San Francisco learns why Home Matters

TNDC co-hosts Home Matters for Health Symposium that explores the connection between home and health

On November 5th, TNDC, in partnership with Home Matters, hosted a half-day symposium on the connection between housing and health. Titled “Home Matters for Health,” the symposium featured several of the leading experts in the nation on the topic and focused on three essential connections between home and health: the impact of stable affordable homes on health, the value of supportive housing including health services, and the cost-effectiveness of health care that prevents homelessness.

The event took place at Kelly Callen Community, our new supportive housing facility in the Tenderloin that includes a Department of Public Health-managed health clinic. Home Matters is a national movement that aims to unite America around the

TNDC develops strong community advocates through growing volunteer program

Since getting its official start in June of last year, the volunteer program at TNDC had about 70 volunteers dedicate over 300 hours to helping some of San Francisco’s most vulnerable residents. Volunteer support is important to the work that we do, and the results are truly felt in the community.

Volunteers at TNDC’s Curran House holiday party

Deputy Secretary of HUD, Maurice Jones shares his story of home and health

Follow TNDC online at:

Home Matters for Health ▶ Page 1
TNDC 21st Annual Celebrity Pool Toss ▶ Page 6
Architecture at Zero Contest ▶ Page 8

Home and Health can’t on page 5

Volunteer can’t on page 3
From the Director’s Desk

“What happens is not as important as how you react to what happens.”
-Thaddeus Golas

December marked the end of our first full year operating under the “continuous planning” discipline we adopted in our 2013 Strategic Plan. While it represented an adjustment, the new process helped us navigate challenges that emerged unexpectedly and stay focused on our values and mission. Given the challenges we faced and the environment we are operating in, I could not be more proud of the work the TNDC staff, Board, volunteers, partners, and tenant leaders have accomplished together.

With the precipitous decline of affordable housing capital, the rapid development of Mid-Market and its attendant threat of displacement, and the continued quality of life issues that concern Tenderloin residents, it will be important for us to apply that same focus in 2014.

In 2014 we will:

Look to expand our portfolio:
The San Francisco Housing Authority’s “re-envisioning” offers TNDC the opportunity to grow our portfolio by applying to own and operate five properties in the Tenderloin, South of Market, and Western Addition currently controlled by the Housing Authority. When I first joined TNDC nearly 20 years ago, the City’s key housing official commented to me that TNDC served the lowest income populations in the City other than the Housing Authority; not only do its residents represent our core constituency, we also have the opportunity to bring our unique brand of development, management, and social services to improve the quality of their living situations.

In 2014 we will:

Charitable Remainder Trusts benefit both donors and TNDC

Age has its privileges, especially if you like to make charitable gifts. Charitable Remainder Trusts (CRT) are a tax-smart giving vehicle that can help you support affordable housing and community development for the long-term.

How does it work? The most useful way to fund a CRT is through appreciated financial assets like property or publicly traded stock. Terms can vary a bit according to each donor’s particular situation, but in general, the benefits of setting up a CRT are threefold:

First, the donor receives income from the trust during their lifetime. Donors can receive a tax write off for a portion of the value each year, based on their age. The trust remains in their name during their lifetime. After they pass, the value of the trust is divided among their named charities.

Another great benefit of the CRT is that by transferring assets to qualified public charities like TNDC, the trust also avoids estate taxes later on. The CRT can be a way to protect family members’ inheritance from additional estate taxes.

Most of all, you and your family will have the satisfaction of knowing that you are providing for TNDC’s future and supporting our mission of sheltering vulnerable individuals and families in need. There’s a great incentive to do it. Donors will need to consult their attorney, but drawing up the necessary documents can be relatively simple.

TNDC encourages all its donors to have up-to-date estate plans. If you would like to confirm your legacy gift and be included in our membership roster, please don’t hesitate to contact Julie Doherty, Major Gifts Manager at 415-358-3965 or joherty@tndc.org. Thank you!
RESIDENT SPOTLIGHT
Finding a new start at the Sierra Madre Apartments

Jason Fraser has been a tenant at TNDC’s Sierra Madre for almost three years. He was born in the city and grew up in Pacifica. Other than a year he spent in Manhattan, Jason has always called San Francisco home.

Two years ago, Jason lived in an apartment near Alamo Square. He says the view was nice, but it was hard to afford his $1,200 a month rent-controlled studio.

When his landlord raised the rent, he turned to TNDC.

Jason was a carpenter for thirty years, working on various projects throughout the city. In 2000, Jason had to give up his job when his Multiple Sclerosis advanced. Of all the disadvantages of living with MS, he misses working the most.

The supportive services within TNDC have been helpful to Jason. Every Monday he meets with a social worker and receives food from TNDC’s food bank distribution. “The staff is nice. They help with food distribution, and they organize building events for tenants,” he says, “I know if I have a problem I can talk to them about it.” - Jason, Tenant

“I really liked working with Jason on the Yes on Prop C: Housing Trust Fund campaign. He understands first-hand how important supportive housing is, and he really cares about building community at our buildings and improving the neighborhood,” says Hatty Lee, TNDC’s Community Organizing Manager.

