

A Conversation on Housing and Community Development
Wednesday, February 20, 2019
Dr. George W. Davis Senior Center (Bayview Hunters Point/District 10)

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Barriers to Fair Housing Break-out Groups

Session #1

1. What's important to you that brought you here tonight?

- Familiarize with process
- Shrinkage of affordable housing (less)
- Affordable housing income bands too restrictive, does not serve low-income or moderate
- Challenges of using COP. Looking for more information/resources
- To hear & listen

Station 1 – Neighborhood Change and Choice

2. Based on the maps and your personal experience, what are the most important or noteworthy changes in this neighborhood in the past 5 years?

- Shrinking number of African Americans
- Homeownership prices have increased
- Do not see diversity within our community- socially
- African American culture not visible in fullness anymore/ fewer churches
- Reduced sense of community
- Cost of housing increased

3. What do you think has caused or contributed to those changes in your neighborhood?

- Increased cost of living
- Increase in homelessness
 - No mental health support
 - No housing
- Lack of accountability for sites serving homeless
 - Drug example
- Increase resources to ensure empathy possible
 - See that people just doing their jobs – cycling

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- Anxiety because people don't know where they will live/ get second chance job opportunities / options not affordable

4. If money were not object, where would you choose to live (top 3 desirable places) and where would you choose to not live (top 3 least desirable places)?

- Most desirable places to live per map – Bayview (11), Portola (2), Brisbane, Dogpatch (3), Potrero Hill (2), Mission (3), Twin Peaks, St. Francis Woods (3), Haight-Ashbury, Buena Vista Heights, Seacliff (2), Outer Richmond, Inner Richmond (2), Marina (2), Hayes Valley, Duboce Triangle (2), South of Market, Marin County (3), Healdsburg, Brisbane, Woodside (2)
- Least desirable places to live per map – Outer Richmond (4), Outer Sunset (2), Excelsior, Crocker Amazon, Visitacion Valley, Bayview (2), Bayshore, South of Market (2), Western Addition, Marina, City of Richmond, East Palo Alto (2), East Oakland (3)

5. What makes a neighborhood a desirable place to live?

- Views
- Family
- Weather
- Home
- Transportation
- History
- Character
- Jobs – new ones!
- Education
- Safety
- Parks
- Shopping
- Access to travel
- Good services – gas stations
- Healthy, quality foods (rest & grocery)
- Business opportunities
- Entertainment
- Churches
- Community Fairs/ Activities

6. Do you feel like you have a choice in where you live? And where do you live now (zip code)?

No choice			A lot of choice
x	x	x	
94124	94124	94124	

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7. What makes you feel like you have a choice or don't have a choice?

- No longer feel like we belong
- Effect of system
- Effect of gang injunctions/ records
- Cost
- Exploitive financial products

Station 2 – Access to Opportunity

8. What are the most pressing challenges to getting or keeping a job for you and for others in your neighborhood?

- Education in SF because less favored by recruiters
- Insufficient educational showing/ testing for college

9. What has helped you or others in your neighborhood get or a keep a job?

- Community building/ capacity to leverage

10. What are the most pressing challenges that you or others in your neighborhood face in accessing public transportation?

- [no answers given]

11. What has helped you or others in your neighborhood in accessing public transportation?

- [no answers given]

12. What are the most pressing challenges that you or others in your neighborhood face in living in or creating more healthy neighborhoods?

- [no answers given]

13. What has helped you or others in your neighborhood in live in or create healthy neighborhoods?

- [no answers given]

Station 3: Fair Housing Violations

14. Have you or a member of your household experienced a violation of your fair housing protections?

- [no answers given]

15. What did you do/Who did you go to for support? How helpful was it?

- [no answers given]

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Session #2

1. What's important to you that brought you here tonight?

- Future of Bayview
- Affordable housing for African Americans
- Hearing the policies about fair housing
- Feeling disconnected & trying to decide whether to stay or leave
- Challenges for families to get housing with children
- Cost of housing/ occupancy STD's
- Learn about housing issues here

Station 1 – Neighborhood Change and Choice

2. Based on the maps and your personal experience, what are the most important or noteworthy changes in this neighborhood in the past 5 years?

