bank of America and Silicon Valley Bank, and financing from the Federal Home Loan Bank’s Affordable Housing Program. The actual construction and renovation was just as complex. It took a year beginning in 2005 through 2006 to finish the project. Capital improvements consisted of major structural and visual safety upgrades, upgrades to plumbing, electrical, and mechanical systems, accessibility upgrades in units, and unit repairs and remodels. Moving into the 21st Century TNDC also made efforts to preserve the building’s architectural integrity. “I’m afraid we didn’t have the budget to place orders for Alaskan marble,” says Jerry Jai, Project Manager. “But we’ve used materials to substitute for the original so that we maintain the architectural vision.” In keeping with the spirit, AmOne Corporation, the general contractor, replaced two damaged marble panels at the building’s entrance for no additional cost.

Today, the Klimm has regained some of its former glory. In addition to having its original architectural details restored and enhanced, the Klimm now benefits from 21st century technology including a high-efficiency condensing boiler, Energy Star rated roof, energy efficient lighting and windows, and nontoxic paint and flooring. The Klimm will provide a safe, healthy, and permanently affordable place for low-income seniors, single individuals, and families to live for many more years; this in and of itself is a glorious thing.
The Need for Senior Housing Grows

According to the U.S. Census Bureau, the population of people age 60 and older in San Francisco is growing. Between years 2000 and 2005, the number of seniors in the City rose by 5%. The Tenderloin is home to many of them, including 680 residents who are spending their golden years in TNDC housing. That number will continue to rise as we work to meet the demand.

Susan Truong and Thomas Wong are among the seniors living at TNDC’s newly renovated Klimm Apartments. “We’ve been there for 21 years,” says Susan with astonishment. “We’ve been in our building longer than anyone else.”

Central Perks

Seniors are drawn to the Tenderloin for many reasons. The obvious one is the affordable rents, especially the lower cost housing provided by nonprofit developers like TNDC. Being longtime residents at the Klimm, Susan and Thomas pay $589 per month for a spacious one-bedroom apartment that includes a kitchen, bathroom, and walk-in closet. New residents can expect to pay $558 per month. At market rate, that same unit would likely cost $1,345 per month. “We’re fortunate,” says Thomas. “We can pay our rent and still live comfortably. Of course, everything is more costly these days.” TNDC is clearly providing some relief for San Francisco’s most vulnerable residents.

An added benefit of the Tenderloin is the location, bordering Market and Powell streets, it’s a gateway to downtown San Francisco. Seniors, most of whom don’t drive and prefer not to walk long distances, can access vital services through the use of nearby public transit. Susan, for example, is disabled and monitors her health closely. She takes the bus to Chinatown for routine doctor’s visits every two months. “I have about seven types of medications,” she says. In 1998, Susan won a courageous battle with cancer but suffered a stroke in 2001 that linked to diabetes. She has to maintain her blood glucose, blood pressure, and cholesterol levels. By being in the central city, she can access resources to stay healthy and remain independent.

Extended Stay

Another contributing factor for long-term stability in the Tenderloin is the mix of ethnic communities. As an entry point for immigrants, the neighborhood is home to large Latino and Southeast Asian populations. Susan and Thomas can relate to those communities. They immigrated to the United States as Vietnam refugees in 1982. “We had very little in Vietnam. We wanted a better, easier life,” says Thomas. “That’s why we came here.”

Through a 21-year residence at TNDC’s Klimm Apartments, the couple has certainly proven to be good citizens within their community. They have formed longstanding relationships with people in their neighborhood and especially with their immediate neighbors — many of whom are seniors and also of Chinese descent. “We see friends on the street and in our building. We always take time to find out how they are doing,” says Thomas. Community events organized by TNDC’s social workers also facilitate close social interaction.

Susan and Thomas have been married for 32 years. Though they never had children, they have each other and their daily routines, which often include supporting the Thai and Vietnamese grocery stores lining Ellis Street. “We have everything we need,” says Susan. “Plus, we’re happy at the Klimm. TNDC’s rents are the best!” She couldn’t help but smile after that statement. Indeed, affordability may be the biggest draw for people living in the Tenderloin, but low-income seniors are finding the neighborhood’s other attributes to be increasingly attractive.

