Tenderloin Neighborhood Development Corporation
105 Eddy Street
San Francisco, CA 94102
www.tndc.org

New Site at 650 Eddy Will House Homeless Families

In partnership with sister agency Community Housing Partnership (CHP), TNDC is contributing to the City’s housing stock for homeless families and individuals via a new 73,800 square feet development at 650 Eddy Street (between Larkin and Polk Streets). TNDC and CHP will develop the new nine-story building — consisting of 35 studios, 33 1-bedrooms, and 15 2-bedrooms — with support from the City and County of San Francisco, the Redevelopment Agency, Local Initiatives Support Corporation, and Citibank. On-site amenities will include a laundry room, community room with kitchen, courtyard, children’s play area, support services space, parking, and retail space.

Founded 15-years ago to design an alternative approach to the crisis of homelessness in San Francisco, CHP’s mission is to integrate permanent, affordable housing with on-site support services to help tenants achieve lasting stability and independence. After construction, CHP will own the newly created building and provide property management and on-site services, including housing retention support, case management, crisis intervention, information and referral, family, youth and senior services, tenant events, and employment and training programs. Residents will also have access to public transportation and other service and health care providers. TNDC looks forward to working with the City and CHP on this exciting new development to house chronically homeless families.

TNDC’s After-School Program (TASP) for the past six years, the tours allow low-income students to see what they want in a university. This year, fourteen youth, ages 13 to 18 years old, went on the tour. Six of them were first time participants.

Philadelphia College Tour Inspires Teens

Like previous trips to Los Angeles, New York, Washington, DC, Atlanta, and New Orleans, the students learned about college life and saw a variety of universities. The University of Pennsylvania, a mid-size Ivy League institution, provides a rigorous curriculum and beautiful atmosphere. The teens enjoyed seeing the campus’s libraries, cafeterias, and dorms. They also learned about admission requirements, financial aid, and campus activities. “I liked the student-run clubs,” says 15-year old Albert Sanchez. “The students get to hang out together.” Another place on the itinerary was St. Joseph’s University. “A number of our kids attend Catholic high school on scholarships,” says Laura Choe, TASP Program Manager. “These students wanted to see a smaller environment — closer to what they’re used to.”

Philadelphia’s 13th
What’s the Coolest Party in Town? TNDC’s Celebrity Pool Toss XIII
October 11th from 6:00 PM - 9:00 PM
Poolside at the Phoenix Hotel
Local celebrities “tossed” into pool by highest bidders!
Live music, signature cocktails, and cuisine by Bay Area chefs.
Co-chairs are Gina Milano & Christina Deeb of Bambuddha.
Event Chair is actress/producer Cindy Williams.
Sponsor this event or reserve tickets by calling Chuck Johnson at (415) 358-3937.
Proceeds benefit TNDC children and their families.
Generously underwritten by AMB Properties
Hosted by Joie de Vivre Hospitality

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Summer 2005

Get Your Free TNDC Estate Planning Kit! (see page 7)

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New Site at 650 Eddy to House the Homeless
Bro. Kelly Cullen’s New Role at TNDC
Anniversary Dinner Raises $150,000

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Your Support Ensures Housing and Services for Long Term

Dear Friends,

TNDC is a business with a mission: to house the city’s poorest residents. By successfully purchasing buildings or land, rehabilitating and/or constructing rental units, and managing these properties, TNDC is keeping this important housing stock permanently affordable in the Tenderloin and the surrounding central city. We’re also offering important social services to our tenants, which help keep housing retention rates high for a customer base that would have few if any options without TNDC. However, such work has heavy costs associated with it and many fiscally responsible organizations, TNDC needs to ensure that we can sustain our housing now and in the future.

This is the reason that I am writing, to let you know that at this point in my tenure, I have asked the Board to free me of TNDC’s day-to-day management so I can focus solely on long-term financial sustainability for the organization. I will remain as Executive Director until my successor is hired. Then, in a new role, I will work to guarantee our commitment to housing the very poor. TNDC needs to broaden its donor base, expand its planned giving efforts, and start a possible capital campaign so this new function is more important than ever given the growth of our portfolio and the extremely low-income “customer” we house.

I am eager to work more closely with all of TNDC’s generous supporters and the community at large as I ensure that our properties can forever be homes that are not just affordable, but affordable to a tenant who is very poor. I am looking forward to getting out in the community more and making new friends so TNDC might brighten many, many more lives for many decades to come.

TNDC has preserved 23 buildings to date, but we also need to safeguard our low rents. If we are going to do more than preserve real estate, we need to be more financially sustainable for the long-term. Most of TNDC’s housing does not have on-going rental subsidies from the federal government and the rental income we receive from our tenants cannot pay all our bills. Your support guarantees that TNDC is solvent and can afford to house the extremely low-income tenant with quality housing and support services.

TNDC changes lives and brings life to the community. The many vulnerable people who live here are moving toward a brighter future because of our work. Please join me in ensuring that we are here for the long-term by supporting TNDC to the fullest extent possible. By working together, affordable housing and life-changing services are a reality.

