



tenderloin neighborhood development corporation

2024 impact report

A portrait of a middle-aged man with dark, curly hair, smiling warmly at the camera. He is wearing a grey blazer over a light blue button-down shirt. The background is slightly out of focus, showing a red door and a window with white frames. A teal-colored rectangular overlay is positioned in the bottom left corner, containing the man's name and dates in white text.

maurilio león
(1976–2024)

remembering maurilio león

***maurilio dedicated
his life to fostering
opportunity, equity,
and generational
change for
immigrants,
low-income families,
and families of color***

As Chief Executive Officer, maurilio led the staff at TNDC with humility and served the people of San Francisco with a fierce passion for housing justice.

At TNDC, he leveraged his innovative leadership and his vast experience in the private, public, and nonprofit sectors to preserve communities, develop neighborhoods, and build housing opportunities for the City's most vulnerable residents.

His legacy will be felt in the Tenderloin and throughout all of San Francisco. The residents he stably housed and the buildings he erected will be enduring monuments to his public service.

Born into a Mexican immigrant farm-working family, maurilio became the first member of his family to attend college. He graduated from the University of California, Berkeley and earned a Master of Public Policy from the Harvard Kennedy School.

We remember him for the incredible leader, mentor, and friend that he was. His impact on TNDC and our lives will forever be cherished.

dear friends and partners,

2024 has been an eventful year marked by grief, progress, and hope. Early in the year, we suffered the sudden and tragic loss of our CEO maurillio león.

His leadership and vision shaped TNDC's commitment to serving those most in need, and we are more determined than ever to carry his legacy forward.

Since being appointed Interim Co-CEOs by the TNDC Board of Directors in February, we are proud to have presided over some major TNDC milestones in the continuation of this important work.

The achievements in this impact report are the results of a dedicated TNDC staff, engaged residents, committed community partners, and generous donors.

At the core of all our work is TNDC's theory of change: HOMES, HEALTH and VOICE. We

believe that safe homes, good health, and strong community advocacy are the building blocks of a just and equitable society.

Thank you for standing with us through challenge and triumph. Together, we will continue to build a more just San Francisco.

With gratitude,



Roxanne Huey



Katie Lamont



**CFO & Interim Co-CEO Roxanne Huey (L)
and COO & Interim Co-CEO Katie Lamont (R)**



snapshots of home



“I love living in the Tenderloin. This is home.”

— Salvador

“San Francisco is my hometown and where I want to be.”

— Marianah



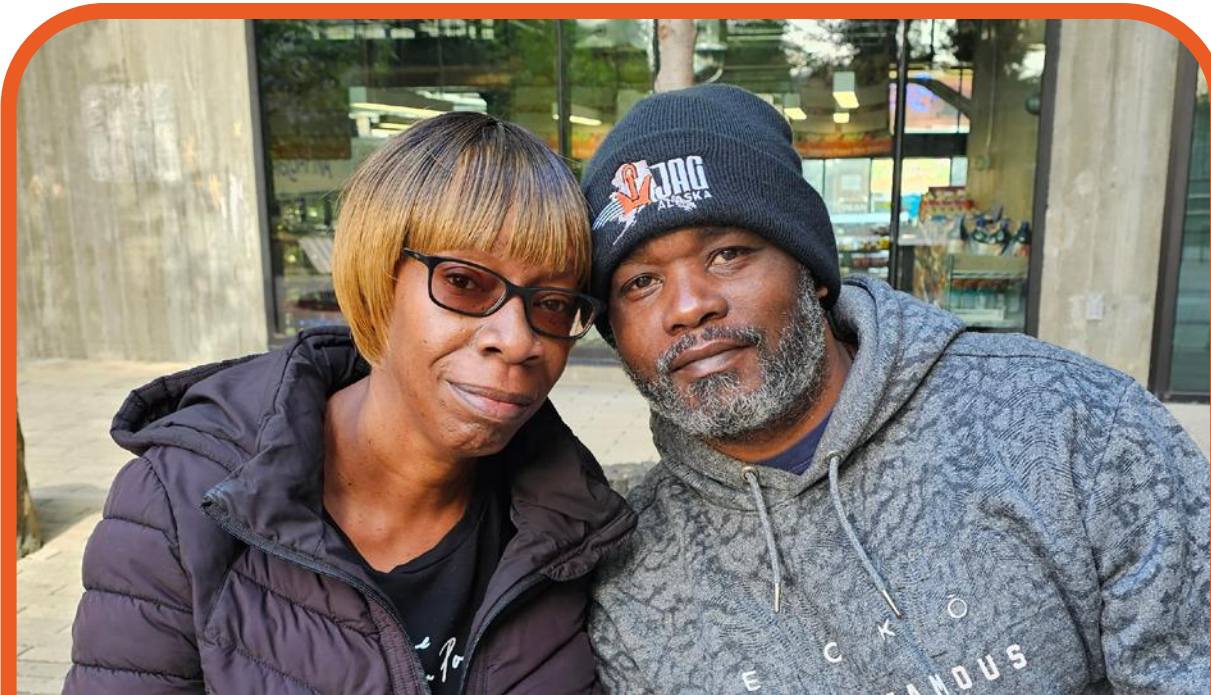
“My grandkids love to play in the courtyard. We love it here! This is a great place to live.”

