

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

Table of Contents

Barriers to Fair Housing Break-out Groups.....	1
Community Development/Social Service Needs Break-out Groups.....	9
Immediate Housing Needs Break-out Groups	14
Long Range Housing Planning Break-out Groups	20

Barriers to Fair Housing Break-out Groups

Session #1

Station 1 – Neighborhood Change and Choice

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

- Lots of new development, restaurants, apartments
- + Vacancies – including brand new retail
- + Stalled constructions
 - Mission and Prussia, cable car
- Too long to get a permit
- Upsizing existing housing – move SF
- Less owner occupied
- Prices increase to rent and buy
- Safeway services not keeping up
- Trash problem not effective
- Boarded up store fronts around Randolph
- Families leaving
- Street dumping
- Lots of business turnover
- Takes long time to open a new business
- Locals can't economically support new business
- Less variety of commercial options especially basics
- New shops taking business away from existing
- Less info-sharing amongst community groups

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

- Incomes higher
- Profit-driven development needs certain return on investment
- Lack of city commitment to AH for existing residents

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Chains (ex: CVS)
- Housing as investment / global re: market drives up prices
- Lack of legislative protection
- City not investing in creating working class jobs (+ converse) investing too much in high wage jobs

3. 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)? And why?

- Most desirable places to live per map – Excelsior (14), Outer Mission (5), Oceanview/Ingleside (14), Parkmerced, St Francis Woods, Bernal Heights, Mission (9), Noe Valley, Haight Ashbury, Inner Sunset, Outer Sunset (2), Seacliff, Inner Richmond, Western Addition, Tenderloin, Bayview, Berkeley, Palo Alto
- Least desirable places to live per map – Parkmerced, Ingleside, Visitacion Valley, Excelsior, Marina (2), Pacific Heights (2), Presidio, Western Addition, Tenderloin (3), Chinatown, South of Market (3), Dogpatch, Bayview (12), Treasure Island, Oakland

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

- + (Positive)
 - Public transit access
 - Good schools
 - Cultural corridors – ex: Calle 24, SOMA Pilipinas
 - Family-friendly – walkable
- - (Negative)
 - Crime
 - Cars (speeding cars)
 - Inaccessible to transit
 - Trash
 - Lack of long term residents / speculators
 - Lack of walkable services

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

- No notes; see flipchart for graph.

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

- Money
- School location
- Competition for resources
- Lack of affordable housing even that is called “affordable,” lack of different income levels served

Station 2 – Access to Opportunity

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

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Challenges
 - Fair pay and benefits
 - Lack of resources / variety of retail

- 8. What has helped you or others in your neighborhood get or a keep a job?**
 - Assets
 - Public transit (Bart and Muni)
 - Colleges

- 9. What are the most pressing challenges that you or others in your neighborhood face in accessing public transportation?**
 - Challenges
 - Depends – Ingleside on Hill
 - Cost
 - Safety (ped safety)
 - Frequency of bus
 - Reliability of bus schedule
 - Slow speed for long distance
 - Lines to wait
 - Limited ADA

- 10. What has helped you or others in your neighborhood in accessing public transportation?**
 - Assets
 - No answer

- 11. What are the most pressing challenges that you or others in your neighborhood face in living in or creating more healthy neighborhoods?**
 - Challenges
 - Knowing where to get help

- 12. What has helped you or others in your neighborhood in live in or create healthy neighborhoods?**
 - Assets
 - No answer

Station 3: Fair Housing Violations

- 13. Have you or a member of your household experienced a violation of your fair housing protections?**

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

Other Question

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

15. Is there anything that we should have asked, something that is important to you?

Session #2

Station 1 – Neighborhood Change and Choice

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

- Asian and Latino pop grown
- Increasingly unaffordable to working class
- Increased rents, more Tech employees
- Displacement
- Speculation
- More density / more people per house

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

- Not enough resources
- Wages level while housing increases
- Very high income pop
- Not strong enough tenant protections vs harassment
- Increased rent leads to homelessness

3. 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)?

- See map
- + (Positive)
 - Raising family / community
 - Safe
 - Schools
 - Everything here / long residents
 - Work
 - Transit
 - Affluent community
 - Health care
 - Grew up here
 - Nature and green connections
 - Friendly people
- - (negative)
 - Affluence
 - Ped safety

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Air pollution
- Earthquake safety of soil
- Danger
- Access – bad reputation

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

- No notes

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

- No notes; see flipchart for graph.

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

- Have a choice
 - Parental help
- Don't have a choice
 - Money
 - Can't afford – prices and income
 - Race
 - Lots of requirements for A.H.

