

Appendix F: List of Contacted Organizations

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F.1 Introduction

This appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Belvedere’s 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: “Blueprint for Belvedere” which can be found at <https://blueprintforbelvedere.com>. This website provides a portal to all of the housing element related public engagement activities that were available to members of the public during the update process. This includes information on housing element basics, site surveys, an SB 9 survey and materials from community workshops.

F.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the San Francisco Bay Area that were contacted during housing element preparation.

Association of Bay Area Governments
Bay Area Metro Center
375 Deale Street, Suite 700
San Francisco, CA 94105
housingTA@BayAreaMetro.gov
415-820-7900

F.3 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

Irene Borba, Director of Planning & Building

Samie Malikaman, Associate Planner

Robert Zadnik, City Manager (former Public Works Director)

Mike Lantier, Tiburon Fire Marshall

Rich Pearce, Tiburon Fire Chief

F.4 Tribal Consultation

This section provides contact information for all tribal consultation during housing element preparation.

Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Ste 300
Rohnert Park, California 94928
Cell 415-279-4844
707-566-2288 ext 103
gbuvelot@gratonrancheria.com

Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Ste 300
Office 707-566-2288
Fax 707-566-2291
gbuvelot@gratonrancheria.com

Guidiville Indian Rancheria
Donald Duncan, Chairperson
P.O. Box 339
Talmage, California 95481
707-462-3682
Fax 707-462-9183
admin@guidiville.net

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, California 93906
831-443-9702
Kwood8934@aol.com

F.5 Additional Outreach

- Website Blueprint for Belvedere in operation February 2022. The website is presented in English and in Spanish. Information continues to be posted on this website;
- Housing Element Website Information Published: February 2022, March 2022, June 2022, and August 2022;
- E-Notification informing the public to, “Visit our Dedicated Housing Element Website” was sent on February 2, 2022 to 680 subscribers. This announcement is still posted and will expire on January 1, 2023;
- The Belvedere E-Newsletter via Constant Contact has 618 subscribers;

- Housing Element community workshop on April 13, 2022 information was published in April of 2022;
- April 13, 2022, a Workshop of the Housing Element was conducted at a Special meeting of the Planning Commission. The workshop provided an overview of the housing and safety elements, discussed the importance of equity, and provided some strategies for sites and ways to provide feedback throughout this process;
- The Housing Element Open House on May 21, 2022 information was published in May 2022;
- May 21, 2022, EMC Planning Group and City staff held an Open House in Community Park. The Open House was to provide an in-person opportunity for the public to ask questions about the housing element process, and to discuss informally about the initial sites analysis/map as well as to continue the discussion of equity;
- Flyers have been mailed out;
- City newsletters have been sent;
- Advertisement in the local newspaper about the housing element to spark interest in the community to become involved;
- City staff have spoken with property owners interested in the housing element process and about their interests in potentially redeveloping private property with an ADU or a possible SB9 lot split;
- September 20, 2022 from 3:30-6:30 PM engagement with Hilarita residents (see attached report);
- October 20, 2022 a Joint City Council and Planning Commission Housing Element Workshop was held to discuss the draft Housing Element and the 30-day public comment period; and
- November 15, 2022, a Special meeting of the Planning Commission was held to provide an opportunity for the public to give verbal feedback/comments on the draft Housing Element.

Resident Interviews

September 20, 2022 from 3:30 to 5:30 p.m.

@ The Hilarita, 100 Ned's Way, Tiburon, CA 94920

City of Belvedere, EMC Planning Group, Be Diversity, and CivicMakers

Overview

On Tuesday, September 20, 2022, the City of Belvedere partnered with EMC Planning Group, Be Diversity, and CivicMakers to conduct in-person interviews with residents of The Hilarita, an affordable housing development in Tiburon near the border with Belvedere. The Hilarita offers one- to four-bedroom apartments for families and older adults. The property is located down the road from the Belvedere Tiburon Library, the Tiburon Post Office, and the Tiburon Peninsula Historical Trail.

The City contracted with Be Diversity and CivicMakers to gather local low-income residents' opinions about the potential for new affordable housing in Belvedere, as well as identify their housing needs, challenges, and recommendations for policies, programs and resources. All interview data was collected with the purpose of incorporating them into Belvedere's 6th Cycle Housing Element Update.

