CID Framework and Implementation Plan
Workgroup 1 – Community Development and Stabilization
Meeting Summary,

February 15, 2018

Work Group Members present

Pradeepta Upadhyay	Leslie Morishita	Jessa Timmer	Maiko
Cassie Chin	Quynh Pham	Betty Lau	Marlon Herrera
Brien Chow	Kathleen Johnson	Andrew Tran	Rachta Danh
Gigi Huang			

Staff present

Gary Johnson (OPCD)	Vinita Goyal (OPCD)	Michael Blumson (OPCD)	Aaron Hursey (OPCD)
	Maureen Kostyack (OH)	Emily Alvarado (OH)	Mike Chin (OCR)

Pradeepta Upadhyay and Marlon Herrera opened the meeting.

The meeting's focus was a deep dive into affordable housing.

The main presentation (included in the attachment) was led by City Staff from the Office of Housing, the Office of Planning & Community Development and the Office for Civil Rights.

Additional concerns/issues besides those raised in the presentation include the following:

a) Challenges in leasing within development projects to support Affirmatively Furthering Fair Housing. It is a struggle to not be in violation of the Fair Housing Act. Is a lottery system such as the one used by InterIm CDA at Hirabayashi Place equitable? Can a system that prioritizes zip codes with the highest risk be used? While the Hirabayashi Place process seemed to work well and produced a diverse group of renters, the management company that conducted the process indicated they probably would not do it again given concerns around liability.

b) Community members provided feedback on the City's map of development activity. They suggested including:

- Number of bedrooms
- 3D/ Height/number of stories
- Some links to project details.
- Finer cut on income levels.

Pradeepta and Marlon facilitated a discussion in the second half of the meeting. The main themes included the following:

a) Maiko shared the goals of the CID's Vision 2030 plan that was produced during the City's [Livable South Downton Planning process](#) (attached).

b) There was a discussion on the ideal proportion of affordable housing that the community should aspire to. Are there best practices around that issue? [A previous analysis of San Francisco](#) was mentioned that had identified how existence of 1/3rd affordable housing in neighborhoods such as Tenderloin had resulted in a successful resistance to market change for a long time.

c) There were other ideas on defining affordable housing: How to emphasize homeownership? How to plan for more family size units? How to emphasize connection with the community? How to localize median Incomes more narrowly than area medians. Several families living in currently affordable housing projects are still rent burdened.

Next Steps and Action Items:

a) Staff will send meeting references. The group will meet again in June to next discuss potential strategies and recommendations on the topic.