About 150 community leaders, politicians, TNDC supporters, and residents celebrated the Dalt Hotel’s reopening on March 8th. Prior to renovation, this 97-year old residential building on 34 Turk Street was in poor shape. Its 178 units were dilapidated, and it lacked adequate community spaces, natural lighting, and kitchen facilities.

Major Upgrades
In response, TNDC made extensive renovations, including a seismic retrofit and building system upgrades. The ground floor has a larger lobby, new library room, and skylights. The basement now boasts a laundry facility, bicycle storage room, and community kitchen. Residential units were also upgraded with new paint, carpeting, and amenities. The two commercial spaces occupied by Edwards Tailor Shop & Cleaners and McDonald’s Bookshop received new storefront facades and signage. At the celebration, Supervisor Chris Daly said, “I’m happy to see this investment in the Tenderloin and its residents.”

How the Dalt was Won
The Dalt Hotel was at the center of community activism in the 1980s as residents, a group of lenders, and the City, organized against the then for-profit owner for violating code, overcharging rents, and mismanagement. Eventually, the Dalt was

Dalt Hotel Brightens the Lower Eddy Corridor

Revitalizing the Neighborhood
The Dalt Hotel represents TNDC’s efforts to revitalize the Lower Eddy Street Corridor — a seven square block area in the Tenderloin that’s home to a population in tremendous need. It’s also an area known for its grittiness and illegal activity. Through the Dalt development, TNDC hopes to:

• improve the quality and quantity of housing in the area.
• make the area safer for residents, merchants, and workers.
• encourage mixed-use development that combines housing with cultural and business opportunities.

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Public/Private Partnerships Are Key
Community members and TNDC supporters gathered recently at a TNDC sponsored Executive Briefing, a panel discussion held at the San Francisco Foundation. The panelists, who are leaders in their fields, discussed the challenges regarding housing as it affects San Francisco and the nation. In the discussion were Diane Spaulding, Executive Director of the Non-Profit Housing Association of Northern California, Matt Franklin, Executive Director of the Mayor’s Office of Housing, Brad Paul, Senior Program Officer of the Evelyn & Walter Haas, Jr. Fund, and our own Director of Housing Development Don Falk.

From the start, concerns were voiced about reduced government support. Diane raised the red flag by stating, “There is no new money at the state level for the vast need for low-income housing.” Matt added, “There has been an assault at the federal level on Section 8 — the national rental subsidy program serving the neediest individuals.” These cuts are problematic because low-income populations, like the one TNDC serves, are especially affected.
Your Support Helps Bring Life to the Tenderloin

I say this with all my heart: TNDC’s success in transforming lives and creating a better inner-city community is due to your generous support.

You strengthen our commitment to San Francisco’s lowest income tenants.
You strengthen our commitment to offering opportunities within our product of affordable, quality housing that is staffed with social workers and on-site support services.
You strengthen our commitment to caring for our properties—just as we respect and cherish our tenants—to these 1,750 housing units are a viable and vital community resource for decades to come.

There is a song sung by Bette Midler about how her friend is the “wind beneath her wings.” It’s a song about how this friend’s unassuming love raises Bette’s spirit and enables her to soar.

For us, this song is also about you. And I want you to know that TNDC’s efforts to preserve and create much needed housing and be a solution to this city’s homelessness crisis is due to You!

In order to stay fiscally strong—and care for the 3,000 people in our properties—we need more support than the rent collected from our tenants. Without you, we couldn’t go the extra miles it takes to create connections and vibrant futures for our residents and this community. We couldn’t preserve the historical gems of the area, bring back buildings that were once desolate and dilapidated, nor could we increase the level of safety in the neighborhood.

Just like you and me, our residents have problems. The difference is we have more resources and ways to deal with them. We are honored and glad to be of help, honored and grateful you chose to support TNDC. We are successful because you are the “wind beneath our wings.”

You put your thoughts into action so TNDC can better serve the lowest income tenants and actively make the Tenderloin a better, brighter neighborhood.

I recently told an old friend and donor that even I, after all these years, do not fully know the impact TNDC makes in the community, as well as in people’s lives. What I have seen is enormous and great—housing and hope will be available for the poor forever because thousands of homes have been preserved.

Forever is a word that a Brother like me focuses on because forever is what life is really about. I hope and pray you’ll be forever the wind of life enlivening TNDC so that the heart of the City can flourish and grow.

