We take a bold position at TNDC. Housing and health are inseparable. By providing our residents with a place to live, we’re providing the basic building block for their well-being.

Housing is just the first step. TNDC also provides free supportive services, including social workers who are on the front line for identifying and responding to the health needs of residents. Thanks to a $20,000 grant from St. Joseph’s Health Care Alliance last year, the social workers were ready for the job. They developed a yearlong Healthy Practices Program and collaborated with over 30 community and health agencies on 98 health-related events at TNDC’s buildings.

The events were a big draw. Over 800 people engaged in at least one health session in the year with many residents attending a multiple of them. A reason for the success is that health topics were chosen based on relevancy to each tenant community. “The Antonia Manor has a high proportion of seniors,” says Social Worker Yumi Ogura. “Among the organizations we invited are the Health Insurance Counseling and Advocacy Program. The seniors learned vital information about the new Medicare Part D prescription drug plan.” Other topics discussed were flu vaccinations, blood pressure, cholesterol, diabetes, cancer, depression, and substance abuse. Additionally, residents benefited from refreshments like turkey sandwiches, vegetables, and fresh fruit that modeled healthy eating.

TNDC resident Darwin Dias jokes before getting serious about his health.

Curran Design Wins Prestigious Award!

Diep Do Steps Up as Director of Housing Development

Prince Charles and Camilla ...in the Tenderloin?

Residents Get Answers at Health Fair

Bringing Health Care Home

We take a bold position at TNDC. Housing and health are inseparable. By providing our residents with a place to live, we’re providing the basic building block for their well-being.

TNDC’s Curran House has won a Grand Award at the national Residential Architect Design Awards (RADA) competition. With more than 920 design entries, the panel of six judges, all of whom are accomplished residential architects, made tough decisions. Among entries for best design of an affordable housing development, Curran House, designed by David Baker + Partners, stood above the competition.

As winner of the distinguished RADA award, Curran House will be featured in the May 2006 issue of Residential Architect Magazine, which will be distributed at the American Institute of Architects National Convention.

TNDC resident Darwin Dias jokes before getting serious about his health.

TNDC’s 25th Anniversary Celebration

Building Homes and Hope

Co-Chairs Nancy Bechtle and Ellen Magnin Newman

May 9th, 2006

6:00 - 9:00 PM

Yerba Buena Ballroom, San Francisco Marriott

Contact Events Manager Chuck Johnson at (415) 358-3937 or cjohnson@tndc.org to sponsor or reserve seats.

Curran House — where design and function blend.

Curran Design Wins Award!
Dear Friends,

The Far Reaches of Community

People involved with TNDC frequently use the word “community.” We’re a community-based organization. We’re engaged in community development. We’re a Community Housing Development Organization. Used loosely and widely, the word can mean a group of people who live in a certain area, have common cultural or religious characteristics, common interests, or share a profession.

As we celebrate TNDC’s 25th anniversary this year, I think about the reach and impact of the organization’s work over the years in the terms of the communities we serve. While our primary constituency is the people within the Tenderloin neighborhood, the reality is that we’re accountable to many communities, including other residents, property owners, business owners, and their employees. With each of these communities, TNDC enters into an unwritten pact. With our tenants, we must be a good landlord and source of support. In return, our residents pay rent and live peaceably. With employees, TNDC not only provides jobs but also comprises a network and resource for professional development. With the greater Tenderloin community, TNDC’s obligation is to create positive change, to make this neighborhood a better place to live. And with the many governmental institutions that support us on behalf of taxpayers, TNDC must meet its contractual obligations within the private-public partnership, be it to build and operate affordable housing or provide programs and services to targeted populations. But TNDC’s community extends further still. Out of a sense of social justice and civic improvement, the people of San Francisco and throughout the Bay Area support TNDC’s work, and with these stakeholders, TNDC’s pact is simple: in return for financial support, TNDC will use their investment wisely. That means not only operating an efficient organization, but also making the greatest possible impact on people’s lives and on the Tenderloin neighborhood itself.

