



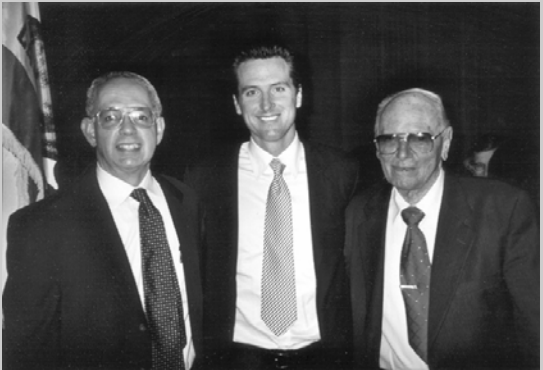
Eureka!

News for Eureka Valley, Upper Market, Castro, Duboce & Twin Peaks. Published by the
Eureka Valley Promotion Association
Serving the neighborhood since 1881.

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www.EVPA.org

www.PinkTrianglePark.org



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

A Home for the GLBT Historical Society in Eureka Valley

The GLBT Historical Society is involved in ongoing discussions with the San Francisco Public Library and San Francisco Supervisor Bevan Dufty regarding a proposal to expand the Eureka Valley/Harvey Milk Memorial branch library in the neighborhood to provide a permanent home for the Historical Society's galleries and archives.

The branch is currently slated for seismic and disability-access upgrades. If the co-location project goes forward, the library would build an expanded branch. The Historical Society would receive separate space in the new building and would remain independent. The new building also would provide the library itself with space for expanded neighborhood programs and services.

The mission of the GLBT Historical Society is to collect, preserve, exhibit, and otherwise make available to the public historical, cultural, and artistic materials related to gay, lesbian, bisex-

EVRC PROJECT STATUS

EVRC closed in late 2003. General contractor, Kin Wo Construction, officially began work on February 9, 2004. Construction is currently 61% complete. The site preparation work and building shell (the exterior walls) are near completion, with finish work on the interior and playground to follow.

The project is currently 13% behind schedule and on February 3, 2005, staff in the Capital Improvement Division recommended that the Recreation and Park Committee increase the budget and time of the EVRC project. Staff will present the following information to the full Recreation & Park Commission on the February 17, 2005.



During the demolition work, unforeseen hazardous materials were found, tested, and removed resulting in unanticipated costs and time extension to the project. The proposed design called for the existing hydronic (piping) systems to be reused. Once exposed, both inspections and pressure tests in the field proved that the existing systems were not to current standards, and did not hold pressure to the new Teen Building and other renovated areas. A new system was approved, incurring additional costs to the project. In addition, during heavy rains in October 2004, the Auditorium roof showed signs of a leak. Staff recommended that the contractor replace the auditorium roof prior to the installation of the new mezzanine windows to insure a proper installation of the entire roof/window ensemble. The roof replacement was unanticipated and not part of the original contract.

The revised opening date is expected to be October 2005. You may contact Denise Loo, Project Director, Recreation & Park Department Capital Division by email at Denise.Loo@sfgov.org, or Sheri Costa, Public Information Officer, Department of Public Works at 415.437.7009.

Handy Resources for Home

Report Litter 28-CLEAN
Report Graffiti 241-WASH
Police Non-Emergency 553-0123
Police/Mission Station 558-5400
Help A Homeless Person 431-7400
(Mobile Assistance Patrol dispatched)
Street Cleaning 695-2017 or 695-2020
S.F. Supervisor Bevan Dufty's Office
Bevan Dufty 554-6968
bevan.dufty@sfgov.org

2005 EVPA OFFICERS AND BOARD MEMBERS

President: Adam Hagen

Secretary: Frank Weiss

Treasurer: David Weiss

At-Large Board Members: Mike Babbitt, Lion Barnett,
Foster, Gustavo Serina

Joe

Join EVPA by Sending Us This Completed Membership Application

Name: _____
First Last

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Address: _____ Apt. _____

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Day Phone: (____) _____ Evening Phone: (____) _____ Email
Address: _____ (EVPA does
not share your contact information with other groups)

My concerns for the neighborhood include _____

I am interested in working on the following issues:

____ City Planning/Zoning ____ Transportation, Utilities & Neighborhood Commerce ____ Public

Health/Safety ____ Education/Recreation ____ Membership & Promotion

____ Finance ____ Internal Affairs ____ Pink Triangle Park

____ **Renewing membership.** ____ **New membership.**

____ I wish to receive my copy of the Eureka! Via the internet rather than by US Mail

Annual Membership dues are \$15 per calendar year for individuals or \$24 for households, businesses or nonprofits in Castro, Upper Market, and Duboce Triangle (Eureka Valley). EVPA is a non-profit California corporation. Please return this form with your check payable to EVPA to:

EVPA, PO Box 14137, San Francisco, CA 94114-0137.

TIC Con't

tenants. Currently, 200 units per year can be converted. This is not meeting demand.

Dufty, impressed by the large audience in attendance, commended the audience of nearly 100 for working together. He mentioned that he had also attended at meeting at the LGBT Community Center where a group of HIV+ San Franciscans expressed the similar concerns regarding home ownership as **SFTICC**, **Plan C**, and **SFSOS** ---
- San Franciscans who want homeownership in the city of San Francisco not the "greater Bay Area."

For more information, please contact Supervisor Dufty's office (415) 554-6968, Supervisor Alioto-Pier (415-554-7752) or visit the websites below.

www.sfticcoalition.com

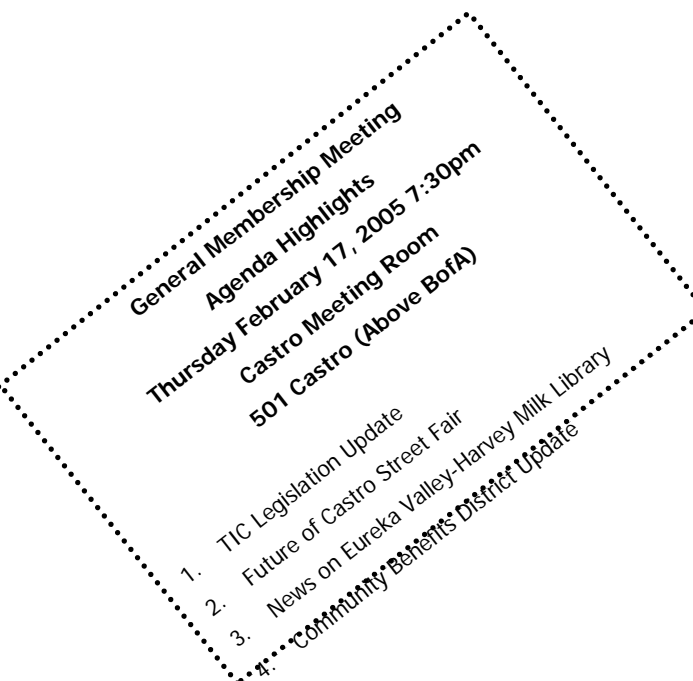
www.sfsos.org

www.planccsf.org

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San Francisco, CA 94114-0137
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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,
\$270	



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Install shelving Make a door fit Pack things to ship Small carpentry jobs Organize your storage Put together kit furniture
Some plumbing/electric Restore/install artwork Built bookcase to fit Consumer advice Short notice jobs Organize a move
Bob 431-8428 bob@bobburnside.com



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