



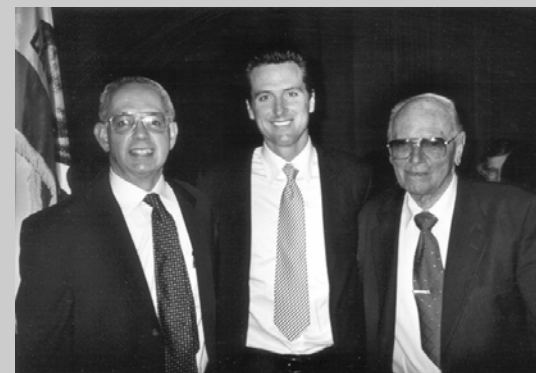
Eureka!

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Serving the neighborhood since 1881.

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www.EVPA.org

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EVPA MEMBERS IN THE NEWS!

Former EVPA President, Gustavo Serina, has been appointed by Mayor Gavin Newsom to the Commission on Aging and Adult Services (CAAS). CAAS oversees programs in the Departments of Aging and Adult Services (DAAS) and Human Services (DHS) that affect seniors (aged 65 and over) and adults with disabilities. Many of these programs are designed to help people to live independent, meaningful lives. Services include in-home care, in-home meal delivery, transportation for medical appointments/shopping, conservatorships, and housing help, including assisted living at public institutions, and housing for the homeless.

San Francisco's budget problems have resulted in reduced funding for many programs. It is, therefore, important to make sure each dollar is spent wisely. Furthermore, as is the case with many cities, San Francisco senior population is growing. People are living longer and for many seniors, the convenience and attractions of city life are appealing. As the oldest baby boomers age, they will be joining the senior citizen ranks in record numbers. These and other factors will present the city with many challenges and opportunities. We are fortunate to have Gustavo working to better the lives of all San Franciscans.

IS HOME OWNERSHIP POSSIBLE

On Monday, January 31, the **San Francisco Tenancies in Common Coalition (SFTICC)**, met at 910 Baker Street. **SFTICC** is working in tandem with advocates from **Plan C** and **SFSOS** to make affordable housing possible in San Francisco. **Supervisor Bevan Dufty** was the guest speaker. He reported on legislation he plans to introduce with **Supervisor Micaela Alioto-Pier** focused on the advocates concerns.

As Dufty explained, last Fall he and Alioto-Pier had been contacted by many residents in their districts concerned about legislation put forward by Supervisor Chris Daly. Daly proposed to make all two-unit TICs subject to the condominium conversion lottery. Dufty, Alioto-Pier and others on the board were able to amend the legislation on their constituents' behalf. Most two-unit TICs were kept out of the lottery process.

Our district, #8, has the highest percentage of TICs in the city. TICs allow a group of individuals to purchase a 2 - 6 unit building together and are, for many, an affordable way to enter into home ownership. After meeting certain requirements, owners can then enter the city's condominium conversion lottery, which is limited to 200 units annually, in hopes of converting their TICs into condos.

The condominium conversion process can be burdensome challenge. Applicants can spend years in the lottery system waiting for a winning number. In many cases, these are buildings that are 100% owner-occupied. The **Alioto-Pier/Dufty** plan would allow fully owner occupied TICs of 2 - 6 unit buildings to be converted to condominiums without entering the lottery. This would be a one time event. Given that all the units must be owner occupied, no tenant displacements will take place.

At the Baker Street public meeting, **Dufty** also mentioned other legislation that is being drafted that would: 1) increase the number of condominium conversions each year, 2) allow TIC owners in buildings that are 50% or more owner occupied to convert to condominiums while offering protections to



EVPA Proclamation Award Winners for 4th Quarter 2004

EVPA is proud to honor those in the neighborhood who go the extra mile. Quarter 4 winners were **Officer Jane Warner** for SF Patrol Special Police (left), **Officer Lisa Frazer** of the San Francisco Police (right) both pictured with **Adam Hagen**, the third winner for this quarter. Officers Warner and Frazer were honored for their continued dedication to the neighborhood and Adam was honored for his efforts in organizing the EVPA contingent at the Castro Street Fair this past fall. Congratulations to all!



If you have someone you'd like to recognize for going above and beyond for the good of our neighborhood. Please let a Board Officer know or email us at editor@evpa.org. Recipients are voted at the EVPA General Membership Meetings.

ADVERTISE IN THE EUREKA!

There is no better time to place an ad in the Eureka than now. Announcing our new incentive program – plan ahead and save some money while letting your neighbors know how best to support your business. Ad rates are as follows, to sign up please contact Gustavo Serina at gserina@aol.com.

1 month, \$35	9
3 months, \$90	12 months,
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