- African Americans leaving – elders pass & families move
- A lot of development – for newcomers
- Types of businesses have changed, catering to newcomers
 - Though most avoid 3rd street
- Fewer familiar faces/ names changing without regard to history
- Few legacy residents shop on 3rd/ Fight for what should be on 3rd street

3. What do you think has caused or contributed to those changes in your neighborhood?

- Lack of appropriate law enforcement
- Lack of response by city for public SVC's
- Media coverage – bias
- Impact of development of nearby areas (Dogpatch/ UCSF)
- Dot Com Boom
- Availability of land in southeast sector
 - Increase of density in Bayview
- Mental illness
- Lack of funding for youth, homeless, mental health programs
- Cost of rent
- Impact of policies (Health Dept., Planning, etc.)
- Poorly performing schools
 - Families moving away

4. If money were not object, where would you choose to live (top 3 desirable places) and where would you choose to not live (top 3 least desirable places)?

- [no answers given]

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5. What makes a neighborhood a desirable place to live?

- Amenities – groceries, community centers, churches
- Sense of community
- Weather
- Transportation
- Walkability
- View
- Feel connected
- Institutions
- Parks & Open Space
- QUALITY food sources

6. Do you feel like you have a choice in where you live? And where do you live now (zip code)?

No choice							A lot of choice
x	x	x	x	x	x	x	
94110	94110	94110	945019	94110	94124	94124	

7. What makes you feel like you have a choice or don't have a choice?

- Discrimination – racism
- Access to capital
 - Ability to qualify
- Family property ownership

Station 2 – Access to Opportunity

8. What are the most pressing challenges to getting or keeping a job for you and for others in your neighborhood?

- [no answers given]

9. What has helped you or others in your neighborhood get or a keep a job?

- [no answers given]

10. What are the most pressing challenges that you or others in your neighborhood face in accessing public transportation?

- [no answers given]

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- 11. What has helped you or others in your neighborhood in accessing public transportation?**
 - [no answers given]
- 12. What are the most pressing challenges that you or others in your neighborhood face in living in or creating more healthy neighborhoods?**
 - [no answers given]
- 13. What has helped you or others in your neighborhood in live in or create healthy neighborhoods?**
 - [no answers given]

Station 3: Fair Housing Violations

- 14. Have you or a member of your household experienced a violation of your fair housing protections?**
 - [no answers given]
- 15. What did you do/Who did you go to for support? How helpful was it?**
 - [no answers given]

Community Development/Social Service Needs Break-out Groups

Session #1

- 1. What is important to you that brought you here tonight?**
 - People origin/ current situation
 - Know more what people think about Bayview Plans
 - Increase services, Asian population help
 - Place to live/housing – upgrade and make room for others that are coming in
 - Developer – Help community better
 - Have providers, but don't have people to be heard
 - Homelessness/services
 - Seniors need to be in their home- hope to developed
 - Close down business to build homes, but still empty spaces.
- 2. Other than housing services, what are the services that are most important for you and/or your family?**
 - Mental Health
 - Job services – living wage jobs for both young adults and adults
 - Senior services – good access here, couldn't hurt to have more
 - Financial
 - More shelters
 - Homeless – jobs, started doing community work

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3. How would you find out about these services?

- Community centers
- YMCA → the same information/resources
- Churches

- Children centers can come in to do homework watch TV/ After school program
- More programs before / After school
- Services – health, housing, seniors
- Outreach – radio, workshop

4. What gets in the way of being able to access or use existing programs and services?

- Outreach- word of mouth
- Access services/ information
- Reference
- Outside the network
- Mass produce information/ centralized information
- More tabling/ Basic info flyering
- Transportation
- Language

5. If there are services that you use and you think needs to be improved, how do they need to be improved?

- Familiar places
- 1 Stop Shop information
- Multilingual
- Language
- Safety
- Fear
- Educate people about community
- Community Building Program
- Improving service
- Unpaid job program – difficult
- Pad job training/ internship
-

6. What are the services that you need but have been unable to find?

- Homelessness – where to find resources/ services local senior housing
- Local senior housing
- Multilingual services to find housing
- SBO connection?

