



Hayes Valley Art Works: A Community Creation Space

When we meet new people, or spend time with friends, we strive for way to connect. Hayes Valley Art Works (HVAW) is a place to connect, a community creation space whose mission is to build community through art. Located on the east side of Octavia between Oak and Page, on Parcels R and S, HVAW is dedicated to connecting community and sharing the work of Bay Area artists, especially those from underserved communities. The ever-evolving site is open Friday-Sunday 11-5, and Monday 11-3. We are here as a resource for folks to come together and discuss, learn, teach, share and express artistic vision for the betterment of the neighborhood.

Thanks to the efforts of HVNA, community leaders and Supervisor London Breed, a grant was included in last year's City budget. We applied and were awarded the grant through the San Francisco Arts Commission in April. Funds should be available soon.

We also have a new fiscal sponsor, Intersection for the Arts, a 501(c)(3) nonprofit organization, which allows us to offer tax deductions for contributions. Intersection provides Bay Area based artists and arts organizations with resources, community and cultural space in order to develop sustainable practices.

In response to this generous funding, we are announcing an open call for art for exhibition in the gallery, and for outdoor sculpture and art. We also have funding for a variety of workshops and other events on site. We invite artists and community members to get involved in leading workshops - if you have an art or skill that you can share, please contact us at hvawsf@gmail.com, or visit our website, hayesvalleyartworks.org, for more information.

We also need volunteers and participants - we need you in the community! This space is for you and about you. A place to connect to neighbors, a place where art, nature and the urban environment meet. Please come by and participate - view the art, take a workshop, lead a workshop, pull weeds or plant seeds in the garden, paint a canvas, or a chair, or just sit and enjoy the garden.

Who we are: HVAW grew out of Hayes Valley Farm and the efforts of individual artists and the Hayes Valley Arts Coalition to build community through art and engagement. Through the efforts HVNA and community leaders, HVAW emerged on Parcel O — the sunny empty lot where the freeway exit ramp once cast its long shadow — as a place for people to get out of their cars, engage with artists, neighbors and nature in one of the increasingly rare open spaces in a quickly changing urban environment.



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This "neighborhood activation" of our empty spaces was called for in the Market Octavia Better Neighborhood Plan; this was a key reason that HVNA originated the HVAW project to temporarily occupy the empty freeway parcels.

Last July, Parcel O broke ground for new affordable housing, and we moved to our current location. Since then, the two lots have transformed. Parcel R serves as a central gathering area for activities, with seating areas and a converted container gallery, a central sculpture by local sculptor Philippe Jestin, and a garden resplendent with chamomile and geranium preserved from the old garden, as well as sunflowers (thanks to volunteer Alex). Parcel S is still in development as a sculpture garden, and has a new walking labyrinth in its center.

We recently purchased our 20' shipping container gallery after a generous long-term loan from Haight Street Art Center. Local muralist Tall Painter*, and artists Earl Speas and Daniel Farnan painted the exterior with a mural bursting with color. The interior is undergoing a renovation and will be reopening with a new exhibition in June. Upcoming exhibits of local artists include abstract artist Isabel Koopman, painters Colette Hannahan and Lucia Gonnella, and in September a special exhibition from the artists of The Arc of San Francisco. We invite Bay Area artists to submit their work. Please visit our website for details.

We also have ongoing creative events every week. On Fridays, local artist Earl Speas hosts the popular "Maker's Friday" from 12-2pm. On Saturdays, we host "Art In the Garden" with either a guest artist or open drawing and painting. Sundays is "Writing and Weeding." Stipends are available for artists who wish to lead workshops. Sign up at our Meetup group. And you're always welcome to drop by any day to write or paint or just sit and read a book - no sign-up required.

The garden on both parcels is maintained by volunteers. In addition to its beauty, the garden supports pollinators and birds. Our longtime partner, Friends of the Urban Forest, incubates trees on site, and their Green Teens nurture native plant species. The Arc of San Francisco also partners with us to maintain the garden.

Parcel S (Lily-Page) was vandalized with herbicide last year, and the plants left by previous occupant Growing Home were destroyed. With help of a generous donation of compost from Recology, we've been able to bring the parcel back to life.

We are actively recruiting garden sculpture - please contact us! Volunteer and artist Michelle Echenique is creating interactive pieces, including work in progress "Beer Nuts," comprised of walnut shells and beer bottle tops tied on the fence. We also recently accessioned Rikki List's "Mr. Dog," a life sized human figure with a hound head, which has generated a great response. Artist Todd Young donated his gorgeous "Hayes Valley Art Works" sign atop the fence.

We are in the process of constructing an 8' x 8' foot creative work structure for workshops. We hope to install a solar power system, as we currently have no electric power. Donations of solar equipment or expertise welcome!