Blessings on You,

Bro. Kelly Callen, OFM
Executive Director

Juneteenth Celebration Brings Out the Best

A campus that was also well received was Temple University. “I want to study counseling in one of their programs,” says Erdoğan Polaçok, a 16-year old high school junior. The most inspiring experience was when the teens toured the new student and learning centers. They felt like they belonged and could envision themselves using the student resources and computer labs.

Experiencing Philly

Along with campus tours, these trips are about experiencing diverse cities. Who can visit Philadelphia without having a Philly cheese steak? The kids didn’t miss the chance. “The cheese steak sandwiches were good,” says Albert. The teens also enjoyed cultural activities including going to the Odunde Festival — an African celebration where offerings are made to guardian spirits — and Taller Puertorriqueño, a center promoting Puerto Rican and Latino art and cultural traditions. The teens saw the Liberty Bell and Independence Hall, and were thrilled by the “Lights of Liberty,” a sound and light show with live reenactments of the American Revolution. “The show made learning fun,” says 13-year old Rosemary Polaçok.

Performers Noah Griffin and friends talked about the Harlem Renaissance, a period between the 1920s and 1930s that was ripe with prominent African-American writers, artists, and musicians. They read the poetry of Langston Hughes and led the audience in foot-tapping renditions of music from the era of Louis Armstrong, Duke Ellington, and Billie Holiday.

As one of two social workers at the large, single-room occupancy residence, Barbara manages a caseload of 60 people who were chronically homeless. “It was so meaningful for me to watch the clients,” says Barbara. “The event moved tenants from tears to joy to laughter. Their reactions to past struggles expressed in music and poetry truly touched on their own experiences of today.” The residents can look forward to more community events, as Bread & Roses will be visiting CCR quarterly, bringing tenants out of their rooms and into the arts.

Supporters Make It Possible

For our youth, these trips play a large part in the way they perceive the world. Places outside the Tenderloin become real. Seeing landmarks and historic sites only make history more tangible, and touring college campuses makes higher education seem within reach.

Such realizations are possible with community support. TNDC and the children’s center thank the O’Shea Foundation for their contribution towards TASP’s academic and college programs. Thanks as well to the Louis R. Lurie Founda-

T MSP’s Youth Worker

neighborhood
A Resident’s Passion for Life and Liberty

Albert Liu’s room is the best in the Dalt Hotel residence. At least, that’s what he says, and after living there for more than ten years, he’s probably the expert. His windows face South, overlooking the historic buildings on Market Street. “Where can you find a room downtown this great? Everything is new, bright,” says Albert cheerfully and with a bold laugh.

Finding Freedom

Albert sits surrounded by stacks of books which he uses to teach his students about martial arts and the body. Mr. Liu learned martial arts in China, where he was born. As a young man, he had lived in Nanjing, Beijing, and Shanghai and attended several universities. He became interested in the intersection of ancient Chinese philosophy and Western medicine. He was especially interested in the origins of wisdom. “I wanted to research religion and medicine, but the Chinese authorities wouldn’t let me,” he says. “It was necessary to find a place to learn and study freely.”

Albert’s search for freedom brought him to San Francisco, where he’s been for over 15 years. “San Francisco is beautiful city — no Winter, no Summer, just Spring! Spring!” he exclaims. “And the people are very warm and friendly. I see this in my students. My students are very good to me.”

Albert also teaches Chinese and imparts his extensive knowledge of Chinese medicine for his students’ ailments.

A Room is More Than a Room

Another subject that Albert teaches is philosophy, which he applies to all aspects of his life. In fact, it helped him cope with his transcontinental move. Albert explains, “Here, I have a small room, but I can openly, freely do what I want. Every society has its negative side, but we have to see the basic face. The basic face of America is great. Some of my students don’t think I should live in the Tenderloin, but I tell them, ‘I am old and I need to concentrate my spirits to do what I want to do. I concentrate my mind and time on writing. Everything else is secondary.’”

Albert’s overwhelmingly positive outlook is what first struck TNDC staff. It is difficult to live in a building under renovation, but Mr. Liu’s excitement for the finished product endeared him to everyone. At TNDC, we consider ourselves lucky to have Albert as a long-time resident. He brings his passion for life to all he meets.

Albert Liu thanks TNDC at the Dalt Re-opening Celebration.

“I feel around me, around all of us, there exists a great LOVE. Exists a great care. We love it. We appreciate it. We live together with it. FOREVER.”

— Albert Liu

Albert Liu’s speech at the Dalt Re-Opening on March 8, 2005

Dear Friends:

I feel very happy and lucky. Happy, because of new year, new season, and especially this new building. Everything is new. Lucky, because in my heart, full with warm and safety. Where these warm and safety come from?

Before, the wind and water always leaked into my room from windows during my sleep, especially on raining days. Now, the workers suspended and lifted themselves so high in front of my windows, changed the windowsill and fixed the frame. Now, no wind or water come in. They gave me warm and safety.