7. What do you and others in your neighborhood need to get, keep and advance in a job?

- Veterans

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- Locked up/second chances – Employers
- Job programs – language translations /EAS
- Service local neighborhood
- Additional case management/ support
- Skills-training

8. How would you find out about services that would meet those needs?

- [no answers given]

9. What, if any, suggestions do you have for the City to improve access to good jobs?

- Specific employment pathways
- GED Completion
- City college
- Partnership
- Platform/ Job fairs
- Hire Bayview residents/ local hiring
- Employer accounting how many people they hire from job fairs

10. What would you and your family need in order to be financially stable and/or to be able to build wealth?

- [no answers given]

11. What are the public space improvements that you believe are needed in your neighborhood?

- [no answers given]

12. What do you like most and least about your neighborhood shopping area?

- [no answers given]

13. What are things that would build your sense of community?

- [no answers given]

Session #2

1. What is important to you that brought you here tonight?

- Any family in need – asking
- Toxic contamination in the Bayview
- Killing of young men of color
- Gentrification – people of color in Bayview Housing
- Territorial Block by block
- Don't know how to write
- No skills
- Financial services

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- Getting people to utilize, do not trust institution
- 2. Other than housing services, what are the services that are most important for you and/or your family?**
- Finding employment/ Job services
 - Positive Community Affairs
 - Child Care
 - Safety
 - Activities for the youth/ Positive apartments, affordable, trips
 - Mental Health, Substance abuse
 - Community Support
 - Longevity Jobs
 - Outsiders reap the benefits
 - No fruits or fruits/vegetables/ affordable/ accessible
 - Facilities in neighborhood that delivers outside the community
 - Housing, homelessness shelter/ multi-floors
 - Inadequate shelter
- 3. How would you find out about these services?**
- City department has to communicate better with each other
 - Share network
 - Information out
 - Offer places they can go outside neighborhood
 - Better communication/ Follow-up
 - Training
 - Positive Community Affairs
 - Cultural Sensitivity
- 4. What gets in the way of being able to access or use existing programs and services?**
- Financing to help residence
 - Racism
 - Rudeness / other race
 - Transportation
 - Mental Health
- 5. If there are services that you use and you think needs to be improved, how do they need to be improved?**
- T-Train – more than one train / can run more frequently to Bayview
 - Living wage jobs
 - Local hiring
 - Loss of basic institutions, pharmacy, banks
 - Better awareness from police
- 6. What are the services that you need but have been unable to find?**

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- [no answers given]
- 7. What do you and others in your neighborhood need to get, keep and advance in a job?**
- More access to free education
 - On the job training
 - Pay fees
 - Entrepreneurship opportunities
 - Incarcerated jobs/ hard to find/Re-enter job market
 - Professional development
 - Mentorship
 - NEW Business person mentored by seasoned business person
 - Creative job hubs/ Incubators
- 8. How would you find out about services that would meet those needs?**
- [no answers given]
- 9. What, if any, suggestions do you have for the City to improve access to good jobs?**
- Access to education
 - Job training
 - Practice test for City jobs
 - Credit for experiences in place of Degrees
 - Minimum qualifications
 - Wages for housework/ Expand
 - Pay foster parents double, but not pay parents
 - Local hiring
- 10. What would you and your family need in order to be financially stable and/or to be able to build wealth?**
- Affordable housing – REAL affordable housing!
 - Substantial living
 - System/ Rent control accountability basic standard of living
 - Strong department of DBI
 - Policing is very threatening – problem with law enforcement need attention – police accountability
 - Wealth education/ management
 - Financial literacy
 - Community involvement
 - Health First – good food, restaurants
 - Water contamination in Bayview/ Toxic
 - Liquor store closing early
- 11. What are the public space improvements that you believe are needed in your neighborhood?**
- City department denying problems

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- Health/Contamination sponsorship of the poison approved building in the toxic land, refuse to do EIR.

