

February 2012

Visit us at www.tndc.org and check out our new website!



Follow TNDC online at:



UC Hastings Law Students Give Back at TASP

► Page 1

TNDC 19th Annual Celebrity Pool Toss

► Page 6

An Old Building Finds A New Purpose

► Page 11

UC Hastings Law Students Give Back at TASP

UC Hastings Law students share their knowledge and passion for education at our Tenderloin After-School Program.

By giving up a few hours of study time each week, local law students are making a big difference in the academic achievement of many school-aged children in the Tenderloin.

A partnership that began ten years ago with UC Hastings College of the Law students has grown into a successful volunteer program at TNDC's Tenderloin After-School Program (TASP).

Each weekday afternoon, between 2:30pm and 5:30pm, Tenderloin neighborhood children arrive at TASP for tutoring. After being greeted by staff, they head off to the homework room where UC Hastings College of the Law students work with them to complete their assignments for the day.



UC Hastings Law Student and volunteer tutor helps a TASP participant with their homework

► **Law Students Give Back** con't on page 4

Food Bag Day: TNDC delivers holiday meals to 435 tenants.



TNDC staff prepare to assemble the food bags

On December 16, staff and volunteers gathered to help put together more than 400 grocery bags full of food for hungry families, seniors and adults living in TNDC buildings.

Many tenants receive weekly groceries through the San Francisco Food Bank, but TNDC's holiday food bags are different. TNDC staff include items typical to a holiday meal, including a fresh chicken, stuffing, mashed potatoes, canned vegetables, biscuits

and some fresh produce. In addition to the dinners, TNDC includes two boxes of cereal – a luxury grocery item for many TNDC tenants.

Staff take into consideration tenant's cultural and dietary food needs, including those who do not eat meat, dairy, or those who are on a restricted diet. Special bags with alternate food items are created for these tenants.

► **Food Bag Day** con't on page 3



TNDC Board of Directors

Hydeh Ghaffari
President

Noreen Beiro
Vice President

Dina Hilliard
Secretary

Samia Rashed
Treasurer

Dave Kroot
Chief Legal Officer

Peter Wilson
Vice President of Real Estate

Dr. Deborah Bremond
Charles Casey
Dr. Saul Feldman
Elijah Gasper
John Hamilton
Eumi Lee
Dick McNeil, Jr.
Brad Paul
Jan Peters
Nicole Rivera
John Rogers
Loren Sanborn
Edward Schultz
Tom Sebekos
Elizabeth Tracey
Gregor Watson

Donald S. Falk
Executive Director

From the Director's Desk

Housing and More: Renewing Our Focus on Community Development.



Executive Director Don Falk

The world of housing and community development is changing in ways that bode poorly for TNDC's constituents. Public funding for affordable housing is disappearing, while the needs of our city's poorest residents are growing by the day. To stay relevant, TNDC must evolve, innovate and find new ways to respond to the challenges we face. Thankfully, we are facing these challenges at a time when we are stronger and more financially stable than ever.

Affordable housing cannot be built without public subsidy; if it could, the private real estate market would produce it. Without new public support, virtually no new affordable housing will be built in coming years, and prospects for these subsidies are bleak. At the same time, the need for housing continues to grow.

Unfortunately, at every level, affordable housing funding is dwindling. In Washington, the ten year budget blueprint shows big reductions in discretionary spending. Affordable housing has never been high on the national agenda; I remember a survey ten years ago conducted among members of Congress in which "affordable housing" ranked 62nd in importance. HOME, the country's primary Federal funding program for affordable housing, was cut a staggering 38%. Discussions on Capitol Hill this year were not about whether to cut but about where cuts would do the least harm. In terms of affordable housing, their answer was to preserve rent subsidy programs, or Section 8 vouchers. Maintaining this program means even deeper cuts to all other areas of affordable housing.

It will be many years before the State has the funds to support building new affordable housing, and on February 1, the State's elimination of Redevelopment Agencies removed a steady source of funding for new developments.

Fortunately for TNDC, the bleak outlook for developing new projects does not represent an existential threat. Fees from housing development projects represent less than 20% of our annual budget, a smaller percentage than many of our peers and half what it was ten years ago.

But that doesn't mean we don't have a problem. If TNDC develops less affordable housing, what does that imply about who we are and why we exist?

The challenge for TNDC will be to find new ways to deliver value to our communities. This means undertaking housing development in ways that minimize

► **A Focus on Community** con't on page 4

An Old Building Finds A New Purpose

Partnering with Larkin Street Youth Services, TNDC rehabs the Aarti Hotel to serve formerly homeless youth.