Station 2 – Access to Opportunity

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

- Transit slow on some lines
- Language access
- Immigration status
- Lack of training to advance to higher-paying jobs

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

- Transit in some areas

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

- Not going downtown
- Frequency
- Reliability
- Crowding
- Pedestrian or bike safety
- Lack of place to sit and wait or bus shelter
- 14R stops at 7pm

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

- Towards downtown

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

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

- Noise pollution
- Trash (especially on Mission)
- Human waste / feces

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

- Local produce markets
- Parks access

Station 3: Fair Housing Violations

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

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

Other Question

15. Is there anything that we should have asked, something that is important to you?

- Many people don't know where to go
- HRC – needs evidence so that is a challenge
- Lack of follow-thru office filing
- APS – limits on penalties

Submitted Written Responses

Station 1 – Neighborhood Change and Choice

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

- More homeless people in the neighborhood. Especially since the Superbowl was in S.F. and many homeless were pushed out of downtown area.
- New buildings
- JHSF
- Real estate interest in D11 as last bastion of affordability in SF

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

- See above.
- Real estate pressures.

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- 3. 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)? And why?**
 - Aside from the obvious wealthy classic S.F. neighborhoods, I think SF needs to develop neighborhoods that are balanced and diverse for a range of incomes. Neighborhoods like along Irving St. have a healthy commercial corridor, access to park/open space and transit, yet it feels like a neighborhood. It's what makes Noe Valley, the Castro, Glen Park work and attractive as places to live.
 - SF
 - NYC
 - Hong Kong
 - Texas
 - North

- 4. What makes a neighborhood a desirable place to live?**
 - Comfortable adequate housing for mixed incomes. Not too dense or overcrowded, with a safe and clean environment.
 - Parks and green space

- 5. Do you feel like you have a choice in where you live? And where do you live now (zip code)?**
 - Yes – 94112
 - No – pushed out of west side due to student institutional growth taking housing up!

- 6. What makes you feel like you have a choice or don't have a choice?**
 - More affordable home ownership opportunities within the community.
 - Don't have choices; rent vs. buy; need alternatives for affordable housing creation.

Station 2 – Access to Opportunity

- 7. What are the most pressing challenges to getting or keeping a job for you and for others in your neighborhood?**
 - Educational opportunities
 - Long term jobs – Ex: Lowe's eliminates local hires. People did not want to pay wage increases. Long term viability. Jobs.

- 8. What has helped you or others in your neighborhood get or a keep a job?**
 - CCSF public services

- 9. What are the most pressing challenges that you or others in your neighborhood face in accessing public transportation?**
 - Public transit in S.F. works generally well for distance, but is not good within neighborhoods. Many people, families with children, people with disabilities, find it difficult to travel by public transit all the time.
 - Linkage across city
 - Lack of equity in investment
 - Lack of long term transit planning

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Overcrowding of systems
- Improve access from t to

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

- Not much is being done to address the concerns I've cited above. Smaller public transit vehicles that help you get up and down from the hills within neighborhoods would encourage more people to travel by public transit.
- Balboa Park station as a hub and central major North to South and East to West transit hub.

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

- Lack of appropriate public transit. Unfriendly and poorly designed public spaces/commercial corridors.
- Retail lacking empty storefronts
- Lack of teen and youth centers, play and evening spaces safe!
- Public plazas meeting large groups in building

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

- Libraries – access to arts within the community. Public open spaces and parks. More greening in neighborhood.
- Excelsior planning group
- Improves parks/schools/pools
- Libraries needed more of

Station 3: Fair Housing Violations

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

- No.
- Yes, displaced by SFSU/CSU growth and enrollment increases, gentrification. Parkmerced Apts. Stonestown Apts.

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

- N/A
- Fair housing complaint was not helpful, not investigated
- Focus of developer to rent to students over families, protected class in SF

Other Question

15. Is there anything that we should have asked, something that is important to you?

- Housing density and building height in particular. I don't think that more than 4 or 5 stories are appropriate within our outer neighborhoods. People have chosen to live there because of the qualities of the neighborhoods.
- Focus on transit long range planning in D11
- Balboa Park station as intermodal hub, linking J-K-T-M lines.

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Geneva Harney Line as LRV vehicle link to Balboa Park Station
- Access to HSR at Bayshore
- Overcrowded transit/schools/pools
- Infrastructure needs not being addressed in district equitable vs. downtown!!!!