Monday he meets with a social worker and receives food from TNDC’s food bank distribution. “The staff is nice. They help with food distribution, and they organize building events for tenants,” he says, “I know if I have a problem I can talk to them about it.”

Jason has big ideas for the neighborhood and the city. He would like to see solar installed on all the buildings to help reduce gas and electric bills for tenants and to help the environment. “San Francisco is a great place for solar. I’d like to help make that happen anyway I can.”

Summer and autumn were especially busy in the Tenderloin People’s Garden. Volunteers from Square, BlackRock, Zoosk, UC Hastings, and Twitter came out to bask in the sunshine and dig into the dirt.

From rainbow chard to artichokes, the garden was incredibly fruitful this season. The efforts of our volunteers enabled TNDC to harvest over 3,000 pounds of fresh produce to distribute for free to hundreds of Tenderloin residents.

When the holiday season arrived, so did a number of dedicated volunteers for our annual holiday meals. Community volunteers served up food in the
we look forward to beginning construction on 100 new and over 200 existing senior units this year, while pursuing creative financing opportunities for several other sites we are eyeing.

Remain focused on the lowest-income populations in San Francisco: TNDC will continue to stand as a catalyst for advancing community interests and a force for expanding the choices that enhance livability, such as housing, employment, education, food, cultural activities and open spaces. In the coming year, we will continue to green our buildings, advocate for food justice, empower tenant leaders and provide safe, accessible after-school care for children of working parents.

I hope you enjoy our February Newsletter, which contains just some of the events and programs of 2013.

Your support and commitment to TNDC makes this all possible; I am proud to share this with you, and I thank you sincerely for being part of our great endeavor.

Best regards,
Donald S. Falk

DONOR SPOTLIGHT
Enterprise Community Partners: avid runners raise serious funds for TNDC

The annual Hood To Coast Relay is an overnight, long-distance relay race held in Oregon. More than 2,000 teams of experienced runners train to participate in the 195-mile course, which begins on the slopes of Mount Hood, runs through the Portland metropolitan area, and then continues over the Oregon Coast Range to the beach town of Seaside on the coast.

This past year, Enterprise Community Partners rallied a team of 12 staff members to benefit TNDC. Naming their team “Running for Shelter,” this dedicated group ultimately raised more than $32,000 through Crowdrise to support innovative and affordable housing in San Francisco. This team effort became a fun way to make a significant collective impact.

Team member Rich Gross has been working in affordable housing in the Bay Area for 25 years and explains his commitment this way, “TNDC is one of the premier housing organizations here in the Bay Area and in the country. What I like best is TNDC’s combination of serving the lowest income people with housing and needed services. Permanent quality housing gives people dignity.”

He adds, “I also appreciate that TNDC’s focus is place-based. Walk around the Tenderloin and you’ll see that TNDC has a strong positive effect on the neighborhood and in preserving long-term permanent housing for San Franciscans.” With the city’s economy growing, the need for permanent housing is apparent, and TNDC’s work becomes all the more important. Rich points out, “The challenge with affordable housing is that people don’t realize the scale of the crisis we’re in, and just how many people are paying 50% or more of their income just to meet their housing needs.”

As the first employee of Enterprise Community Partners in the Bay Area, Rich’s direct involvement with TNDC goes back more than a decade. When asked about his impressions over time, Rich shares, “Early on, we saw TNDC’s potential — their creativity and commitment. It’s been satisfying to see TNDC become even more sophisticated and skilled at developing properties over the years. It’s a real pleasure to work with the program staff.”

Our deepest thanks go out to the Running for Shelter team for their commitment to providing permanent, quality housing for low-income San Franciscans.

Looking ahead, there are expanding opportunities for talented individuals and groups to get involved with the TNDC community.

The Tenderloin People’s Garden is an incredibly peaceful and vibrant environment to spend time in.

This month, we are launching a project to more efficiently distribute donated food to seniors with mobility challenges. Organizing a food or supplies drive, painting and sprucing building common areas, or assisting fundraising efforts are other great ways to make an impact—and learn a new skill!

JOIN TNDC’S GROWING GROUP OF VOLUNTEERS!
If you are interested in learning more about how to start volunteering with TNDC, get more information
ONLINE AT:
www.tndc.org/volunteer

OR CONTACT:
Kelly Baker, Volunteer Coordinator
Email: kbaker@tndc.org or Phone: 415.358.3975.