— Dawna

tndc is home to more than 7,000 San Franciscan including working families, individuals, seniors, and transitional aged youth

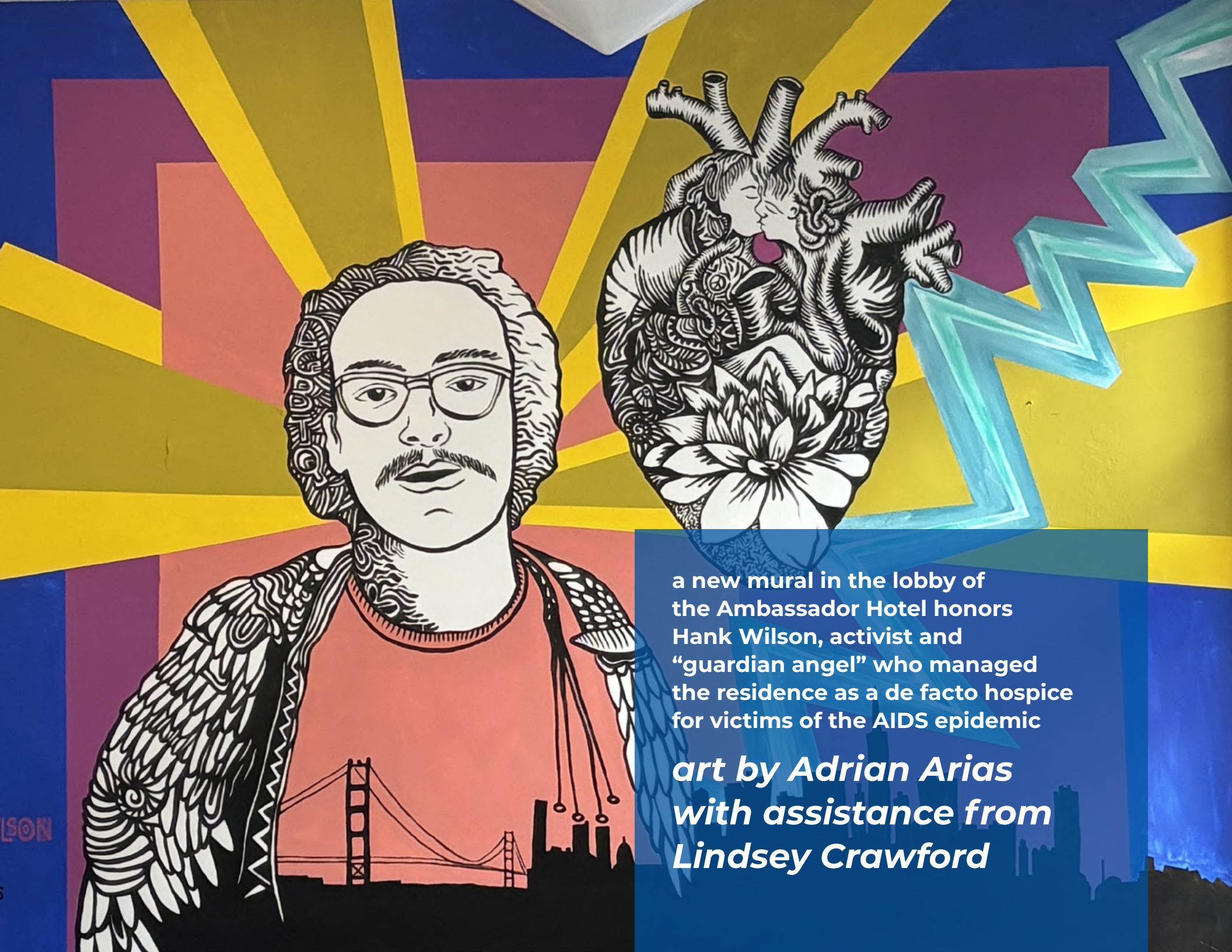
“My support system is in San Francisco. Everything that I know is here. If we would have had to leave, I do not know if me or my daughter would have survived.”