The Aarti Hotel on Leavenworth Street in the Tenderloin has provided shelter to a wide variety of San Francisco residents over the years. Built in 1907 and acquired by TNDC in 1981, the hotel has 40 Single Room Occupancy (SRO) units and three commercial spaces.

Thanks to a partnership with Larkin Street Youth Services, the Aarti Hotel is now a home for formerly homeless, at-risk transitional aged youth (TAY), people 18 to 24 with serious mental health needs.

Over the past two years, Larkin Street staff have reported a rise in the number of youth with mental health needs seeking services, particularly young people who are multiply diagnosed with substance abuse and mental health issues. The recent Aarti Hotel rehabilitation project allowed Larkin Street to expand the number of housing options to serve its TAY population and expand its Routz program at a single site location.

"After years of planning with TNDC, we are thrilled to see the project conclude and create a more robust and service-rich housing option for these vulnerable young people," said Sherilyn

Adams, Executive Director, Larkin Street Youth Services.

TNDC's rehabilitation project included the complete remodel of the ground floor commercial space to include five counseling offices, a reception area, a community room and a computer lab. The residential floors received a new laundry room, upgraded kitchens, living rooms and shower rooms. All 40 residential units received new finishes and furniture. Additionally, TNDC replaced all residential doors and exterior windows. This spring, TNDC will utilize its remaining grant funding to repaint the building exterior and install a new roof.

Prior studies by Larkin Street indicate that homeless adolescents are the fastest-growing segment of the local homeless population, experiencing the highest rates of poverty of any age group in San Francisco; consequently, they are most at risk of facing long-term social and economic disconnection. These youth share the most basic need for a caring, nurturing, and safe environment where they can build trusting relationships along with the skills and confidence to achieve their potential. TNDC's Aarti Hotel has become that place.



TNDC would like to thank NeighborWorks for their support of TNDC and the Aarti Hotel rehabilitation project.

Thanks to a generous grant from NeighborWorks, TNDC was able to replace windows, increasing the energy efficiency of the building and allowing TNDC to perform additional rehab work beyond the project's original scope. NeighborWorks America is a leader in affordable housing and community development. They work to create opportunities for lower-income people to live in affordable homes in safe, sustainable neighborhoods that are healthy places for families to grow.



Editor and Writer
Cynthia Peterson

Contributors
Julie Doherty
Jackie Mollitor

Printing
Graphic Imagery

Distribution
Direct Mail Center

RESIDENT SPOTLIGHT

Sumiyati Monoarfa: paying it forward at the Dalt Hotel.

On the last Sunday of every month, at around 4pm, you will find Sumiyati Monoarfa, or Sumi, as the Dalt Hotel tenants call her—serving her homemade soups, beans, and other specialty dishes from the Dalt community kitchen to any tenant who needs a home cooked meal.

Sumi, a Dalt Hotel resident since December 2004, noticed a common thread among her fellow tenants that needed addressing: people were hungry, and many didn't know how to cook, have the implements to do so, or have adequate space in their homes' small kitchenettes.

Because tenants did not have the means or knowledge to cook, food donated by the San Francisco Food Bank would often go unused.

Armed with this knowledge, Sumi took on the responsibility of finding a way to transform these raw ingredients into

Many tenants, Sumi says, don't know what to do with these vegetables, but Sumi, who was raised in a large family who spent a lot of time cooking, knew how to turn the food bank leftovers into hearty meals.

"Everyone is hungry by the end of the month, regardless of income," Sumi points out.

And Sumi is not only helping meet a basic need for many tenants, but her monthly cooking sessions also foster a great sense of community and family within the Dalt Hotel.

"Tenants will come get food for their disabled neighbors or street folks. They look out for one another. Others will provide spices, meats and other food items."

Sumi says everyone contributes in one way or another, whether it is donating a few dollars to cover the more luxury



Our resident spotlight this month shines on Sumiyati Monoarfa

Sumi is considerate of tenant's special dietary needs, including vegetarians, tenants on low sodium diets and those who have medical dietary restrictions.

She also says the kitchen itself is a place to connect with other residents.

"It's like being a big sister. Tenants tell me their problems while I cook, and we have a discussion. To me, kitchen is family."

So what does Sumi think about the Dalt community relying on her monthly meals? "Do you know the phrase 'Pay it Forward?' I believe that philosophy started at the Dalt."