“Early on, we saw TNDC’s potential — their creativity and commitment. It’s been satisfying to see TNDC become even more sophisticated and skilled at developing properties over the years. It’s a real pleasure to work with the program staff.” - Rich Gross
TNDC Project used in Architecture at Zero Contest

Architects apply net zero energy design to TNDC’s Eddy & Taylor

Architecture at Zero 2013 is a zero net energy design competition open to students and professionals worldwide, engaging architecture, engineering, planning students, and professionals in the pursuit of energy efficient design. The challenge was to create a design for TNDC’s Eddy & Taylor project, a new, roughly 150 unit mixed-use residential apartment building for families, located in the Tenderloin neighborhood in San Francisco, California. The building designs had to be a mix of affordable and market rate housing units, include a full neighborhood-serving grocery store on the ground level, and be plausibly designed as close to zero net energy as possible.

“This has been a great experience for TNDC. The winning projects have helped us learn more about how zero net energy designs can benefit affordable housing projects. Energy efficient buildings generate cost savings for us that, as a nonprofit, we can pass on to our tenants.” Don Falk, Executive Director, TNDC

Architecture at Zero 2013 was presented by Pacific Gas and Electric Company (PG&E) and the American Institute of Architects, San Francisco (AIASF) in partnership with the Tenderloin Neighborhood Development Corporation (TNDC).

Watch a video about the project and read more about the winners at www.architectureatzero.com

Home and Health

Don Falk, Executive Director, TNDC; Deborah De Santis, President of CSH (formerly Corporation for Supportive Housing); Megan Sandel, Medical Director for the National Center for Medical-Legal Partnership; Joshua Bamberger, Medical Director for Housing and Urban Health, San Francisco Department of Public Health; Deborah De Santis, President of CSH (formerly Corporation for Supportive Housing); Ophelia Basgal, HUD Regional Administrator, at the event.

U.S. Deputy Secretary of Housing and Urban Development Maurice Jones delivered the keynote address and talked about his personal connection to housing and health, as well as the national commitment to housing. Mayor Edwin Lee offered welcoming remarks.

The event included a panel discussion with Joshua Bamberger, Medical Director for Housing and Urban Health, San Francisco Department of Public Health; Deborah De Santis, President of CSH (formerly Corporation for Supportive Housing); and Megan Sandel, Medical Director for the National Center for Medical-Legal Partnership and an expert on housing and children’s health. The discussion was facilitated by HUD Regional Administrator Ophelia Basgal. After the panel discussion, guests had time to ask questions of the panelists about the connection between home and health.

Some of the key ideas discussed included the connection between a child’s overall health and the quality of the housing they live in. “I tell people that housing is like a vaccine,” says Megan Sandel, “it is preventative and protects a child their whole lives.”

In San Francisco specifically, Joshua Bamberger says he has seen a direct correlation between mental health and the quality of a building’s design, landscaping, and upkeep.

You can hear the panelists full comments in a series of Home Matters Talks available at www.tndc.org/homematters, as well as see photos from the event.

www.tndc.org 8 February 2014

David Brown, National NeighborWorks® Association; Don Falk, Executive Director, TNDC; Megan Sandel, Medical Director for the National Center for Medical-Legal Partnership; Joshua Bamberger, Medical Director for Housing and Urban Health, San Francisco Department of Public Health; Deborah De Santis, President of CSH (formerly Corporation for Supportive Housing); Ophelia Basgal, HUD Regional Administrator

www.tndc.org 5 February 2014
It does not seem like fall in San Francisco until local celebrities get tossed in the pool at the historic Phoenix Hotel! On October 8, 2013, TNDC held its 21st Annual Celebrity Pool Toss! More than 500 people turned out for this only-in-San Francisco event, including corporate and community sponsors, civic and community leaders, and longtime TNDC supporters.

Co-hosted by actor Jason Lewis and cookbook author and blogger Tori Ritchie and Co-Chaired by Laura King Pfaff and Jim Losi, the evening was another great success!

Thanks to the generosity of our sponsors and Tossee supporters, we are proud to announce that the event grossed more than $261,000 for children and families in the Tenderloin. A first time ask at the event generated more than $10,000 from attendees and sent Tori Ritchie in to the pool!

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: Charlie Casey, James Higa, Jim Losi, Sharon Seto, Lewis Sykes, Will Thacher, Bill Witte

MCs: Brian Copeland, Vern Glenn, Cheryl Jennings, A.J. Kirch, Fabiola Kramsky, Lion Mayden and Empress XXX Danae Sachet, plus a special musical performance by Eric McFadden.

Dancers from Duniya Dance & Drum Company, Will Thacher, musician Eric McFadden, James Higa, Cheryl Jennings, District Attorney George Gascon, Fabiola Kramsky, Daniels Raffi, Sharon Seto, Supervisor David Chiu, cookbook author Tori Ritchie and actor Jason Lewis.

See videos and more pictures from this wet and wild event online!

Visit www.tndc.org/pooltoss for links to our Flickr account, YouTube account and more!

For information on our 2014 event, contact Lori Linker, Director of Fund Development at (415) 358-3906 or l linker@tndc.org