— Tracey



“The opportunity for my family to save money and build ourselves up is very appreciated.”

— Andrea



a new mural in the lobby of
the Ambassador Hotel honors
Hank Wilson, activist and
"guardian angel" who managed
the residence as a de facto hospice
for victims of the AIDS epidemic

*art by Adrian Arias
with assistance from
Lindsey Crawford*

opening doors in 2024

every new affordable home represents a new beginning for communities, families, and individuals

April:

grand re-opening of the historic Ambassador and Ritz Hotels after extensive renovations

June:

groundbreaking ceremony for 90 affordable homes at 2550 Irving St in the Sunset District

August:

grand opening of 203 affordable homes at 921 Howard St in SoMa

November:

grand opening of 70 affordable homes for individuals and formerly unhoused individuals at 180 Jones St in the Tenderloin

7,000+
residents

47
housing communities
with 8 more in development

4,800+
affordable homes across
8 SF neighborhoods

laying foundations

from the Sunset to the Haight, from Potrero Hill to the Richmond, TNDC serves all of San Francisco

the future of affordable housing in SF

383 6th Ave in the Richmond:

98 affordable homes for seniors including veterans and seniors who were formerly unhoused (2025)

730 Stanyan St in the Haight:

160 affordable homes for families, including formerly unhoused families, and transitional aged youth (2025)

78 Haight St in Hayes Valley:

63 affordable homes for families and transitional aged youth (2026)

2550 Irving St in the Sunset:

90 affordable homes for families and individuals (2026)

249 Pennsylvania Ave in Potrero Hill:

100+ affordable homes for families and formerly unhoused families and individuals

1234 Great Highway in the Sunset:

190+ affordable homes for seniors including seniors who were formerly unhoused

1377 Fell St in Lower Haight:

350+ affordable homes



breaking ground on 90 affordable homes
in the Sunset District, June 2024



The Tenderloin After-School Program (TASP) engages youth ages 7 to 18 with academic, social, recreational, and cultural activities in a safe and supportive environment

uplifting neighbors

As a leader in supportive housing, TNDC believes a home is the foundation of holistic wellness. That's why we provide a range of services focused on health, education, and quality of life to ensure that residents remain stably housed. The TNDC Tenant Community Services Team supports resident wellbeing with onsite services like social work case management and food pantries.

redefining supportive housing

This year, TNDC partnered with the SF Department of Homelessness and Supportive Housing and Cardea Health to pilot a program providing on-site medical care to residents of TNDC's Kelly Cullen Community in the heart of the Tenderloin.