Community Development/Social Service Needs Break-out Groups

Session #1

1. Other than housing services, what are the services that are most important for you and/or your family?

- Jobs
 - Job training support
 - ESL Classes – more opportunities and community support
 - Jobs for mono lingual
 - Providing monetary support while learning
 - Age 16-24 and seniors
 - Opportunities for seniors
- Education
 - Computer skills
 - Financial literacy
 - Consumer protection
- Senior centers
 - Nutrition - transportation
 - Education - connecting to Department of Aging services
 - Physical center - larger

2. How would you find out about these services?

- Google
- Word of mouth
- Multi-lingual websites
- Nextdoor.com
- Newspaper
- Library
- Sunday street fair and other events
- Organization networks

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

- Issues with paratransit
- Language barriers
- Capacity to address crisis cases
- Technology barriers
- Internet

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Access to library (hours)
 - Fear (sfrebuildingtogether)
- 4. If there are services that you use and you think needs to be improved, how do they need to be improved?**
- Having Saturday hours (funding)
 - Programs working with each other
 - Data
 - Library longer hours (funding)
- 5. What are the services that you need but have been unable to find?**
- Legal services
 - Immigration
 - Tenant rights
 - Assisted living facilities
 - Gathering spaces for community (free / low cost)
- 6. What do you and others in your neighborhood need to get, keep and advance in a job?**
- Community Connector Program
 - Ongoing coaching for those who get a job
 - Language accessible
 - Mentoring
 - Programs for all ages
 - Volunteer opportunities
 - Barrier removal funds (example: clipper card)
- 7. How would you find out about services that would meet those needs?**
- 8. What, if any, suggestions do you have for the City to improve access to good jobs?**
- 9. What would you and your family need in order to be financially stable and/or to be able to build wealth?**
- 10. What are the public space improvements that you believe are needed in your neighborhood?**
- 11. What do you like most and least about your neighborhood shopping area?**
- 12. What are things that would build your sense of community?**

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

13. Is there anything that we should have asked, something that is important to you?

Session #2

1. Other than housing services, what are the services that are most important for you and/or your family?

- Transportation
 - Public
- Early childhood education (affordable)
- Financial services for new families (young)
- Implementation of Prop C (Both)
- Small business services
- Access city services
- Disaster preparedness
- Access to learning new technology

2. How would you find out about these services?

- Creating community engaging strategy
- Personal networks
- Web access
- Google
- Calling the Mayor's office

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

- Business hours accessible for working families
- Transportation
- Trust
- Language barriers
- Unfamiliar with online information
- Broken communication with city and community

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

- Community engaging strategies / outreach
- Improve connection / relationship with city
- Let the community know about services

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

- Housing the homeless
- Advocacy from city
- Accountability to voter initiative

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Case management services
 - Mental health services
 - Better access to support groups
 - Public gathering spaces
- 6. What do you and others in your neighborhood need to get, keep and advance in a job?**
- Supported employment
 - Transportation
 - Expressway to get to downtown faster
 - Continue with free city college
 - Flexible schedules / family-friendly environment
 - Centers to deal with stress
- 7. How would you find out about services that would meet those needs?**
- Word of mouth
 - 311
- 8. What, if any, suggestions do you have for the City to improve access to good jobs?**
- Utilizing vacant spaces for employment training
 - Mentorship
 - Hiring people from the community
 - Community training / leadership development
- 9. What would you and your family need in order to be financially stable and/or to be able to build wealth?**
- Financial literacy – in schools
 - Credit education / understanding
 - Knowledge on how to use credit
 - Protecting community from financial predators
 - Student debt counseling
- 10. What are the public space improvements that you believe are needed in your neighborhood?**
- 11. What do you like most and least about your neighborhood shopping area?**
- 12. What are things that would build your sense of community?**
- 13. Is there anything that we should have asked, something that is important to you?**

Submitted Written Responses

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- 1. Other than housing services, what are the services that are most important for you and/or your family?**
 - Financial education assistance. Particularly for youth and families.
 - Transit
 - Schools
 - Pools
 - Parks

- 2. How would you find out about these services?**
 - City websites

- 3. What gets in the way of being able to access or use existing programs and services?**
 - Lack of large scale public transit improvements (links, loops, connections)
 -

- 4. If there are services that you use and you think needs to be improved, how do they need to be improved?**
 - Transit linkages outside downtown
 - Improve connectivity between areas

- 5. What are the services that you need but have been unable to find?**
 - Libraries with enough seating and space
 - Parks with wildlife protection
 - Transit that gets to all major points in City. East-West. North-South.
 - Public pools large enough for populations proposed

- 6. What do you and others in your neighborhood need to get, keep and advance in a job?**
 - \$ Pay

- 7. How would you find out about services that would meet those needs?**
 - City websites
 - Local community boards/meetings and organizations

- 8. What, if any, suggestions do you have for the City to improve access to good jobs?**
 - More outreach in district at major intersections; not just online

- 9. What would you and your family need in order to be financially stable and/or to be able to build wealth?**
 - More financial planning and counseling opportunities for all ages. Especially youth and seniors.
 - Rental income from ADU unit
 - Too many hurdles

- 10. What are the public space improvements that you believe are needed in your neighborhood?**
 - More open spaces – green spaces with art.
 - Public plaza

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Green spaces
- Spaces for kids/teens age groups and seniors
- Benches seating improves sidewalks!