That’s the deal: through financial support from people and institutions, TNDC can improve the quality of life for children and adults in the TL as well as the physical environment of the Tenderloin. Of course, these changes benefit all of San Francisco, and extend to communities throughout the Bay Area. This mutual dependency and benefit lies at the heart of “community,” and if not for the good will and generosity of this wider group, TNDC would not exist.

Thank you for your support of TNDC during our first 25 years. You have not only touched the lives of so many people living in the Tenderloin, you have made a difference that reaches far beyond.

Sincerely,

Donald S. Falk
Executive Director
“I’m glad we’re here. We wanted a better place to raise our kids. We’re doing this for them.”
— Jacqueline Walker

The Chestnut-Walkers could have spent the holiday season on the streets. Because San Francisco Police Officer Sue Lavin connected the family to TNDC, they didn’t have to. On the day before Thanksgiving, Daniel Chestnut and Jacqueline Walker, along with their children, 4-year-old Kasey, 2-year-old Dylan, and 5-month-old Lea Marie, moved into Curran House — TNDC’s new 67-unit family housing showcase in the Tenderloin.

Coping with Homelessness
The family had been without adequate housing for over two years. When Officer Lavin found them, they were living in a camper at a Bayview neighborhood intersection. The camper couldn’t be driven and lacked running water and electricity. The family did what they could to survive. “We’d get water from friends,” says Jacqueline. “And use candles to see.” Space was also cramped. Little Kasey slept on a lower bunk with Kona, their 70-pound pit bull and Labrador mix, while the rest of the family slept in a small loft above her.

This arrangement was better than living on the streets. Before saving the $300 needed for the camper, the family lived for seven months in a 1991 Ford Taurus. The couple’s two children at the time slept in the back seat while they slept in the front. “I think back on those days and I can’t imagine how we made it,” says Jacqueline. “We didn’t have much money, even to buy food.” Thankfully, the Chestnut-Walkers were resilient. They got hot meals from churches and charity food lines so they didn’t go to sleep hungry at night.

Like many homeless individuals, the family lost their foothold on stable housing due to unforeseen circumstances. Daniel, the sole wage earner, was laid off from his job. He installed fireproof windows for a living, which helped pay $300 per week for temporary housing at a hotel. With the layoff, it became harder to make ends meet. Then, their room was broken into. “We had a DVD player, children’s video games, and items that could be sold to pay the rent, but they were gone,” says Daniel. Even after gaining employment at a flooring company, Daniel’s earnings were simply not enough to move the family off the streets.

A Place for the Kids
Living at Curran House, the budget is still tight. Daniel and Jacqueline pay $1,012 per month for rent — which could be over $2,000 if it were market rate — but everything adds up, including the cost of groceries, Daniel’s commute to work in Hayward, and the electric, phone, and cable bills.

These days, however, the family has more to celebrate. They shared the holidays together and even had a turkey dinner courtesy of Officer Lavin. They’re also settling into their new home — a fully furnished 1,100 square foot apartment that includes a large living room, and a kitchen.

Finally, the family is resting easier. “I’m glad we’re here,” says Jacqueline. “We wanted a better place to raise our kids. We’re doing this for them.”

The Chestnut-Walkers are fortunate. “About 620 homeless families sought homeless shelter last year,” says Rebecca Rognes of Connecting Point, the city’s central intake agency for homeless families. Because of TNDC’s construction of new affordable family housing at Curran House, the Chestnut-Walkers, and other formerly homeless and low-income families, can move their lives in a new direction. They have stable homes and increased odds for a brighter future.

Don Bleu’s Santas Deliver
If anyone believes in Santa, it has to be the children from TNDC’s After-School Program (TASP). Over the holidays, they all received a generous supply of gifts.

What seemed purely magical was actually a carefully crafted plan by the center’s staff to ensure that everyone was included in the season of giving. Star101.3’s Don Bleu helped by recruiting “secret Santas” on his morning radio show. He played recordings of TASP’s children reading their personal letters to Santa. Radio listeners could then buy whichever items they wished for the kids.