Sincerely,
Bro. Kelly Cullen, OFM
Executive Director

New Board President Speaks Out

TNDC Developments recently caught up with new Board President Chris Gouig to ask about her vision for TNDC. Chris has worked in low-income housing and community development for over 25 years, and is the Executive Director of the Marin Housing Authority.

Developments: Why did you become a TNDC supporter?
CG: Working with local government housing and community development programs, I’ve known about TNDC for years and have always admired its work. What struck me was their client group. TNDC serves the lowest-income population — individuals making $5,000-$20,000 per year. I was also struck by the total belief in supportive services, and this was before anyone else was doing much via “supportive housing.”

Developments: What are your personal goals for TNDC?
CG: We need a sustainable financial plan for the organization to continue developing new housing projects, offering supportive services, and keeping rents affordable for our low-income residents. The reality is that tenant income will remain low while TNDC’s expenses rise. At the same time, the availability of public funding for future development projects is uncertain. TNDC is unique among community development corporations because we have generous donors who believe in our mission.

However, to remain viable and grow in the future, we are looking to our supporters to increase their annual giving, make multi-year pledges, include TNDC in their estate plans, and bring in new supporters. Internally, we’ve been discussing the need for a capital campaign and I want to see us get going!

Additionally, property management is a challenging area for nonprofit housers like TNDC. I look forward to working with Felicia Scruggs-Wright, Director of Property Management, to assess our operations and costs to find ways to make improvements.

Finally, TNDC is unique and complex organization that requires adequate breadth and depth of experience on its Board to ensure full representation in all program areas. We need to continually recruit new directors who fill the needs of our committees and further our mission.

Developments: Any closing thoughts?
The dedication of the Board and staff is incredible. I will always remember attending a board meeting, that was open to the public, and seeing the faces of so many tenants who would likely be homeless were it not for TNDC. I still smile about that and am glad to be part of an organization that is helping to make life truly better for people.
Living in the Moment

Educated in the “school of life,” TNDC resident Tommy Funanish knows a bit about everything. He can tell the type of camera lens used just by looking at a photograph. He can even describe how internal parts of a plane work to make it fly. At the same time, he doesn’t proclaim to know it all. Turning 50-years old this year, Tommy is taking a moment to reflect on his experiences and map out his next steps. He has held many jobs over the years, including front desk clerk, security guard, and forklift operator. Now, he’s looking for a meaningful career change.

Taking Risks

Tommy came to San Francisco after having pursued a dream. Born in the small town of Morrisville, Pennsylvania, he moved to Los Angeles in his twenties to be a bass guitarist. “To be successful, you have to be top notch. The only way to know is to try,” he says. That’s what he did. He went to L.A., joined a band, and played wherever he could. When nights were slow, he played for five people. On good nights, he played to a full house. “We didn’t make a lot of money, but we had fun. No matter what I do, I have to enjoy it,” says Tommy.

Sadly, this dream was not to last. Tommy got laid off from his day job at a phone company, and received a reality check. “My job as the only one you’ll ever need,” he says. “This is not the case today.” Tommy worked hard to settle here. He held various odd jobs and has lived primarily in housing units within the Tenderloin. “I’ve made this neighborhood my home for the past 14 years because housing is so expensive everywhere else,” he says.

In fact, Tommy is among the original group of West Hotel residents who lived in the dilapidated building when TNDC purchased it in 2001. “Before TNDC, the West Hotel was terribly neglected. Everything was broken in or in disrepair,” he says. He now lives in the essentially new building that was reopened in 2004 after a complete renovation, inside and out. His room has amenities, including a refrigerator, sink, microwave, cabinets, an armchair, bed, toilet, and a window sill for his cat, Kitty. Such a major building renovation, however, can take a toll on our residents. The prior neglect to the West Hotel was so extensive that everyone had to be relocated temporarily or permanently to other residences during construction. These efforts can pose challenges to close-knit communities. “Even though the building was in poor shape, there was a strong bond among the people living there,” says Tommy. “We were dysfunctional at times, but we solved problems quickly when they arose. We knew what to say to one another and how to say it.” In time, he hopes the new group of residents will form that sense of community. “The Tenderloin can certainly benefit from this thinking. In fact, increasing demand from parents to enroll their children into TASP speaks to the importance of this neighborhood resource. Such interest is astonishing because the center is only advertised by word of mouth. The program operates on a tight budget so enrollment is limited to 250 youth a year. “It’s never pleasant to tell a parent that their child can’t participate,” says Laura. Sending Tenderloin Teens to College

Part of TASP’s success is due to Laura’s efforts to get students interested in higher education. “Most of our students are the first generation to attend college so their parents may not have all the information the teens need,” she says. “I’m doing what school counselors would do if they had time to dedicate to each student or parent one-on-one.”

