



**Mayor's Office of Housing and Community Development
CITIZENS COMMITTEE ON COMMUNITY DEVELOPMENT**

FULL COMMITTEE MEETING

**Tuesday, October 20, 2015
1 South Van Ness Ave., Room 5080
5:00 pm – 7:00 pm**

MINUTES

1. **Call to Order** – Brian Cheu called the meeting to order.

Committee Members Present – Eddie Ahn, Patrina Hall, Clinton Loftman, Miquel Penn, Marc Vogl, Irene Yee Riley

City Staff- Brian Cheu, Helen Hale, Chris Norman, Ronak Okoye, Hugo Ramirez, Julia Sabory, Pierre Stroud

Community Members – Megan Rohrer, Willy Warren

2. **Minutes** – September 15, 2015 minutes approved as presented (Loftman/Penn)

3. **Director's Report**

- Fleshed out road map for rest of the year
- Amount and number of grant awards funded with General Funds (mayoral enhancements, legislative allocations, Housing Trust Fund, etc.) has increased dramatically (approximately 60 percent increase; totaling 220 grants total)
 - Marc: Asked if MOHCD has considered awarding fewer but more sizable grants to ease the administrative burden on MOHCD.
 - Brian: MOHCD typically awards no less than \$50,000 per grant. On the high end some large grants have been broken up and others have been left intact (e.g., eviction defense, unaccompanied minors, nonprofit displacement, etc.) MOHCD's diverse portfolio reflects the diversity of local community-based organizations that work in community development.
 - Pierre: MOHCD invests in capacity building for CBOs that struggle with capacity issues.
- Provided update on Mission 2020 effort. Mission District stakeholders (both City and neighborhood stakeholders) are developing a plan that is different from other types of plans with a focus on affordable housing. Even with unprecedented investment, the City would fall short of the target number some neighborhood stakeholders urge (e.g., 2,400 units which requires \$500 million, rather than the \$50 million gained as a result of the recently approved bond).

- MOHCD is working on a variety of efforts to create more housing opportunities (e.g., shared housing, accessory dwelling unit, etc.)
- Provided update on Our Children, Our Families Council co-chaired by Mayor and SFUSD Superintendent intended to align measurable outcomes (currently 16-17 potential outcomes considered). MOHCD's role revolves around housing stability, homelessness, and economic self-sufficiency.

4. **Committee Member's Report** – none

5. **New Business**

Presentation on Large-Scale Public Housing Initiatives: Rental Assistance Demonstration (RAD) and HOPE SF

Ronak Oyoke presented on HOPE SF

Helen Hale presented on RAD

- Miquel: Asked what is trauma-informed community building.
 - Ronak and Helen: Work revolves around accountability and transparency so as to not “re-traumatize” residents. Involves building trust by incorporating predictability into the work, fulfilling commitments, etc. Conflict resolution component of the initiative is also trauma-informed. Staff to provide CCCD with white paper on trauma-informed community building.
- Irene: Asked if HOPE SF receives CRA investments.
 - Ronak: Yes. The San Francisco Foundation serves as de facto fiscal agent for the initiative.
 - Helen: For RAD, Bank of America and Fannie Mae are the actual lenders. These moneyed interests provide lots of support.
- Megan (Community Member): Asked what is the timeline.
 - Helen: HUD has many timelines. The City for its part is largely timely and maximizes economies of scale in completing the work. Project must be completed in 18 months and the City intends to complete it in time or with minimal delay.
 - Ronak: Potrero project is slated for late 2017. Alice Griffith is already starting application process for seniors; (move-ins as early as January 2016). Sunnydale will be a 15-year undertaking and will begin in 2017. New funding accelerates construction. Topography of Potrero project alone represents a significant design and construction challenge and therefore requires substantial time.
- Eddie: Asked if HOPE SF maximizes the use of foundation (non-public) funds.
 - Ronak: HOPE SF applies and is awarded these types of funds and strategically invests these funds for more innovative purposes.
- Eddie: Asked how CBOs are selected.
 - Brian: CBOs are selected competitively (in the same way other CBO-provided public services are procured). Selection is also informed by context of the site (e.g., Bayview Y in the Bayview; Urban Strategies at Alice Griffith, etc.) Ronak consults closely with

MOHCD in decision-making and uses Results-Based Accountability framework for evaluation.

- Helen: Activities and outcomes are monitored and reported monthly (in MOHCD's web-based grant management system) and presented to the Commission. Between RAD and HOPE SF, these initiatives compel the City to think differently and do better and more authentic work. Golden opportunity here with residents at the table with a voice. Other City departments look to these initiatives to transform the way they connect to disconnected and low-income folks. Ronak: These initiatives are forcing these conversations.
- Marc: Helpful to know the supply and demand of public housing. These initiatives are about replacement. There's a perception that there's an enormous gap. If it's been around for ten years, how do we know it's working. Outputs were presented, but how about outcomes?
 - Helen: The Housing Authority has kept many of its current units vacant because it has not had the resources to bring them up to a habitable standard. The waiting list will be opened when some of these units are brought back online. The waiting list is about 10,000. There are only so many Section 8 vouchers (tenant-based) versus project-based units. The available units will be leased up quickly. The issue is, as Ronak mentioned, multigenerational poverty that causes extremely limited turnover. Is there enough supply to meet demand? Of course not. However, the fact that we are not losing public housing units is significant. The slow process of achieving economic self-sufficiency will move people out.
 - Ronak: Infrastructure started about 10 years ago, but services only about 5 years ago. System change effort started 1-2 years ago. This collective impact work will take time. The initiatives have near- and medium-range outcomes that uses Results-Based Accountability framework. System change undergirds a data pipeline – also led by HOPE SF.
- Megan (Community Member): Asked about the prevalence of mental illness in public housing.
 - Ronak: Residents are over-surveyed and research institutions are numerous (and must be brought together and aligned).
 - Helen: Department of Public Health has data that is difficult to decipher. RAD is very intentional about data with the developers. Being respectful of the residents and what is important from their perspective; where they are coming from on a day-to-day basis. A crisis-orientation perspective causes residents to be reactive and the shift away from this is very challenging.
- Miquel: Asked about data on safety or extent of economic integration at Hunters View.
 - While the site has seen reduced violence, at least anecdotally; the broader community has been experiencing significant violence. Last year Malcom X school had 39 lockdowns.
 - Helen: The housing on the hill are RAD sites. Stakeholders are engaged in an intentional conversation around community policing, increase lighting/cameras/fencing/etc. This conversation involves SFPD, adult and juvenile probation, and community policing (not just enforcement), thereby providing them an opportunity to do things differently.

Community Forum on Housing:

- Brian: Proposed creating an opportunity out in the community for the CCCD and MOHCD to dialogue with community stakeholders around housing. MOHCD alongside our CBO partners
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could present on housing-related strategies in response to the housing crisis. There is not much accurate information out there and community stakeholders are restless and feeling that they do not have access. Brian asked committee members for venue ideas and the consensus was for the community meeting to be in the Mission District. This event will also serve as a public hearing.

6. Public Comments

- Willy Warren shared that based on his work in Alice Griffith, top concerns include: repayment plans, safety with high density and site conditions (structural engineering), and about how an environment should be culturally sensitive to the mixed income and cultures of the residents. This cultural sensitivity leads to community safety instead of anger.

7. Adjournment

Calendar was tabled due to lack of time.

Brian Cheu adjourned the meeting. Next meeting will be a community forum on housing located in the Mission District on Monday, November 16 (time and location to be determined).