The program provides around-the-clock care to residents who have experienced chronic homelessness and who have complex medical and behavioral health needs. In-home care contributes to keeping residents stably housed.

supporting residents through social work

more than 5,000
residents opted in to receive
services from TNDC Social Workers

**the TNDC Nutrition Program
distributed more than
1M pounds
of free food this year**

empowering communities

TNDC's Community Organizing Team urges neighbors to use their voices for positive change. Our power is in our community groups. We strive for equity, voter engagement, food security, transit justice, and safe streets.

The Tenderloin Food Policy Council engages over 45 community stakeholders in food justice advocacy



rallying to save Market Match—an essential food resource program for low-income families



Policy work is rooted in the Tenderloin where we invest in local leadership and provide resources for streets for all neighbors.

getting out the vote at the “Walk with Windy” march to raise voter registration awareness



advocating for neighbors

The Community Organizing Team co-convenes the Tenderloin Food Policy Council, which celebrated its one-year anniversary this year with a Certificate of Honor from the SF Board of Supervisors.

Arm in arm with residents, neighbors, and other advocacy groups, Community Organizing campaigned to save Market Match, an essential state program that increases food security for low-income families.

During election seasons, Community Organizing hosts nonpartisan informational meetings, supports campaigns for progressive legislation, and conducts voter registration outreach.

As part of our safety work, the Community Organizing Team holds overdose awareness workshops.

affordable housing is sustainable housing

TNDC's Sustainability Team recycles, composts, electrifies, decarbonizes, conserves, and saves across the TNDC building portfolio. Every residence presents an opportunity to meet and beat new goals in efficiency and environmental standards.

Since 2022, the Sustainability Team has made free energy efficient upgrades to 31 properties in partnership with PG&E. Improvements include low-flow fixtures LED lighting, and energy star-rated appliances.

TNDC has been a Better Building Challenge partner since 2013 and we achieved the ten-year goal — 20% reduction in energy and water usage — within five years. As such, 2018 became a baseline for another cycle of 20% reduction in ten years.

The Sustainability Team completed seven partial electrification projects, with a total cost of \$4.3M, offset by \$3.7M in grants, incentives, and rebates.

24M+

**gallons of water conserved and
\$772K saved annually through
low-flow replacements**

25%

**greenhouse gas reduction
(50% goal by 2031)**

50%

**waste diversion rate via recycling and
composting (60% goal by 2030)**

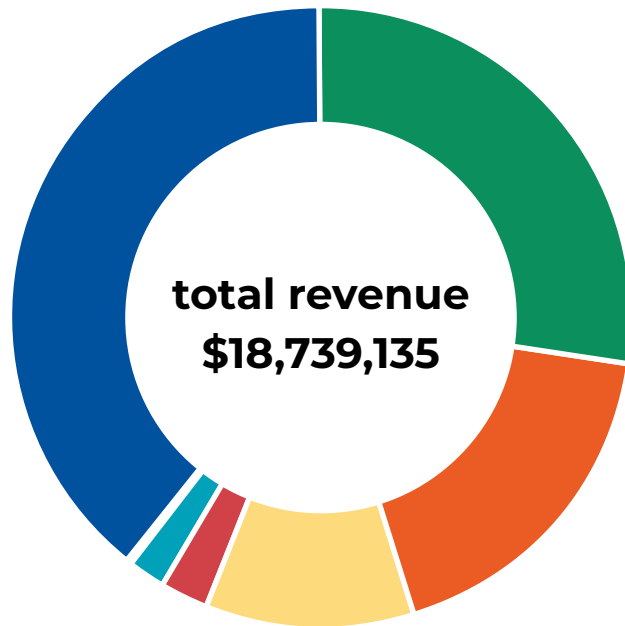


solar panel roofscape in the Tenderloin — a key component in TNDC's decarbonization efforts