As new manager of TNDC’s After-School Program (TASP), Laura Choe has an impact on the lives of hundreds of children and school-aged youth in the Tenderloin. Her work grew out of a personal revelation. While studying race relations in the Sociology PhD. program at U.C. San Diego, Laura saw the importance of working at the community level. She recalled the unsettling feeling that people of color were under-represented in the student body. “I realized that access to academia for low-income communities is a big issue,” she says. “While teaching undergraduates, I wasn’t reaching students whom I wanted to help.” In 1997, Laura left academia with a Masters degree in Sociology to serve youth. As new manager of TNDC’s After-School Program (TASP), Laura Choe has an impact on the lives of hundreds of children and school-aged youth in the Tenderloin. Her work grew out of a personal revelation. While studying race relations in the Sociology PhD. program at U.C. San Diego, Laura saw the importance of working at the community level. She recalled the unsettling feeling that people of color were under-represented in the student body. “I realized that access to academia for low-income communities is a big issue,” she says. “While teaching undergraduates, I wasn’t reaching students whom I wanted to help.” In 1997, Laura left academia with a Masters degree in Sociology to serve youth.

Laura with teens at the recent career development event (see story on page 6).
Well Suited for Success

On February 5th, five young ladies from TNDC’s After School Program went to a vision-
ary event at the Crown Plaza Hotel. Organized by Sheryl Davis, Community Outreach
Coordinator for Schools of the Sacred Heart, the goal was to counsel young women on
succeeding in college and career. The teens participated in a fashion show where they
selected and modeled stylish, professional ensembles while their personal biographies and
future aspirations were read to the audience. Not only did they get to keep the outfits they
modeled, they received concrete, real-life advice from experienced, professional women!
They participated in a series of workshops on job interviews, resume writing, college
guidance, and career exploration. Thanks to Sheryl, her hard work, and her generosity in
organizing this event, the notions of college and career are now real for our girls.

Donor Spotlight: Esther and Erik Honda

At TNDC, we have a handful of donors we call TNDC Friends who occupy a special
place in our hearts. They are donors who make monthly donations, ensuring that
TNDC has a constant income stream to keep our doors open.

Esther and Erik Honda are two TNDC Friends, and we count them among our most
devoted supporters due to their 5-year history of involvement and invest-
ment in our work. They came to know us through their interest in the city’s archi-
tecture. Also, as citizens of San Francisco attuned to the problems of homeless-
ness and housing, they were drawn to preserving neighborhoods. “It’s a double-
win, really, as TNDC is preserving the architecture and the city for its people,”
says Esther.

Esther and Erik are raising their children to be sensitive to the problems facing San
Franciscans as well. Their seven-year old son Jusus is starting off young in his
philanthropy, and sets aside a certain percentage of his allowance for a charita-
table gift. Around the holidays, we received a letter from the Hondas with an addi-
tional year-end gift from Jusus. “When presented with a handful of nonprofits to whom he could donate, Jusus imme-
diately selected TNDC,” states Esther.

“...”

Philanthropy is a family topic for the Hondas. It’s built
up. And it’s so easy. We see it as long-term support for an organization we believe in for the long-term.” Thank
you, Honda family, for your commitment to TNDC and for taking steps to improve
this City for all San Franciscans.

S$8 is Great. Join TNDC Friends With Just S$8!

Why join TNDC Friends? It’s easy! It’s convenient! With S$8 a month, you can help provide housing and services to low-income individuals and families all year-round! TNDC Friends is a monthly giving program that allows donors to make pre-authorized monthly credit card gifts to TNDC. To join, simply complete the information below and mail it in the enclosed envelope.

Credit Card #:

Signature:

By signing this form, you are authorizing the Tenderloin Neighborhood Development Corporation (TNDC) to debit the above account in the amount specified as a monthly donation.

Print Name:

Address:

City, State Zip:

Phone Number:

If, at any time, you choose to cancel or change your monthly gift amount, you may contact Individual Giving Coordinator Autumn Woish at (415) 358-3907.

TNDC Offers FREE Estate Planning Kit

TNDC’s estate planning kit, though not a substitute for legal advice, will help take the
mystery out of estate planning and tell you how to reduce taxes, legal fees, and
family discordion.

The kit covers wills, living trusts, and general estate planning principles clearly and succinctly. To order your free estate planning kit without obligation call Individual Giving Coordinator Autumn Woish at (415) 358-3907.