Finally, we thank all the artists, visitors and volunteers who have sustained Hayes Valley Art Works over the years. If you can donate time, funds, or wish list items, please come by,

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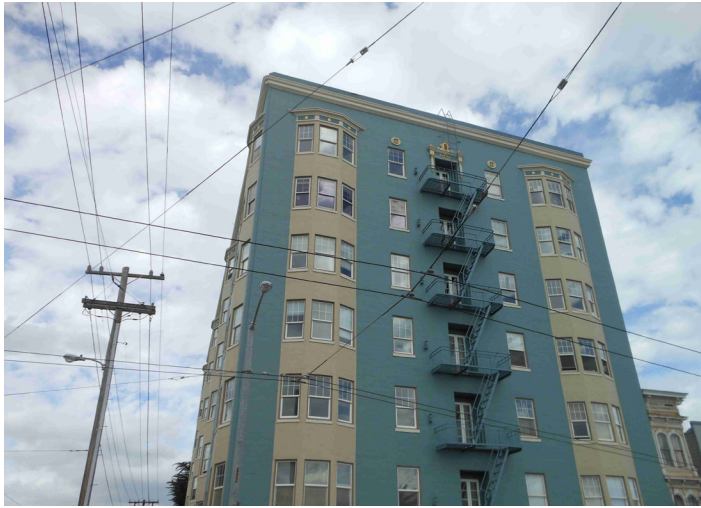
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Proposed SF Legislation to Protect Tenants from Real Estate Speculators

By: Jason Henderson, Chair, Transportation and Planning Committee

Recently, legislation amending the City’s rent ordinance and limiting landlord ‘passthrough’ of debt service and property tax passed unanimously at the board of supervisors. This ordinance, sponsored by District One Supervisor Sandra Fewer (Richmond District) is co-sponsored by five other Supervisors (Kim, Peskin, Ronen, Sheehy, and Yee). It would ban debt service and property tax from being passed on to tenants. HVNA’s Transportation & Planning Committee discussed this ordinance and endorsed adoption at the Board of Supervisors.

Here’s why:

Currently under SF law, a landlord can petition the Rent Board for an Operating & Maintenance (O&M) Passthrough to pass on additional costs and expenses to tenants when a new landlord’s costs and expenses exceed the annual rent increase. This rent increase is a permanent 7% rent increase to the tenant’s monthly base rent – a tremendous hardship for many tenants.

While this pass through includes a number of costs and expenses, debt service and property tax consistently rank as the largest expense items by far. Debt service refers to the payments on a loan taken out by an owner to buy a building. A large amount of debt service indicates that the owner has taken out a large loan to buy the building. This practice inflates the value of the building, the land, and the amount of property tax as well.

As tenants continue to experience greater consolidation and speculation in SF’s rental market, more tenants are receiving this particular passthrough. In FY2010-11, the Rent Board received 20 petitions. Between January 2017 and March 20, 2018, the Rent Board received 118 petitions— a dramatic 490% increase. Among those 118 petitions, about 75% seem to belong to corporate, regional, and statewide investors and investment firms, as well as known “bad actors” in real estate. Many renters in Hayes Valley have been already burdened with substantial rent increases from these passthroughs, while other petitions are pending.

This ordinance would reform this speculator subsidy by banning debt service and property tax from being passed on to tenants. It would also strengthen tenants’ ability in Rent Board hearings to challenge

unreasonable costs that seem inconsistent with existing tenants’ socioeconomic status.

Housing security is a top priority of HVNA, which has long stood with renters and lower-income residents to stay in their homes. We’ve endorsed ballot measures protecting tenants and endorsed legislation at City Hall producing more affordable rental housing. Affordable housing and, maintaining neighborhood stability and diversity were top concerns raised at HVNA’s board and community retreat in January 2017 and are part of this organization’s mission of inclusiveness. For all of these reasons, HVNA’s Transportation and Planning Committee proudly supports the new policies to limit passing on debt finances and property taxes to already burdened tenants.



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Hayes Valley Update on New Development

Jason Henderson and Ben Zotto, HVNA board members

Development of former freeway land alongside Octavia Boulevard continues apace this spring, along with news on larger projects underway in the nearby Market/Van Ness “Hub” area. It should be noted that all of these projects were made possible because of HVNA’s persistent advocacy for less parking for cars and instead more housing. Here’s what’s in progress and coming soon:

- The large lot at the corner of Fell and Laguna Streets (parcel “O”) has been under active construction for several months. Structural framing is currently rising up from ground level. This contemporary set of buildings will welcome over a hundred new affordable (below market rate) homes for families and adults, as well as a corner retail space at the intersection. Smaller townhouse units will line Hickory Street, and the long-intended.
- pedestrian through-line connection running between Fell and Oak Streets at the middle of the block will appear as the project develops. (See photo above.) Estimated completion in 2019.
- One block closer to Patricia’s Green, parcels “M and N”, the two very petite lots that span from Fell to Oak Streets, will break ground with up to 24 new homes as soon as January 2019. Douglas Burnham of firm A+D is behind the clever, space-efficient design already won the Octavia Boulevard Housing Design Competition. (See photo)
- Over along Octavia, narrow lots between Oak and Haight Streets (parcels “R, S and U”) have just recently been awarded to the Tenderloin Neighborhood Development Corporation. Altogether, this project will bring 103 new below-market-rate homes for families and adults to the area, including 30 reserved for transitional aged youth.
- Nestled between Page and Rose Streets (parcel “T”), 27 new homes and ground-floor commercial space are soon to begin construction, built by DM Development and Edmonds+Lee Architects.

Down the street at Van Ness and Market, a handful of larger projects are moving forward, albeit somewhat more slowly:

- One Oak is apparently for sale. Entitled in 2017, this 40-story residential tower might now be owned by another outside investor

unacquainted with the institutional memory of the Market and Octavia Plan or the City’s development arena. HVNA remains very concerned about local developers receiving entitlements and then flipping the property, as has been the unfortunate case with 555 Fulton, Avalon Bay’s development at Fell and Oak, and other projects in the area.

- 10 South Van Ness (longtime Honda dealership) is slated to become a set of residential towers and mixed-use street spaces, developed by Crescent Partners. Its’ currently working its way through city environmental review. See here: http://sfmea.sfplanning.org/2015-004568ENV_10-SouthVanNessAve_IS_20180502.pdf HVNA continues to have major concerns about too much parking at this transit-rich location, impacts of swarming by Ubers and Lyfts, e-commerce deliveries, wind canopies, and the increment of affordable housing that will be part of this development. Additionally, empty retail at NEMA, also built by Crescent Partners, is a cautionary element to watch. Community-serving retail such as a grocery store will be needed and is warranted at this busy intersection. How the plans for making 12 th Street (between Market and Mission) a pedestrianized space is also a big concern.

In the meantime, the existing building was Bill Graham’s Fillmore West auditorium in the late 1960s and early 1970s. Starting in June it will reopen as a temporary music and event venue (“SVN West”) until the larger project is ready to go forward.

Hayes Valley Neighborhood Association is actively involved in the planning of developments in the neighborhood. Our Transportation & Planning Committee works with city planners, developers, and residents to ensure that Hayes Valley moves into the future as an ever-more welcoming, pedestrian, cyclist, and transit friendly neighborhood. Addressing affordability and neighborhood stability are also core issues of the committee. All interested HVNA members are invited to be part of this committee; contact chair Jason Henderson (jhenderson@sonic.net) for details.

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Living Alleys and Gardens in Hayes Valley

By Mark Stephenson, Greening Committee Chair

It's almost Summer and you can see the impact neighbors in Hayes Valley can have together. Working with neighborhood groups, Public Works and The Mayor's Office, the HVNA "Greening" Committee is focused on supporting the creation of Living Alleys (Lily, Linden etc.); Sidewalk Greening (see photo) in conjunction with The Friends of the Urban Forest (FUF); the restoration of key Hayes Valley thoroughfares (see photo of Octavia Blvd.) and to a more permanent solution to our unsightly trash situation...keeping our streets clean and green!

*Octavia Boulevard restored.**Working with FUF property owners can have Sidewalk Gardens as a fixture in front of their property. Hayes & Laguna there is real pride of garden going on!*

What was once a Freeway is now, once again, a beautiful thoroughfare in the heart of Hayes Valley. Gone are the waist high weeds, needles and trash. The trees are trimmed, irrigation renewed, and new plants and mulch placed. Now, when you walk Octavia Blvd and you see trash on the street...pick it up...so we can keep it fresh on Octavia. All of us can be a part of greening our neighborhood. green@hayesvalleysf.org

If you would like join forces with us there are two things you can do:

#1. "311": If you have a smart phone use the "311" application to report trash cans left out, trees in trouble and/or encampments. Use of the application will alert our friends at City Hall to the issue and provides critical data for ongoing public works planning

#2. Public Works Neighborhood Walk: Join us June 2nd 9AM SHARP in front of the Mercury Café (Page/Octavia) as we walk with Public Works officials to survey trash can placement & removal offenders; graffiti issues; and needed/refresh curb striping. Streets: Hayes, Octavia, Patricia's Green, Alleys-Linden, Ivy, Oak, Hickory, Laguna to start! Dress for walking and weather.

Frankly, it is really amazing what neighbors can do in conjunction with the very willing public works folks at Public Works and the Mayor's Office. Let's keep the streets of Hayes Valley clean and green!

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