12. What do you like most and least about your neighborhood shopping area?

- [no answers given]

13. What are things that would build your sense of community?

- [no answers given]

Immediate Housing Needs Break-out Groups

Session #1

1. What is important to you that brought you here tonight?

- Small, inadequate housing, negatively impacting health, wants to stay in the community
- Need immediate housing, SRO (too small) wants housing in Bayview community
- In desperate need of housing, doesn't want to stay in a shelter
- Information about homeownership, or about MOHCD rental program (wants to stay/live in Bayview/Dogpatch)
- Needs adequate housing, is on multiple housing lists, in immediate need, elderly/ senior, health issues, the City system is like a run-around, paying more than 70% of income on rent.
- Son was on housing list, couldn't renew, needs housing
- Works for City, sees inadequate conditions like mold, and other unhealthy environmental issues, people need affordable housing, SRO's aren't suitable for families.

2. What do you and your family need to get or stay in housing?

- Housing authority list is too long, some people get housed faster than others (out of order), system needs to be improved
- Supports for women of color to get housing, issues with criminal records of family members
- Racial inequities throughout the housing system
- SRO environment is toxic, deaths in the building, drug users etc. → needs access to better housing, has been on Section 8 list for 5 years.
- Credit, good jobs, (not just SSI) are needed to get housing.
- SSI & disabled don't make enough to stay in housing and even SRO's

3. In your opinion, do you feel that existing housing services that address those needs are accessible to you and your family? Why or why not?

- Housing authority renewal issues → if someone leaves the household, can all the others stay? Changes in household should not disqualify for housing.
- Section 8 list is full, I need housing now
- Vouchers here (Section 8) you cannot stay in San Francisco
- People who grew up in San Francisco, people of color, do not get enough housing opportunity

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- 4. Thinking about specific groups of people, what would they need to get or stay in housing? Specific groups may include seniors and persons with disabilities.**
 - Farther up 3rd street, the housing has onsite gyms, big part of good health (mental & physical), clean environment
 - You have to spend time going to multiple locations, you need access to online & telephone
 - We need more 3 & 4 bedroom housing for young people to grow into and build a family, with playgrounds.
 - People live stressful lives, overcrowded, family housing
 - Build family housing
 - Challenges for formerly incarcerated to access housing in the system

- 5. If you wanted to learn about affordable rental or ownership opportunities, what method of being notified would you prefer?**
 - Email, text, phone call.
 - Mail
 - Newspaper → Examiner
 - Flyers (on street poles) (Posted in businesses)
 - Community facilities (like YMCA's etc.)
 - DAHLIA (this is good, email alerts)
 - Hard copies take too long in the mail
 - For homeownership, there might be a fear of applying, fear of unknown, think you will not get it.
 - How do you know if something is a scam? \$0 down, etc. offers online
 - If you come to meetings & show up, you aren't guaranteed any housing. That should change.

- 6. If homeownership is something that you're considering, what do you feel are the main barriers to purchasing a home in San Francisco?**
 - [no answers given]

- 7. What are the kinds of things that help people move on from temporary housing or shelter into more permanent housing? What gets in the way of moving on?**
 - [no answers given]

- 8. What are the public space improvements that you believe are needed in your neighborhood?**
 - Clean up the streets, there is trash everywhere
 - Add containers on the streets for recycling
 - Places for trash that are not dumping grounds
 - Clean up human waste on streets, access to public bathrooms. Streets are filthy.
 - Facilities for people to shower (public access)
 - Outdoor exercise activities
 - Spaces for youth, speakers for them etc.
 - Spaces for food donation, giveaway