Lea Robinson from Be Diversity and Mike King from CivicMakers met with interested Hilarita residents on-site during their regular food pantry program hours. Residents could choose between filling out interview questionnaires by themselves, and/or being asked the questions while Lea and Mike wrote down their verbal answers. As appreciation for their time and contributions to the Belvedere Housing Element Update, participants, upon completion of the interview questionnaire, were provided with a \$50 Safeway gift card.

Interview Questions

1. How often do you spend time in Belvedere?
2. What do you like about Belvedere?



3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?
 4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?
 5. What would an affordable housing development need to offer to incentivize you to move in?
 6. What do you like about living at The Hilarita? What do you think could be improved?
 7. Please describe your current housing situation (e.g., number of people in your household, size of unit).
 8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.
 9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?
 10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?
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Project Team

Irene Borba, *Director of Planning & Building, City of Belvedere*

Samie Malakiman, *Associate Planner, City of Belvedere*

Ande Flower, *Principal Planner, EMC Planning Group*

Lea Robinson, *Founder, Be Diversity*

Mike King, *Sr. Project Manager, CivicMakers*

Interview Outreach

Originally, the City of Belvedere wanted to convene between 15 and 20 Hilarita tenants as part of an in-person focus group. In preparation for the focus group, Mike King from CivicMakers spoke with staff at EAH Housing, the property management company at The Hilarita. He spoke with Yari Sanchez, North Bay Resident Services Coordinator Lead, and Natalie Villeda, Resident Services Coordinator at Hilarita Belvedere.



Through those initial conversations, it was determined that a traditional in-person focus group meeting on-site at The Hilarita would likely produce low turnout (~2 to 5 tenants), as evidenced by similar recent events. However, meeting with residents one-on-one during an existing event, such as the regular food pantry program on Tuesday afternoons, would give tenants the flexibility and convenience to provide input in a manner that suits their lifestyle.

Natalie, Mike and Lea Robinson from Be Diversity chose the food pantry program hours on Tuesday, September 20, 2022 as the time to conduct interviews with residents. Natalie promoted the opportunity to its 102 apartments through The Hilarita's monthly newsletter, with information going out on Thursday, September 1, 2022 and including the promise of a \$50 gift card for participation.

On Tuesday, September 20, 2022, Natalie set up a table outside the food pantry to create a welcoming environment for Lea and Mike to greet and engage residents before or after they received their food.

Interview Participants

On Tuesday, September 20, 2022, 13 Hilarita tenants participated by completing the interview questionnaire (see names below). All participants received a \$50 Safeway gift card in appreciation of their time and contributions to the Housing Element Update.

1. Barbara Garcia-Romero
2. Barbara Warren
3. Barbara Wilson
4. Brian Flynn
5. Carlos Lara
6. David Martin
7. Jarvis Jones
8. Jungsoo Chung
9. Phillip Ramirez
10. Richard Couto
11. Sanober Bassa
12. Shahpar Davoudi
13. Sharon Lara

Interview Content

Barbara Garcia-Romero

1. How often do you spend time in Belvedere?

I go to church at St. Stephen's three hours each week. I go to the market, CVS, the bank, the Tiburon mail service, and spend lots of time at the library.

2. What do you like about Belvedere?

Belvedere is beautiful. I like the liberal-minded people. I have become more Democratic the last few years.

3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

I shop, dine, take the walking path by the waterfront, and go to the boardwalk.

4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

I first moved here from Boston in 1982. I was active in the cause for affordable housing. Very involved. I would love it to be more affordable.

5. What would an affordable housing development need to offer to incentivize you to move in?

Make it affordable. Provide a good structure. The Bank of America should be torn down, the traffic is horrible anyway. There is a construction site across from Woodland's Market.

6. What do you like about living at The Hilarita? What do you think could be improved?

I have been here for 40 years. I am very happy and very lucky. I am in a two-bedroom apartment with my daughter. What could be better is a small group of people are suing and they need to be stopped. The development was built in 1974 or 1975. There is a lot of rehab that needs to be done. There is a full staff now, but we didn't have that before.

7. Please describe your current housing situation (e.g., number of people in your household, size of unit).

I live with my daughter in a two-bedroom apartment. We have a nice garden and nice neighbors.

8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

My housing needs are met.



9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?

I rented a house in Belvedere and moved for financial reasons.

