

Mission Action Plan 2020

Community Meeting #2 Summary

April 06, 2016

Approximately 80 residents, representatives from community nonprofits and city staffers met on April 6th, 2016 to discuss the Mission Action Plan 2020. The meeting took place at Buena Vista Horace Mann School on 23rd Street and had several objectives:

- Hear from the community on their concerns,
- Ensure that the plan's strategies and solutions address the community's priorities,
- Prioritize important action items,
- Report on early accomplishments, and
- Discuss next steps.

Before the meeting, there was a resource fair to help those with immediate needs connect with service providers. Approximately, 14 different groups or agencies from a variety of services such as the Department of Building Inspection, to Mission Hiring Hall and the SF Tenant's Union staffed booths at the fair.

After introductory presentations, participants broke into small groups by subject area. Community members identified their top concerns related to the affordability crisis, which were then mapped to the strategies in the MAP2020 plan to determine if concerns are being addressed by a strategy. The top concerns focused around protecting current residents from evictions, high rents, preserving and developing more affordable housing, and preserving the character of the Mission and its businesses, arts and community resources.

Participants from each group then identified their top priority strategy. The results are summarized below:

- Affordable housing – Site acquisition for 100 percent affordable housing and preserving existing rent-controlled housing
- Tenant protection – More outreach to tenants, particularly in Spanish
- Economic Development – Assistance for businesses that are being displaced
- Funding – Dedicated funding for acquisition

Once this was complete, residents prioritized funding for various potential projects by placing green dots by strategies they recommended funding. Acquiring sites for 100 percent affordable housing was the top priority, with over 100 dots. Protecting existing rent controlled buildings was the next priority, with 55 dots. The following additional programs all received at least 20 dots: homeless/mixed housing in 100% affordable projects, legacy business assistance, tenant counseling and outreach, SRO protection, enforcement staffing to improve enforcement of various City laws such as eviction laws, housing laws, and others, better opportunities for resident involvement in development review, and rental housing application assistance and outreach.

Full results from the meeting are summarized in the Appendix

Next steps include informational presentations at the Planning Commission to complete the Plan and begin implementation of solutions and strategies not already underway.

APPENDIX – Detailed participant comments and results.

Budget Priorities – What would Attendees Prioritize for Allocation of Resources?

1. Site (public, nonprofit, private) acquisition to build new 100% affordable housing **109 green dots/votes**
2. Continue programs and replenish funds for existing rent-controlled buildings (small sites & larger buildings) **55 green**
3. Housing for homeless in new affordable developments (mixed-housing) **38 green**
4. Displacement, relocation & lease negotiation assistance for businesses, artists, and nonprofits, including Legacy Businesses funding **32 green**
5. Enforcement staffing (for various – residential hotels, housing, PDR/light –industrials, evictions, etc.) **26 green**
6. Culturally responsive strategies that provide tenant counseling & community education **25 green**
7. SRO Building Acquisition and/or Master Leasing of vulnerable hotels not in controls of nonprofits (Casa Quezada & HSA models) **24 green**
8. Improvements to process for reviewing development projects for community to engage early in the process **21 green**
9. Services that facilitate residents access to housing, such as application assistance and outreach **20 green**
10. Incentivize and promote community serving uses on ground floor of new development including: PDR, childcare, incubator spaces, etc. **15 green (Spanish tables emphasized childcare space)**
11. Education in Planning, Community & Legislative Issues (for City staff and community) **13 green**
12. Strategies that secure and retain space for artists, including support for masterleasing **12 green**
13. Full legal representation (tenant counseling and legal fund) **12 green**
14. Commercial space ownership assistance, including conversion from rent to own (through loans or other) **9 green**
15. Resource center for individual artists to access services and resources **5 green**
16. Business services – attraction, outreach, technical assistance and support for alternative business model **5 green**
17. Non-primary Residences (NPRs) and Ellis Act Restrictions – **1 green**

Which Solution is Attendees’ Top Priority for Implementation - by Topic

Affordable Housing – production & preservation

1. Site (public, nonprofit, private) acquisition to build new 100% affordable housing (some Spanish tables said specifically senior, family and single-parent housing) - **19 neon + Produce more family-sized affordable units 3 neon**
2. Preserve rent-controlled units when major & minor rehabs take place **5 neon + Continue programs and replenish funds for existing rent-controlled buildings (small sites & larger buildings) ½ neon**
3. Legislate tenants’ first right to purchase when building is for sale **4 neon**
4. Incentives for 100% affordable housing developers / Create innovative ways to expedite housing **2 neon**
5. Shut down for-profit housing development in Mission (moratorium) **2 neon**
6. City’s First right to purchase **1 neon**
7. Educate owners to accept rental subsidies **1 neon**
8. Allow & incentivize “in-law” units that are affordable (below market rate not just rent controlled) **1 neon**

9. Limiting low fault evictions **1 neon**
10. Implementing more tenant protection laws (2.0) **1 neon**

Tenant protections

1. More outreach and education for tenants, especially in Spanish **3 neon**
2. Expand services that facilitate residents access to housing, such as application assistance (and guidance through the process) and outreach **2 neon**
3. Minimize evictions from rent-controlled housing **1 neon**
4. More legal representation **1 neon**
5. More enforcement especially because tenants afraid to ask for repairs **1 neon**

Econ Development

1. Displacement, relocation & lease negotiation assistance for businesses, artists, and nonprofits, including Legacy Businesses funding **6 neon**
2. Incentivize and promote community serving uses on ground floor of new development including: PDR, childcare, incubator spaces, etc. **1 neon (with Spanish tables emphasizing childcare space)**
3. Commercial space ownership assistance, including conversion from rent to own (through loans or other) **1 neon**
4. Business services – attraction, outreach, technical assistance and support for alternative business model **1 neon**

Funding

1. Dedicated funds for acquisition (ask) **3 neon**
2. Place a housing bond in regular bond cycle & dedicate to neighborhoods with most displacement (source) **1 neon** / Ensure housing becomes a part of the regular capital planning process

Community Planning / Misc.