We Challenged Our Donors...

And you’ve done it! During the holiday season, we asked friends like you to meet TNDC’s 25th Anniversary Challenge Match with a special gift. If TNDC could raise $50,000 through the year-end, four anonymous donors would double your gifts, matching each dollar for dollar.

To our delight, you’ve helped us reach the goal—and exceed it. In fact, we raised $63,113. Our anonymous donors were so pleased that they are matching that entire amount so TNDC has a total of $126,226 to house more individuals and families in need.

Extended Stay

to the building, it might be their first time enjoying a traditional holiday meal. Among the activities was a tree trimming party. One resident even brought a unique touch by bringing a Filipino Christmas lantern called a Parol which symbolizes the star of Bethlehem.

At the Maria Manor, another TNDC building that is home to a sizable population of seniors, more than 60 residents shared a Thanksgiving dinner together. They had meatloaf, turkey, and other traditional fare. They too engaged in a tree trimming party, along with games and a raffle. Shirley Tan, the building’s lead social worker, sees holiday activities as great socializing opportunities. “The seniors come together and are quite happy to share in the spirit,” she says.

Season of Sharing

Along with celebrations at TNDC’s buildings, TNDC held its annual food bagging event. Between November and December, 60 staff and volunteers stuffed 820 food bags and distributed them to residents most in need, including seniors and families. Among the items were chicken, sausages, mashed potatoes, stuffing, peanut butter, jelly, and applesauce. The food ensured that no one was excluded or left hungry.

At TNDC, the holidays are truly a special time and this past season was no exception. The festivities, especially those geared for seniors, were a great success because of our wonderful residents, volunteers, and staff. Everyone came together in the spirit of sharing to show that the goal really is about being among good company and giving back to the community.

The holidays bring out cultural traditions.

Our heartfelt gratitude extends to the donors who made this special giving opportunity possible and to all of you who made year-end contributions. You’ve amazed us with your generous support once again.

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Donor Spotlight: Katherine and Lillian Klein

We love hearing from our supporters. Below is a letter from two of TNDC’s youngest donors:

Dear TNDC,

Every Friday night my sister and I get an allowance and we give some to Tzedakah. You are probably wondering what this means, well it means giving. So every Friday night we give part of our allowance to Tzedakah by putting it in a little box. After the box gets filled we decide to give some of the money away and we are giving you guys (and gals) $164.46. The reason we wanted to give you this is because you help people, and as my younger sister said, “Yes, I like helping people, do you?” And I always answer yes. Happy holidays.

From,
Katherine (age 11) and Lillian (age 7)

Katherine and Lillian,

We are most appreciative, not only of your donation, but of the spirit in which it was given. Your support is helping many people get the housing and life-enhancing services they need. Thank you!

Your Friends at TNDC

Receiving Too Much Mail?

In a world of free-flowing information, we often get more mail than we need or want. To better serve you, we are offering the opportunity to personalize the types of correspondences you receive from TNDC or opt out of them completely.

Simply complete this form, check-marking your preferences, and send it to:

TNDC, Attn: Arlo Bushnell, 201 Eddy Street, San Francisco, CA 94102.

Print Name:___________________________________
Address: __________________________________
__________________________________________
City, State Zip:___________________________________

Please update my preference(s) for mail:
☐ Send me all fundraising direct mail and event solicitations.
☐ Send me TNDC newsletters/annual reports only (hardcopy versions).
☐ Send me just one solicitation per year.
☐ Please remove me from your mailing list.

Other types of correspondence:
☐ Contact me by e-mail: ________________
☐ Please no e-mails.
☐ Please no phone calls.

We will happily oblige your wishes. Plus, if you register for “MyTNDC” (see page 3), you can keep updated about TNDC online.
Special Thanks to Our 2006 Donors

Our efforts to provide our creative programs to the NYC’s economically disadvantaged young people are greatly supported through private contributions. We gratefully acknowledge the people below for their generous gifts last year.

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**People**

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