10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?

We need a dialogue about housing between snooty people in Belvedere and regular folks.

Barbara Warren

1. How often do you spend time in Belvedere?

I walk there every night. I am a bit of an avid walker.

2. What do you like about Belvedere?

I like the water. Belvedere is beautiful.

3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

I walk, shop (on the boardwalk), get coffee, and meet with family.

4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

I like where I am now, but I would not object to living in Belvedere if it were as nice as where I am now. From what I have seen, no. I would like to stay here.

5. What would an affordable housing development need to offer to incentivize you to move in?

A peaceful place to live. We haven't had good management here [at The Hilarita]. What is lacking in management are people to follow up on issues and complaints, be available on weekends and for events, and to enforce things like the no smoking policy. No one is supporting us when things are not right. Issues include insulation (very hot), dishwashers for bigger families, laundry services, insulation from noise, and scents/odors.

6. What do you like about living at The Hilarita? What do you think could be improved?

I like the beauty, water, and trees. I am grateful to live here as an older adult when my income is not too high. Areas for improvement include management (general in affordable housing). I do not feel like they care; they display a lack of understanding and compassion; getting the certification is a nightmare (you hand in your expenses and income, and they take and raise your rent based on your finances). It looks like they are looking for a way to charge more money. I experience lots of stress over fear of my rent being raised.



- 7. Please describe your current housing situation (e.g., number of people in your household, size of unit).**

I live alone in an upstairs, one-bedroom apartment.

- 8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.**

I need compassionate and responsive management; more airtight insulation, windows; and better soundproofing. There is no insulation in the roof. It gets really hot. I need air conditioning. Also, more washrooms. There is only 1 room with 2 machines. Laundry room expansion would be good. I want more support with ordinances; no one will back them up. No management visibility.

- 9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

I had a home in Fairfax but I got divorced and was not able to afford Fairfax anymore. Then I got this opportunity to become a caregiver, but that did not pay great. But I was able to juggle everything. The biggest challenge was earning enough money to live and survive. The biggest obstacle was income and seeing what you can do with higher paying jobs.

- 10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

Give people more power. Provide affordable housing and lift people up and not throw them out. Provide shared housing. Ownership changes how people take care of their space. It is too little to survive on even with AFH (Baltimore AFH program). Encourage homeownership and give people something so they can purchase something. If you have enough money to pay your rent and have a little left over, it would be easier and less stressful.

Barbara Wilson

- 1. How often do you spend time in Belvedere?**

Twice per week.

- 2. What do you like about Belvedere?**

Belvedere is beautiful.

- 3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?**

I sit in the car. I watch boats, people, and the birds. I go to the market and CVS to shop.



4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

I would like to live in Belvedere, but I don't have the income. I have SSI but it does not fit into economic applications. But it would be a wonderful place to live.

5. What would an affordable housing development need to offer to incentivize you to move in?

Access for older people, from parking to laundry services. Accessibility is a struggle.

6. What do you like about living at The Hilarita? What do you think could be improved?

The road could be improved. They could make it two lanes, but I don't want them to give up the walking path. I would like to see them install ramps and features for greater accessibility. More parking, too; I put in a request when I first moved here. I also don't like that there is no use of the computer or community rooms; no CLC for making copies, etc.; no community room for family events (although it has a nice kitchen); and we used to have a language tutoring program. I do like that the weather is nice here; there is bus service (but I still have to climb the hill); and it is peaceful.

7. Please describe your current housing situation (e.g., number of people in your household, size of unit).

I live alone in a three-bedroom apartment.

8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

I need another washroom (on the third level); greater accessibility (ramps, etc.); someone to come and check on rats (management has not responded); and someone to come and clean the carpet. I want more opportunities to meet my neighbors, specific to learning about other cultures and experiences.

9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?

I previously owned a home.

10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?

Education and knowledge of the "in's and out's" of affordable housing; help with asking for things you need. People need a list of resources. I am taken care of, but not everyone is.

Brian Flynn

1. **How often do you spend time in Belvedere?**

I do my weekly shopping there.

2. **What do you like about Belvedere?**

I am an artist so I love it. In terms of architecture and the structure and layout of the town, it is incredible. I don't drive so I walk into town. The people are good, they always make you feel welcome. It is great for taking in new ideas for a canvas. Visually it is beautiful. The nearby school is well-designed. Belvedere is a feast for the senses.