Children’s Letters
Casey, a ten-year-old TASP participant, loves running. In her letter, she said, “I ran a 3-mile race at Golden Gate Park. I am a fast runner but I need new running shoes.” When Don asked her whether she wins or loses her races, Casey responded, “It’s not like that. I run and it feels like I’m flying.”

An inspired Star101.3 listener got Casey the shoes.

Ten-year-old Gissela also shared her letter. Being in a family of six people, three of whom are her brothers, she asked for a small television since they only have one to share. She also wanted a place to study, stating, “I’d be nice to have a desk to do my homework because when I don’t come to the program, I have to do homework on the kitchen table.” Gissela’s letter also touched many listeners.

Extension of Gratitude
The staff at TASP thanks Don Bleu, Star101.3, and the secret Santas for having made wishes come true. The center also thanks its corporate sponsors: Macy’s West, Barclays Global Investors, City Optics, the Flood Building, and Mars Bar, as well as the 9th Circuit U.S. Court of Appeals and the private individuals for their phenominal support throughout the past year. This collective effort has made all the difference to the kids.

UCSF Students Get Involved
The culmination of the Healthy Practices Program was a health fair at the Alexander Residence. On January 19th, 50 students from UCSF’s School of Pharmacy shared information and provided health screenings. Over 100 TNDC residents — most of whom were seniors — attended. “It’s good to know if I’m sick or not,” joked 71-year-old Corazon Barroa, who wanted a cholesterol test. “My family has a history of hypertension and heart disease.”

This type of monitoring is important. Often times, residents delay seeking the health services they need. “Even people with health care coverage don’t often take advantage of it,” says pharmacy student Wendy Hu. The reason may be an unfamiliarity with health service providers that results in an inability to secure primary health care or early diagnostic tests.

Another obstacle to residents receiving health care is lack of transportation. Through the

St. Joseph’s grant, social workers distributed 140 taxi vouchers, allowing residents to get to basic medical appointments. Because of the ongoing need, TNDC is continuing the Healthy Practices Program this year. Whether through utilizing our affordable housing or supportive services, residents know that they — and their well-being — are important.
**Community**

**Young Professionals Do Good**

*Just before the holidays, JiveSF — a young professionals organization founded in 2004 to encourage volunteerism, networking, and self-enrichment — raised $1,500 for TNDC by hosting a live auction fundraiser at Roe Restaurant in San Francisco. It was inspired by our Celebrity Pool Toss event, where people bid to toss local celebrities, socialites, or CEOs into a heated pool. The celebrities this day were the dozen brave people who offered their services for high bidding. Among items offered were home-cooked dinners, a picnic lunch, chauffeur ing about town, a swing dance lesson, a golf lesson, a squash lesson, and a tour of the SF Museum of Modern Art. About 150 attendees came ready to throw down cash for a good cause. Who says charitable giving can’t be fun too? To learn more about JiveSF visit them at www.jivesf.com.*

**Donor Spotlight:**

**Lona Jupiter’s Bequest — Simple & Tax-Smart**

*Lona Jupiter of San Francisco included TNDC in her estate plan in a way as straightforward as she is. She named TNDC a partial beneficiary of her 401(k) retirement plan. “All I had to do was ask for a new beneficiary designation form,” she said. “I got TNDC’s tax identification number, filled out the form, and sent it to the plan manager. It took less than an hour.” Her husband, Harry, also signed the form before a notary, giving his spousal consent. Lona also wants to inspire bequests, but adds some practical qualifications. “Choose an organization you know, trust, and have worked with,” she said.