- 9. What are things that would build your sense of community?**

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- Gentrification concerns, high income vs. low income
 - Include all people, not just some
- Art programs (inclusive)
- Adopt-a-neighbor

Session #2

1. What is important to you that brought you here tonight?

- Family has been in Bayview & Fillmore, homeless & drug-use is up. People need help; also TAY (18-24) transitioning out of systems have challenges; older adults who lost housing have troubles; people coming out of services (rehab for drug/alcohol) have trouble accessing services after.
- Problems with landlord, medical costs are half my check, so it's hard to pay other bills, need affordable housing (family, members with disabilities)
- Have section 8 voucher that landlords will not accept.
- Need for shelter beds in the Bayview
 - 1,200 homeless in District 10
 - 125 (2) shelter beds in District 10
 - Is active church
 - There is a Nav. Center (Bayshore)
- Needs for homeless seniors, come here to Dr. Davis

2. What do you and your family need to get or stay in housing?

- More money (rental subsidy)
- LIHTC rents are too high, SSI benefits is not enough money.
- People stay where they can stay, they don't go anywhere,; need more shelter beds & housing for low-income in the Bayview (homeless, undocumented)
- Affordable housing is not low-income housing
- Medical costs, dialysis vs. bills/rent) are unsustainable
- Mental health supports
- Medical program to check on people (once a week, make sure they) are taking meds.

3. In your opinion, do you feel that existing housing services that address those needs are accessible to you and your family? Why or why not?

- Funding commitments from City change
- If you do not have certain amount of years as homeless, then you cannot qualify for housing.
 - Need to prove sleep in car, street, etc. but not shelter
- System relies on individual interviewers (subjective)
- Seniors have trouble navigating the housing system
 - The seniors have children in home who's drug etc. can jeopardize their housing
 - Need a lawyer to navigate housing authority

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- Seniors → DAHLIA is good, but seniors do not have access to internet or people to do the applications for them.
 - Seniors → need supportive housing, are frail, the independent housing isn't good enough for them, (health declines and they die)
- 4. Thinking about specific groups of people, what would they need to get or stay in housing? Specific groups may include seniors and persons with disabilities.**
- Case management for vulnerable populations in the housing system
 - Seems like certain groups get favored under the new, changing priorities (vets, mental health etc.)
 - Preferences means everyone fights over limited housing
 - Case management for homeless, not just in housing system.
 - Mother Brown's should be expanded, help keep up with their paperwork.
 - DAHLIA should have housing for families (2,3, 4 bedrooms, not 1, or studios)
- 5. If you wanted to learn about affordable rental or ownership opportunities, what method of being notified would you prefer?**
- Email (gets DAHLIA alerts)
 - but chances are so low
 - Text (youth and others)
 - Phone call (seniors)
 - Word of mouth, from trusted person
- 6. If homeownership is something that you're considering, what do you feel are the main barriers to purchasing a home in San Francisco?**
- Homeownership is expensive for everyone, but if you aren't even stable, it is very out of reach.
 - First time home buyers programs are ok but do not work in San Francisco.
- 7. What are the kinds of things that help people move on from temporary housing or shelter into more permanent housing? What gets in the way of moving on?**
- [no answers given]
- 8. What are the public space improvements that you believe are needed in your neighborhood?**
- Existing parks are good, but could be more family friendly, beautify (help homeless & move them away from parks with services)
 - Parks should look clean and be nice
 - Parks should serve people in the community
 - Parks with open public restrooms
- 9. What are things that would build your sense of community?**
- Community hire
 - When new businesses come in, they do not have employees from the community with skills for these jobs
 - When seniors and children feel safe to walk the streets, that is when the community thrives

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- The people who live here (generational, legacy) get to stay here → community thrives

Long Range Housing Planning Break-out Groups

Notes for the Long Range Housing Planning break-out groups will be synthesized and posted on the Planning Department's website after all of the forums have taken place.