"It's like being a big sister. Tenants tell me their problems while I cook, and we have a discussion. To me, kitchen is family." - Sumi, Dalt Hotel Resident

fortifying meals to feed her neighbors in the Dalt Hotel. When asked what started this monthly tradition, Sumi said she, "couldn't stand seeing all those vegetables and beans from the weekly San Francisco Food Bank donations go to waste."

food items, contributing pots and pans, putting flyers up to advertise the free meals or recipe sharing. Sumi also says she is grateful for her sister, Oranoca Taime, who donates food and clothing to the Dalt tenants.

Save the Date
for TNDC's 31st
Annual Birthday
Dinner!

Wednesday, May 9, 2012
At the Hilton - Union Square
from 6:00 - 9:00pm

For ticket or sponsorship information:
visit www.tndc.org/bday
or contact Lori Linker,
Director of Fund
Development
at (415) 358-3906
or llinker@tndc.org

Wednesday
May 9, 2012

TENDERLOIN
NEIGHBORHOOD
DEVELOPMENT

The graphic features a stylized birthday cake with three lit candles. The cake is blue with white frosting and has the Tenderloin Neighborhood Development logo on it. The background is a light blue with a pattern of white dots.

► Food Bag Day con't from page 1

The food is donated by local businesses including CB2, Whole Foods, the Hotel Nikko San Francisco, US Bank and Trader Joes. Additionally, the contributions of individual donors help TNDC purchase items to round out the meals.

The Holiday Food Bag Days are just one of the ways TNDC works to provide a link between the Food Bank and community food security in the neighborhoods we serve. TNDC also provides emergency food banks in our buildings and operates the Tenderloin People's Garden – a community-supported, food producing garden



A TNDC staff person adds onions to the bags created by residents of the Tenderloin and TNDC properties in order to grow free and fresh food.

Holiday Food Bag Days happen in November (around Thanksgiving) and in mid-December. If you would like to help, contact Lori Linker, Director of Fund Development at (415) 358-3906 or llinker@tndc.org.

► A Focus on Community

con't from page 2

reliance on public subsidies and looking at community development opportunities outside of affordable housing. Already, we are expanding our food security work and investing more in community organizing in order to support the voices of residents in demanding a greater share of resources. We are looking at developing community facilities. The overarching theme? A renewed focus on community development, not simply housing development.

We have entered a new era. The post-recession "new normal" demands that we go beyond today's ways of thinking and doing things. What must endure are not the programs and activities that TNDC has traditionally operated, but our mission and our values. We must focus on our reason for being: the underprivileged people of the Tenderloin and other communities we serve.

Your support and belief in those values stand as inspirations for us to persevere and thrive, and we thank you sincerely for it. In the coming months, we will keep you up to date on ways we can continue to partner together.

Best regards,



Donald S. Falk
Executive Director

► Law Students Give Back con't from page 1



A TASP participant and UC Hastings tutor

On average, more than 55 TASP participants receive free daily homework help Monday through Thursday in reading, spelling, writing, math and science. Staff rely on volunteer tutors like the UC Hastings students to support the growing number of participants and to provide the individualized attention that TASP's limited number of staff cannot always provide.

UC Hastings tutors work with each student to help them complete their homework by encouraging them, helping them stay focused after a long

"Programs like TASP need volunteers like the UC Hastings students. It is a great way to connect and get the local community involved in what we do. The volunteers also serve as role models to the children." - Zeyda, Program Coordinator

day at school and providing study skill tips. The subjects vary from day to day, depending on what children were assigned in class. TASP staff work with local schools to keep up on how kids are doing in school and

to develop relationships with each participant's teacher. The program provides a network of support for TASP participants that they would not get from school alone.

In addition to homework help, UC Hastings tutors often become role models and unofficial mentors. Each TASP participant has a tutor they enjoy working with.

Many participants memorize the schedules of their favorite tutors so they can come for homework help on those days. UC Hastings tutors take the time to share a bit about themselves, like where they come from, things they do on the weekends, their favorite TV shows, hobbies and facts about their families.

Zeyda Garcia is the Program Coordinator at TASP and has been coordinating the Hastings volunteer program for over a year. She says, "I love the energy that Hastings students bring to the program. They understand firsthand what it is like being a student

and the amount of frustration that comes with not understanding a concept or assignment. They are able to relate to our participants as fellow students."

► Law Students Give Back con't on page 5

DONOR SPOTLIGHT

Ranjan Dey: supporting children globally and locally.

A committed and thoughtful humanitarian with practical business sense, local restaurateur Ranjan Dey and his family have been making their livelihood in the Tenderloin and improving the lives of Tenderloin neighbors for nearly as long as TNDC. Their family business, New Delhi Restaurant, celebrates its 25th anniversary as a commercial tenant in TNDC's Maria Manor this year.