1. Education in Planning, Community & Legislative Issues (for City staff and community) $\frac{1}{2}$ **neon**

Major Concerns – What are Attendees' Major Concerns related to the Affordability Crisis?

Housing

- Building fast enough – it takes too long to build affordable housing by nonprofit developers and have residents move in. We need to prioritize this and speed up the process.
- What is the need? How much do we have to build to get folks who were displaced back?
- More than 12 or 25% affordable needed → 50%
- Building enough affordable housing to have it be 40% of neighborhood housing stock
- Not enough new affordable housing being built, all market rate
- Define “affordable” housing in every use of the term - what is it (mayor office definition, federal definition etc.)?

- Lack of affordable housing and affordability is not w/in reach of populations that are in immediate need – need to help low-mod income people & families buy housing; prioritize families, working class, non-profit workers, students & youth, and senior housing
- Resources for affordable housing that are user friendly + accessible
- Ratio of rents to income 1) how is the city ensuring that newly developed homes are kept affordable? How are they tracking the amount of affordable units?
- We're losing opportunities for more affordable housing by opposing height + density and insisting on parking
- Buildings are too tall/big
- Protection and preservation of existing rent-controlled housing – speculation/ flipping
- Expand rent control for low & mod income and other tenant protections
- Homeless shelter services and the large number of homeless people living in the Mission
- People leaving because rent is too high and they can't afford the rent increases with their income even if fully employed (several Spanish speakers had this comment), losing long-term residents
- Lack of rental subsidies/assistance (even if fully employed still not enough)
- Upfront costs - Prices of rent and the amount of deposit is sometimes 3x the amount of the rent how can families truly afford these, getting into a unit is challenging
- Mayor's office needs to listen and make housing a top priority
- Zoning tools → adhere to existing Eastern Neigh. Plan
- Transit hubs → housing in these areas should not be high luxury income → as stated in ENP → city should follow own rules → luxury condos make prices go up
- Would like to see the property at 22nd and Mission be an affordable housing site
- Affordable housing: production and preservation should either be discussed separately (or the order should be reversed so that preservation appears first on chart) e.g. protection increases 2x rent-controlled units, renter/city right to buy small site acquisition

Tenant Protections

- Even though there are affordable housing projects in the pipeline, I am worried the majority of my community will be displaced by the time it is complete, how can we ensure they can return?
- Access and awareness to support systems/information
- Follow up with notices from tenants. Ways to assure that those for acted on
- Evictions – is there protections to ensure community members do not lose their homes? What happens if I get evicted?
- Landlord harassment and fear of reporting repairs needed. Where to find more resources? Evictions, harassment, Ellis Act, etc.? How does a buyout work?
- Landlord's family having to move in
- Concerns about displacement, combating it and how to return to community after displaced

Businesses & Econ Dev

- Dance Mission & other arts groups having constantly rising rents due to commercial leases & no options
- Are arts non-profits & small businesses linked together under the same zone and use? i.e. PDR, SALI, trade shop? If they are not linked it is hard to define the group.

- Coop owned business & property
- Legacy business support – how these businesses can thrive in this new market?
- Reach out to all Latino businesses to review lease agreements and business models including [---]
- Too much high end housing being built. No concern for PDR existing space by the city. City ignores eastern neighborhoods plan + zoning. Pay to play. PDR – loss of space, increasing transit opportunities for PDR areas. The P.C. ignores current zoning, PDRs and the Eastern Neighborhoods Plan.
- For displaced businesses how do we retain the properties so not redeveloped into expansive projects
- Coordinated effort w/city
 - MTA
 - Businesses coming in – what the planning process looks like
 - All depts collaborate mutual understanding of each issue; finding ways to work together
- Issues in defining business types
 - Across zoning districts, across agencies
 - Some businesses fit into categories cleanly, others don't
 - Are all small businesses the same use category
 - Are all PDR uses the same?
 - Nonprofits → considered office?
 - To inform what uses are desirable, inform business attraction
 - Adjustments to zoning
 - Collaborative business attraction & improved zoning based on community desires
- Libraries – where do they fit? Crowded community facilities residents w/limited space; emphasis on kids
- Why care about (PDR... etc)? Include info on who is affected rather than how many people (demographics, impact on community members) examples
- Small businesses – making the process easier to navigate. Providing meaningful resources

Funding

- There is so much money in this city right now – how do we capture it? There has to be a set of fees (developers, bus stops, short term rentals) and taxes to capture that \$\$ to address the needs of low & moderate income residents
- The need exceeds resources. How to prioritize?
- Innovative funding that does not depend on market-rate development (i.e. land trusts)
- How to handle market fluctuations?

Other / Misc.

- Equitable + diverse neighborhood preserving
- Coordinated planning with other city depts. + groups
- Issue of AirBnb impact should be on agenda
- If Planning Department did their jobs, the monster, beast, and other luxury buildings would not be built
- It seems a large part of the community, especially businesses/nonprofit/arts orgs were not here tonight – prioritize publicizing the event. I did not see any business owners. Not sure if they were invited
- Community planning team work is lagging → needs more specific projects
- Jane Kim David Chiu BD neighborhood empowerment
- What is timeline?

General feedback (from feedback forms)

Overall I was Satisfied with the Event (partial results 37 of 60-80 attendees) – 84% of those who completed forms were satisfied with event:

- Strongly Agree: 18
- Agree: 13
- Not Sure: 3
- Disagree: 2
- Strongly Disagree: 1