Before, so much pests and insects invaded my room. They spoiled my food, broke my sleep and made their nest at every corner. Now, my room is clean, no any pest. They gave me warm and safety.

Before, the toilet upstairs was leaking, from which the dirty water ran down through ceiling on my head. This is not exaggeration. Now, I have a set of brand new bathroom just like the others have. That gave me warm and safety.

Before, I often took cold food as my dinner. The rest food could not be kept longer. Now, the new micro and refrigerator plus the new big common kitchen in the basement have improved my living level. That gave me warm and safety.

Today, we celebrate our building here. It looks so nice and it becomes so much younger. After receiving so much warm and safety, I feel myself become much younger. I feel around me, around all of us, there exists a great LOVE. Exists a great care. We love it. We appreciate it. We live together with it. FOREVER. Thank you.

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People

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www.tndc.org
Over 500 Supporters Celebrate TNDC’s 24th Anniversary

On April 21st, the Yerba Buena Ballroom at the San Francisco Marriott was abuzz with donors, supporters, and TNDC tenants taking in the jazz trio and festive birthday party décor. About 500 guests came to celebrate TNDC’s 24th anniversary, despite a last minute change of venue due to ongoing labor negotiations among some of the City’s hotels.

As expected, TNDC delivered a fun and unique event. Philanthropists Paul May and Frank Stein were great event co-chairs. Among the highlights of the evening was an all new service auction where support-service frontlines of our operation to find outers spoke to key program staff on the new all service auction where support-service frontlines of our operation to find outers spoke to key program staff on the event. Everyone shared in the warm sentiments of the evening and had an enjoyable time.

While this event is occasion to celebrate TNDC’s work, it’s also an opportunity for donors to help TNDC raise money. Thanks to everyone’s efforts, we raised $150,000!

Guests then had opportunities to support a variety of services which keep our tenants housed, employed, fed, and connected to the community. On stage, keynote speaker Assemblyman Mark Leno recognized honorees Laura King Pratt of Bonhams & Butterfields and Tom Kelley for their inexhaustible, long-time support. Plaques were also awarded to outgoing Board President Sally Carlson who said, “Serving on TNDC’s Board has been both challenging and gratifying. I value the caliber and professionalism of the TNDC staff and Board in their service to our tenants.” Members of TNDC’s Human Resources Department — a team that steadfastly ensures our 210 employees are well taken care of — were honored as well. After the finale, KGO-TV anchor Cheryl Jennings led the crowd in a traditional rendition of “Happy Birthday” as lights dimmed and birthday candles were aglow. Everyone shared in the warm sentiments of the evening and had an enjoyable time.

Founders included TNDC in their estate plans, contact us so we may include you in the Homes and Home Fund Honor Roll. Just let us know if you’d like to remain anonymous.

Here are reasons why donor Nancy Blair included TNDC in her estate plans. Perhaps you can relate or have reasons of your own!

A growing number of donors are becoming more interested in planned giving. Nancy Blair, a TNDC donor since 1998, is among them. Today, she is our first enrollee in the Homes and Hope Fund Honor Roll, acknowledging individuals who have contributed to the Homes and Hope Fund by including TNDC in their estate plans. Through her planned gift, Nancy leaves a legacy of housing, hope, and life-changing services for future generations of low-income individuals and families.

Besides ensuring TNDC’s work into the future, a planned gift may save you taxes or provide you with extra income. To learn more, contact Acting Director of Fund Development Ken Sommer at (415) 358-3946 or ksommer@tndc.org. If TNDC is already in your estate plans, contact us so we may include you in the Homes and Hope Fund Honor Roll. Just let us know if you’d like to remain anonymous.

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Yes, Give Me Information About Planned Giving!

Want to do your heirs a favor? 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.

Founders Donors in 2005
Bernard E. and Alene Whitin Charitable Trust
Boston Foundation
Cathay Bank Foundation
Crescent Porter Hale Foundation
East Bay Community Foundation
The Eucalyptus Foundation
Evelyn & Walter Haas, Jr. Fund
Friedman Family Foundation
George Frederick Johnett Foundation
J.P. Morgan Chase Foundation
Jewish Community Endowment Fund
Ladies of the San Francisco Consular Corps
Local Initiatives Support Corporation
The Louis R. Lowe Foundation
Max and Victoria Eveyln Foundation
McKesson Corporation
The Morris Shlachter Foundation
Order of Malta
The O’Shea Foundation
Peninsula Community Foundation
Richard Grand Foundation
San Francisco Beautiful Foundation
San Francisco Foundation
St. Paul Translators Foundation
The Steinber-Schulze Foundation
The Storer Foundation
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www.tndc.org 6 Summer 2005

Donor Spotlight: Nancy Blair

Nancy Blair, first enrollee in the Homes and Hope Fund Honor Roll (show with her motorcycle enthusiast fiancé and TNDC Board Member Ken Odell).

“urban infill,” rehabilitating existing buildings and helping to improve the Tenderloin environment.

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Address: __________________________________
City, State Zip: ______________________________
Phone Number: ____________________________
E-mail Address: _____________________________