Drawn by the inherent cultural diversity and culinary sophistication of San Francisco, Ranjan and his wife Kodi moved from Hong Kong in 1988 because he knew their business and family could thrive here. Over the years, New Delhi Restaurant has become a center for the Indian community, and the Dey family has worked to create a forum for cross-cultural interaction

"By supporting children both locally and globally, we can all affect the future of our world in a positive way." - Ranjan Dey

by offering their warm hospitality for business meetings, family celebrations and important cultural events.

The Deys, are not just commercial tenants; they have been supporters of TNDC from the beginning.

"TNDC is not a strictly about housing," Ranjan observes, "Look at some of the added human benefit of their programs. TNDC's Tenderloin After-School Program (TASP) serves as a

shelter from the street culture and many harmful influences that abound in this area. TASP provides kids with a safe space to be, where they can play and study, and get the proper support and training necessary to succeed in life."

TASP Program Manager Laura Choe acknowledges the great partnership: "Ranjan is such an inspiration. He is always busy thinking of new ways he can contribute to making a difference in the lives of children and neighborhoods that are often overlooked and misunderstood. He is deeply committed to this work."

Twice a year, the staff of New Delhi Restaurant volunteer their time to transform the restaurant into Compassionate Chefs Café, a day-long celebration of food and culture that raises funds for their two favorite charities: TNDC's After-School Program and Gandhi Ashram in Ahmadabad, India.

"It was important for us to see the immediate effect of the causes we support," Ranjan notes. "By supporting children both locally and globally, we can all affect the future of our world in a positive way."

In addition to the twice yearly event, Compassionate Chefs Café strives to foster a sense of global citizenship by connecting children in each program,



From left to right: daughter Sarah, wife Kodi, daughter Kaitlin, and Ranjan Dey

through cultural exchange, written correspondence and Skype, and by raising both funds and awareness.

Celebrating the varied culinary traditions of India, event participants have raised more than \$94,000 since 2006 and more than \$44,000 for TNDC.

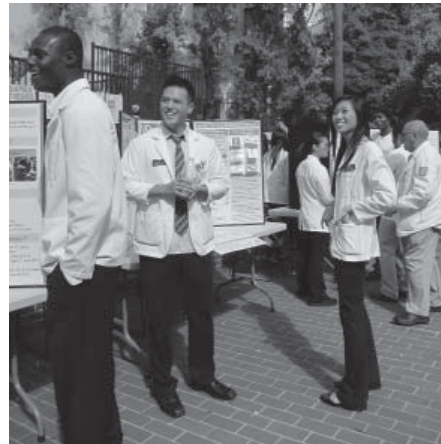
The event has proudly attracted appearances by such renowned culinary legends as TV host, entrepreneur and author Chef Sanjeev Kapoor, film actor and award-winning Chef Martin Yan, and Master Chef and Sommelier Baron Sir Roy Salazar.

Our deepest gratitude goes to Ranjan and Kodi Dey, to their daughters Sarah and Kaitlin and to the extended Compassionate Chefs family -- true global citizens who enthusiastically support our mission.

TNDC Annual Block Party

Tenderloin Harvest Festival Celebrates Tenderloin Food Diversity.

On Saturday, October 15, 2011, TNDC hosted its 3rd Annual Neighborhood Block Party at Boeddeker Park in the Tenderloin. This year's free event themed the "Tenderloin Harvest Festival" brought more than 1,000 adults and families together to raise awareness about nutrition and neighborhood food security. Information was provided by partnering organizations, including Leah's Pantry, San Francisco Food Bank, the Feeling Good Project, the SF Department of Public Health, and the UCSF School of Pharmacy. Festivities included DJ music and live entertainment by local community members, as well as activities for kids such as a bounce house, pie-eating contest, face painting and cooking demonstrations. Lunch was provided by TNDC and Glide.



► Law Students Give Back con't from page 4

Over the last ten years, more than 120 students from UC Hastings College of the Law have dedicated their time to children in the TASP program. The college helps recruit tutors by sending out notices to students and advertising the opportunity through their Student Services Center. UC Hastings also provides a stipend for students who participate.

The sense of civic engagement that UC Hastings instills in its students makes them excellent tutors, says Zeyda, "Hastings tutors are dedicated

"Quite a few of the participants are immigrants, and they are going through the cultural adjustment of moving here. I can share my story of being an immigrant with them. I can sympathize with missing home, family and friends." - Colleen, UC Hastings Volunteer

and committed to TASP and serving in the community. I have seen tutors who have started as first year law school students and continue their work with us through the rest of their law school career."

One such law student is Colleen Campbell.