**Believing in TNDC**

*Lona chose TNDC because she believes in its work and permanency. “I have a lot of faith in TNDC’s management, including the new management,” she said. “The fact that the City of San Francisco works in part with TNDC gives me the feeling of permanence and credibility.” She also admires TNDC’s staff. “People who have their skills in housing development could be making a lot more elsewhere.” Lona first heard of TNDC from San Francisco attorney Charlotte Siggins, whose daughter, Elizabeth, was working with the Bay Area Women’s and Children’s Center in the Tenderloin District. “Charlotte recruited me to TNDC’s board,” she said. One of her duties was to survey TNDC’s residents. “We asked them what more we should be doing. They had minor complaints, but mostly were very pleased to have a home.” She likes the way TNDC has stuck to its mission of serving the poor. “We don’t want to gentrify the neighborhood,” she said. “TNDC provides a gateway neighborhood to help people on the way up or down. Our job is to give them a place that’s clean and safe.”

**An Inspiration to Others**

*Lona’s late husband of 39 years, San Francisco columnist Harry Jupiter, had written a profile of TNDC’s former Executive Director, Brother Kelly Cullen, years ago. The column inspired a TNDC bequest. Now, Lona also wants to inspire bequests, but adds some practical qualifications. “Choose an organization you know, trust, and have worked with,” she said. TNDC is pleased to enroll Lona Jupiter as a member of its Homes and Hope Fund which honors those who have remembered TNDC in their estate plan. For information on the Homes and Hope Fund, call Director of Fund Development Ken Sommer at (415) 358-3946.***

**Curran House can’t from page 1**

**Rare Family Housing**

Curran House is a rare development opportunity for mixed-use, multi-family housing in the Tenderloin, a neighborhood comprised primarily of single-room occupancy and studio units. It is the only second new family housing development built in the Tenderloin over the past 10 years. The nine-story building has 14 studios, 15 one-bedroom, 14 two-bedroom, and 24 three-bedroom apartments, and is home to over 80 children and their low-income families.

**BRIAN ROSE**

*Just before the holidays, JiveSF — a young professionals organization founded in 2004 to encourage volunteerism, networking, and self-enrichment — raised $1,500 for TNDC by hosting a live auction fundraiser at Roe Restaurant in San Francisco. It was inspired by our Celebrity Pool Toss event, where people bid to toss local celebrities, socialites, or CEOs into a heated pool. The celebrities this day were the dozen brave people who offered their services for high bidding. Among items offered were home-cooked dinners, a picnic lunch, chauffeur ing about town, a swing dance lesson, a golf lesson, a squash lesson, and a tour of the SF Museum of Modern Art. About 150 attendees came ready to throw down cash for a good cause. Who says charitable giving can’t be fun too? To learn more about JiveSF visit them at www.jivesf.com.*

**EXPERIENCE CURRAN HOUSE**

Grand Opening Celebration
March 21st, 2006
12:00 - 1:30 PM
145 Taylor Street, Curran House
Join us and guest speaker Mayor Gavin Newsom

**Feng Shui Compliant**

Beyond housing and retail space, the building is a temporary refuge. Architect David Baker noted that green spaces are lacking in the city and created a “decompression” garden through which residents and visi tors enter the building. From the garden, tenants and visitors see through the spacious building lobby to a richly landscaped, meditative courtyard in the rear. The building’s roof garden offers citrus trees, community vegetable planters, and views of the city. All of these unique characteristics make Curran House special. It is not only mixed-use, family housing in the Tenderloin, it’s an oasis from the hard-surfaced urban environment outside.

**An Inspiration to Others**

Lona Jupiter of San Francisco included TNDC in her estate plan in a way as straightforward as she is. She named TNDC a partial beneficiary of her 401(k) retirement plan. “All I had to do was ask for a new beneficiary designation form,” she said. “I got TNDC’s tax identification number, filled out the form, and sent it to the plan manager. It took less than an hour.” Her husband, Harry, also signed the form before a notary, giving his spousal consent. Lona also wants to inspire bequests, but adds some practical qualifications. “Choose an organization you know, trust, and have worked with,” she said. TNDC is pleased to enroll Lona Jupiter as a member of its Homes and Hope Fund which honors those who have remembered TNDC in their estate plan. For information on the Homes and Hope Fund, call Director of Fund Development Ken Sommer at (415) 358-3946.