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

- The lack of diverse retail. Not easy to shop along the Mission and Geneva corridors. Not much there. Too many of the same things. Parking is difficult too.
- Dirty. Lack trees
- Empty retail spaces.

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

- Clean and safe commercial corridor with a good variety of businesses and pedestrian friendly activities for a range of age groups and families.
- Larger public community meeting space
- Arts/culture/film center in Excelsior for 500+ people

13. Is there anything that we should have asked, something that is important to you?

- Transit lacking equity
- Need to link and connect systems. Treat Balboa Park station as major transit hub.

Immediate Housing Needs Break-out Groups

Session #1

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

- Housing for households earning <25% AMI
- More units with 3+ bedrooms
- Stronger protections for tenants (harassment)
- Relocation assistance
- More 100% A.H. for people in certain neighborhoods
- Solutions to habitability (mold) problems
- Housing in this neighborhood to protect against displacement
- Housing for households up to 120% AMI
- Anti-gentrification policy + program
- Access to higher paying jobs
- Language services / translation
- Access + eviction program to affordable housing for families with children and the elderly
- Help with BMR application process
- More monitoring or BMR program
- End to discrimination against families
- End to discrimination against special needs households
- More housing for seniors, immediately

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- 2. 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?**
 - Speculation / eviction protections
 - DAHLIA doesn't provide enough listings for HHS with AMIs under 25%
 - New Section 8-style voucher program for HHS who have been displaced
 - More training on BMR process + more clarity
 - Improvements to BMR program
 - More supervision + monitoring
 - Language capability
 - End to discrimination
 - Limited information for housing seekers
 - People don't know about DAHLIA
 - Inclusionary model doesn't work because of limited supply
 - More housing that isn't linked to market rate
 - Eviction is not a solution to substandard housing

- 3. 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.**
 - Seniors (ADA)
 - Persons with disability (ADA)
 - Battered / domestic violence
 - Support to stay in homes
 - Seniors: moratorium on eviction
 - Victims of predatory lending (owners)
 - Renters: limits on rent increases, harassment
 - Single moms who don't qualify for BMRs
 - People with below credit scores
 - Single people
 - Purchase by affordable housing companies not speculators

- 4. If you wanted to learn about affordable rental or ownership opportunities, what method of being notified would you prefer?**
 - Community outreach / face to face
 - Language-competent CBOs
 - Strategies that don't rely on internet access
 - Hire neighborhood residents to help get the word out about opportunities
 - TV ads
 - Text alerts

- 5. If homeownership is something that you're considering, what do you feel are the main barriers to purchasing a home in San Francisco?**

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

6. **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?**

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

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

9. **Is there anything that we should have asked, something that is important to you?**

Session #2

1. **What do you and your family need to get or stay in housing?**
 - Stable employment to afford housing
 - Rental assistance – short term and long term
 - Eviction defense and prevention support
 - Relocation help
 - Affordable child care
 - Better transportation (public transit)
 - Accommodations for disabled and seniors
 - Better / more realistic definitions of “low income”
 - More targeting to lower income HHS
 - More funds and commitment to housing for existing residents
 - Rental support and subsidy for families who are undocumented

2. **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?**
 - More support for families with a disabled member
 - Better coordination of social workers with housing opportunities
 - More training on DAHLIA
 - More services for HHS who aren’t homeless yet are at risk
 - Deeper affordability
 - Not enough opportunities in DAHLIA
 - Not enough affordable housing
 - More community facilities / central location for services
 - Multi-language access to programs and to housing opportunities

3. **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.**
 - People with disabilities and seniors need stable, affordable housing, not SROs
 - Undocumented people inhabiting illegal units
 - Opportunities to legalize units