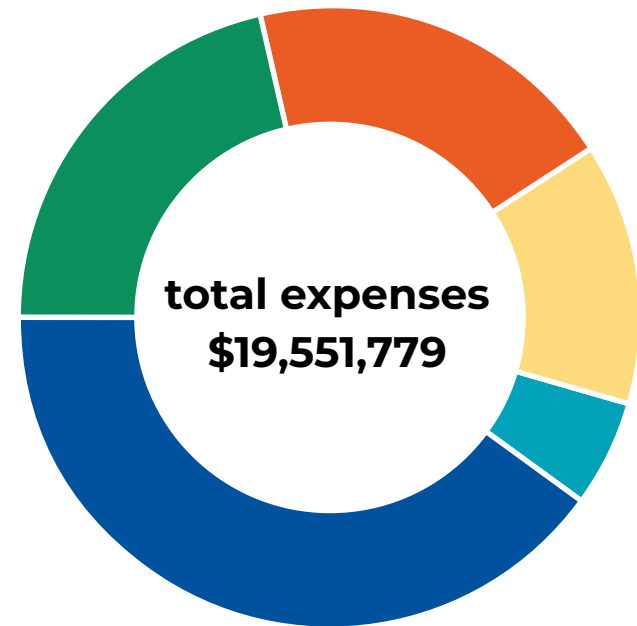


cutting the ribbon on 203 new
affordable homes at 921 Howard St
in SoMa, August 2024

2023 financials



- 39.2% management fees
- 27.2% developer fees
- 17.9% foundations & corporations
- 10.8% other
- 2.3% individual gifts
- 2.2% events



- 40.2% management & general
- 21.3% tenant services
- 19.5% housing services
- 13.4% housing development
- 5.5% fundraising



a massive seven-story mural reflecting the cultural diversity of the Richmond District covers one whole side of 383 6th Ave-- affordable housing for seniors, which is set to open in 2025

artist: Sorell Raino-Tsui of ABG Art Group

tndc leadership

EXECUTIVE TEAM

KATIE LAMONT

Interim Co-CEO,
Chief Operations Officer

ROXANNE HUEY

Interim Co-CEO,
Chief Financial Officer

AMORY SHARPE

Chief Fund Development
and Strategy Officer

BIMI MENEGATTI

Chief People Officer

2024 BOARD OF DIRECTORS

SUSAN JOHNSON President

FERNANDO PUJALS Vice President

TIFFANY BOHEE Secretary

TRACEY EDWARDS Treasurer

DAVID KROOT

JIM CERVANTES

MARK CLOUTIER

JANE GRAF

WYLIE LIU

FREDDY MARTIN

KATHY ROCK

BIRUTE SKURDENIS

MICHAEL VUONG

KATHY WOLFE

KENNETH KIM

thank you to

2023 foundation & corporate supporters

\$1,000,000+

Crankstart Foundation

\$100,000 – \$999,999

NeighborWorks America

Wells Fargo Foundation

Power Station Foundation

William Randolph Hearst Foundation

\$25,000 – \$99,999

Mimi and Peter Haas Fund

Bank of America

Capital One Financial Corporation

The Hellman Foundation

The Eucalyptus Foundation

Anonymous

Enterprise Community Partners, Inc.

Anonymous

Cahill Contractors

US Bank Foundation

First Citizens Bank

The Mary A. Crocker Trust

The Morris Stulsافت Foundation

\$10,000 – \$24,999

D + H Construction

JPMorganChase

Nibbi Brothers General Contractors

James E. Roberts-Obayashi Corporation

Dolby Laboratories, Inc.

Swinerton Builders

Cathay Bank Foundation

William G. Gilmore Foundation

O'Brien Mechanical, Inc. II

Nor Cal Carpenters Union

Golden State Warriors

Suffolk Construction Company, Inc.