Colleen is in her second year of law school and has been volunteering at TASP two days a week for the last two years. She credits the strong ethic of giving back that she was raised with as her primary motivation for tutoring at TASP. As someone who benefited from after-school programs while she was in primary school, she believes TASP meets a critical need in the community. She says after-school programs broadened her exposure to ideas and activities not available in her home.

"It is so important to have programs like this that can help fill the gaps where parents might not be able to. I learned to play chess and got exposure to computers. Those are two things I did not have at home growing up," she says.

Colleen's favorite subject to tutor is math, but she is willing to help with whatever homework participants bring to her. She strives to make the homework fun. If a participant needs to do a book report, Colleen tries to help them find a fun and interesting book to read. If they need work on counting or addition, she tries to find

items around TASP that might be fun to count. She also pays attention to when participants are losing interest or having a hard time staying focused because, she's found, that usually means they need a break or a snack.

Colleen knows she is making a difference in the lives of the children she tutors, but she says they make a difference for her too.

Colleen enjoys the cultural exchanges with the kids. When she first began volunteering, she says the children whispered when she came in the room. "They were curious about me, and about my hair and my accent," she says.

While TASP participants represent a wide range of cultures, Colleen says she has not met many from the Caribbean. "Many of the children have never

If you have a few hours during the week and want to inspire young minds, then volunteering at TNDC's Tenderloin After-School Program (TASP) is for you!

If you're interested in volunteering, please contact Zeyda Garcia, Volunteer Coordinator, at (415) 776-8407 or zgarcia@tndc.org

heard of Jamaica. I was able to show them the island on a map."

Their curiosity gave Colleen the opportunity to tell them about her experience moving to America. Colleen says, "Quite a few of the participants are immigrants, and they are going through the cultural adjustment of moving here. I can share my story of being an immigrant with them. I can sympathize with missing home, family and friends."

The kids have a way of putting things in perspective for Colleen. She says she leaves TASP feeling energized. "I know I will continue to find a way to tutor and give back, even when I am a lawyer," Colleen says, "I love working with kids and exposing them to what is possible beyond high school."

Zeyda agrees. She says, "Programs like TASP need volunteers like the UC Hastings students. It is a great way to connect and get the local community involved in what we do. The volunteers also serve as role models to the children. They are able to share their different cultures, careers and interests with our participants."

19th Annual Celebrity Pool Toss Grosses Record \$364,000 for Children and Families

Local celebrities including Drew Altizer and Team Twitter take the plunge to support affordable housing and support services in the Tenderloin.

On October 11, 2011, TNDC held its 19th Annual Celebrity Pool Toss at the historic Phoenix Hotel/Chambers Eat + Drink. More than 400 guests attended this wet and wild evening including corporate and community sponsors, civic and community leaders, and longtime TNDC supporters.

Co-hosted by actor/director Cindy Williams and TV host/comedian Suzanne Whang and Co-Chaired by Laura King Pfaff and Jim Losi, the evening was our most successful to date!

Thanks to the generosity of our sponsors and Tossee supporters, we are proud to announce that the event grossed more than \$364,000 for children and families in the Tenderloin.

Funds raised will go to provide meaningful programs and services that enhance the quality of life for low-income families and children living in the Tenderloin and help make the neighborhood a better place to live.

A big thank you to our Celebrity Tossees and Celebrity MCs for making an extra big splash this year. **Tossees:** Whitney Arnatou, Alexa Arena, Erin & Bryana Cullen, Don Falk, Jane Kim, John Pritzker, Drew Altizer, Charles Zukow, and Team Twitter. **MCs:** Chip Conley, MC Hammer, Cheryl Jennings, Brad Paul, Yigit Pura, Tori Ritchie, Empress XXX Donna Sachet, and Jan Wahl.

A special thanks to all the volunteers and event staff who worked to create this one-of-a-kind event.



Jan Wahl, Drew Altizer, Cameron Phleger, Empress XXX Donna Sachet, Supervisor Jane Kim, Tom Hart, Alexa Arena & Forest City Enterprises Team, Charles Zukow & granddaughter



John Pritzker & supporters, Team Twitter, Cheryl Jennings, Bryana & Erin Cullen, Tori Ritchie & Whitney Arnatou, Yigit Pura, Lisa Rapaszky, Cindy Williams, Suzanne Whang, MC Hammer, Don Falk, Bud E. Luv, event co-chairs Laura Pfaff & Jim Losi

We are already planning for our 20th Anniversary event in 2012!

Are you interested in being a tosee or do you know someone who might be willing to take the plunge?

Contact Lori Linker, Director of Fund Development at (415) 358-3906 or llinker@tndc.org