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Eliminating barriers for undocumented people
 - Help with security deposits / 1st and last month's rent
 - Deeper affordability
 - Safety accommodations for senior renters – no fear of retaliation
 - Protections for seniors
 - Housing for people earning minimum wage
 - Support for seniors to stay in their homes safely – renters and owners (repairs) (budgeting)
 - Preserve housing occupied by seniors
- 4. If you wanted to learn about affordable rental or ownership opportunities, what method of being notified would you prefer?**
- Newspapers
 - Emails
 - CBOs, churches, schools
 - Language – culture-specific CBOs (e.g., Chinese in this area)
 - All
- 5. If homeownership is something that you're considering, what do you feel are the main barriers to purchasing a home in San Francisco?**
- Down payment assistance for co-ops and other “in between” housing (e.g., limited equity co-ops)
 - More creative approaches
 - Limited monthly maintenance / HOA fees
 - Assistance with these fees
 - Help with improving credit scores
- 6. 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?**
- More funding for services to prevent homelessness and more locations
 - Stable jobs
 - Local hire programs with better monitoring
 - Vocational training that prepares for high-paying jobs
 - Paid training opportunities
 - Mental health care
 - Financial counseling especially for DV victims
 - On-site supports for TAY and others in housing
 - Holistic, wrap around supports for families and individuals – long term
 - Program policies that create barriers and limit opportunity; inflexible income limits, requirements for
 - Transition supports for people leaving homelessness
 - Family shelters that are safe and comfortable
- 7. What are the public space improvements that you believe are needed in your neighborhood?**
- More non-commercial community space

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- More open space
- Larger public libraries and pools
- More cultural activities for Chinese residents
- Free or low cost community meeting spaces

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

9. Is there anything that we should have asked, something that is important to you?

Submitted Written Responses

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

- Retired homeowner on a fixed income struggling with property tax increases. On social security it is difficult to pay almost \$10,000 in property taxes.
- Income, rent from ADUs on property
- Better transit options
- Access to good public infrastructure/jobs
- I really need house myself or can let me buy cheap house
- Current market is inaccessible for my family (2 SFUSD teachers with 2 children, 5yo and 7yo) both for homebuying and renting. There may be programs that may help us access affordable housing options but finding them seems overly complicated and not broadcasted enough.
- For my students living in District 11, they are concerned about the same thing, feel that info about services and programs isn't reaching them and their families or is overly complicated to access.
- How can you partner more closely with community agencies, schools, neighborhood organizations, etc. to make sure info about services, support programs, community meetings, etc. is readily available, so residents feel more that reaching them is priority #1.
- Public schools could be a great way to reach people, but partnership is needed to ensure that materials and channels of communication are appropriate / fine tuned to reach students and their families.

2. 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?

- No. Nothing is being done to address this situation.
- No. Have to go downtown to get services. Many not locally focused enough for those working 9-5 jobs. Need weekend and evening hours.

3. 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.

- While housing is in short supply – even more unavailable are programs to assist people to become homeowners. Workforce housing to accommodate people we want to keep in our neighborhoods like teachers and other working middle income earners.
- Flexibility in ownership. Ex: Senior wants increased income but not manage sub-rental

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

- Residents in the neighborhood have senior household members. When the young people are out for work, no one watches seniors. We hope that there will have more senior daycare centers in the neighborhood helping us taking care of seniors. This way, seniors can have places to do activities and won't be lost, and then the young people can pick up them after work.
- 4. If you wanted to learn about affordable rental or ownership opportunities, what method of being notified would you prefer?**
- Email/flyers
 - Meetings in districts
- 5. If homeownership is something that you're considering, what do you feel are the main barriers to purchasing a home in San Francisco?**
- In District 11 in particular, not enough housing is being built that can be purchased. We need more opportunities for people to be able to invest in their futures.
 - \$ - downpayments
 - Base # for affordable
 - Buy-in or purchase
- 6. 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?**
- Rent control that is too strict.
 - More counseling is needed to address the root causes that create homeless populations and shelter populations.
- 7. What are the public space improvements that you believe are needed in your neighborhood?**
- More open/green space along the commercial corridors of Mission Street and Geneva Avenue.
 - Don't have community large gathering space along corridor
 - Plazas and parks along Mission
 - Meeting at Balboa H.S.
- 8. What are things that would build your sense of community?**
- A more livable commercial corridor that is safe, clean and has a range of businesses and services
 - Public city feature to excelsior
 - Plaza central meeting space
- 9. Is there anything that we should have asked, something that is important to you?**
- Transportation large scale changes and improvements
 - Public infrastructure
 - Pools – no deep public pools large enough
 - Libraries too small
 - Gas/water/electric

A Conversation on Housing and Community Development
Wednesday, January 16, 2019
Balboa High School (District 11)

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.