Alexander M. & June L. Maisin Foundation of the Jewish Community Federation and Endowment Fund

Ann and Gordon Getty Foundation

Chip Conley Foundation

Lyda and Rico DeLuca Foundation

\$5,000 – \$9,999

ACRISURE

Guzman Construction Group, Inc.

Mechanics Bank

Bornstein Law

Ferber Law, A Professional Corporation

Mithun

Rockridge Geotechnical

The Walt Disney Company Foundation

MAG Management, Inc.

Related California Residential

Alice Phelan Sullivan Corporation

Bay City Mechanical, Inc.

David Baker Architects

Gubb & Barshay LLP

Kaiser Permanente

Lindquist, von Husen & Joyce LLP

AO Dragge Foundation

The Stanley S. Langendorf Foundation

East Bay Asian Local Development Corporation

\$1,000 – \$4,999

BlackRock

Federal Home Loan Bank of San Francisco

San Francisco Firefighters Local 798

BCCI Construction Company

North East Medical Services (NEMS)

PYATOK architecture + urban design

Chinatown Community Development Center

Van Meter Williams Pollack LLP

Community Thrift Store

Arthur J. Gallagher & Co. Insurance Services

BBI Construction

Construction Testing Services

Farella Braun + Martel LLP

Ground Control Inc.
Leddy Maytum Stacy Architects
Reuben, Junius & Rose, LLP
Smart Building
Urban Design Consulting
Engineers
Waypoint Consulting, Inc.
Farallon Capital Management, LLC
The Grey Family Foundation
Blackrock Concrete
CTBC Bank
Dolan Concrete Construction
Egan Plumbing
Valdez Painting
Community Economics, Inc.
Goldfarb & Lipman LLP
GTG Consultants PC
LDP Architecture | Levy Design
Partners
United California Glass & Door Co.
RMLow Foundation
Alcatraz City Cruises
ASF Electric

BAR Architects
Brayer Electric Company
Curtis Development
Gelfand Partners Architects
Hanson Bridgett, LLP
J O'Driscoll Electrical
Langan Engineering and
Environmental Services
Level 5, Inc.
mack5 Project & Construction
Management
Market Design Furniture
OM3 Inc.
Pacific Structures
Paulett Taggart Architects
Perry Architects
San Francisco Giants
TEF Design
Corporation for Supportive
Housing
Google
The Junior League of San
Francisco

Citi
Hok, Inc.
Midtown Garage Associates
Netflix
Hobson/Lucas Family Foundation
The Swig Foundation
The San Francisco Garden Club
San Francisco Housing
Accelerator Fund
San Francisco Housing Action
Coalition

\$500 – \$999

Pacific Gas and Electric Company
California Housing Partnership
Corporation
HVVW8 Inc. Trucking
Bay Area Mechanical &
Engineering, Inc.
Luk and Associates
Martin M. Ron Associates, Inc.
UCSF Community & Government
Relations
SurveyMonkey Inc.

\$100 – \$499

Shell Oil Company Foundation
Chengco, Inc
Arana Group
The H&R Block Foundation
Community Forward SF
Alternative Techs Cooperative
Microsoft
PlayStation
Q&A Consulting
Charles Schwab Corporation
Gartner
Goldman, Sachs and Co. Matching
Gift Program
Kabuki Springs and Spa
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our donors



**“These murals
are for you and
the residents and
the staff to find a
moment to rest,
reflect, find some
peace, and really
dive into and
discover your
own power.”**

**— muralist, Lorraine
García-Nakata**

mural unveiling at Casa Adelante in the Mission, October



tndc.org

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San Francisco, CA 94102
501(c)3 Tax ID 94-2761808

the mission of tndc is to develop community and provide affordable housing and services for people with low incomes in the Tenderloin and throughout San Francisco to promote equitable access to opportunity and resources.

**click here to support TNDC and
affordable housing in San Francisco**