3. **When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?**

I go to the library, CVS, Woodland's, and the post office. I try to bring commerce to town every week or every month. The town's been good to me.

4. **Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?**

I don't drive so I walk the hill. I am blessed with great neighbors, so I probably would not move. I would like to stay here [at The Hilarita] another 5 or 10 years.

5. **What would an affordable housing development need to offer to incentivize you to move in?**

It would have to be close to shopping and have good neighbors like here at The Hilarita. I need to be around people so I want access to town and the people. I connect with people at Strawberry and around town.

6. **What do you like about living at The Hilarita? What do you think could be improved?**

No complaints with management. I wish there was a laundry room on the hill so I could avoid walking down and back up, but it is not a big issue.

7. **Please describe your current housing situation (e.g., number of people in your household, size of unit).**

I live alone in a one-bedroom apartment. I have been here for 8 years and 9 months. No roommates. I have a living room and one bathroom. I usually commune with my neighbors outside. My sisters come to visit. I am getting my carpets cleaned soon, working on a new floor plan and decluttering.



8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

Affordability. I am on the SSI list, a Section 8 voucher recipient. I am lucky that my rent is based on my monthly income. The food pantry program helps with using my income left over after paying for rent, utilities and vitamins. My situation here works financially. I don't have a lot of savings but it generally balances.

9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?

I want to pursue labor to bring in more income. I am going to talk with management about doing some murals.

10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?

I would like to see more HUD and SSI housing options. But I have no complaints. I am extremely blessed! If The Hilarita was not available, I probably would have left California. My sister got me on the Section 8 waitlist, which made all the difference.

Carlos Lara

1. How often do you spend time in Belvedere?

We take walks daily.

2. What do you like about Belvedere?

It is safe and quiet.

3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

I walk and shop there. I would like to go biking.

4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

Yes, I would be interested in living in Belvedere.

5. What would an affordable housing development need to offer to incentivize you to move in?

A laundry room; more lights at night; and good neighbors.



6. What do you like about living at The Hilarita? What do you think could be improved?

I like the affordable rent at The Hilarita. But they need to renovate the structures. Our complaints never received a response from management, even when we reported vandalism, a car break-in. Luckily it is better now.

7. Please describe your current housing situation (e.g., number of people in your household, size of unit).

I live with my partner/spouse in a two-bedroom apartment.

8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

My housing needs include a Section 8 voucher, safety, and quality housing. For instance, the phone lines (landlines) at The Hilarita haven't worked for years. We have 4 lines that do not work. We cannot use AT&T so we have to go through Comcast, but they have high prices.

9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?

Previous challenges included rents that were too high and poor conditions of neighborhoods. I was living in San Rafael and there was lots of noise, drinking, and expensive rent. I was happy to finally move to The Hilarita.

10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?

Affordable housing resources. Enforcement of existing tenants rights laws. We raised 4 kids here. The schools and transportation were great. We need more housing units for families with kids. We need food programs. Also, good teachers; they helped a lot because I did not speak English at the time. We need safety programs. The library is a great asset for kids; it is a really nice library here.

David Martin

1. How often do you spend time in Belvedere?

I never go to Belvedere.

2. What do you like about Belvedere?

I like that it is an island.

3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

I go to the water and enjoy the view.



- 4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?**

I am not really interested, but yes, I would consider it.
- 5. What would an affordable housing development need to offer to incentivize you to move in?**

Something more like The Hilarita.
- 6. What do you like about living at The Hilarita? What do you think could be improved?**

I love it. I like the space. It is a good place to live.
- 7. Please describe your current housing situation (e.g., number of people in your household, size of unit).**

I live alone in a two-bedroom apartment.
- 8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.**

Taking care of the interior of my unit.
- 9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

Before moving to The Hilarita, I could not find a home that suited my living needs and tastes. I lived in ill-fitting homes and neighborhoods previously.
- 10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

More affordable housing.

Jarvis Jones

- 1. How often do you spend time in Belvedere?**

I have spent a lot of time in Belvedere. I have served on boards and commissions there, including at Farley Place. I knew and worked with Irwin Farley. I know people in Belvedere, friends I have known for over 30 years. I ended up at The Hilarita to help operate a boutique up the road.
- 2. What do you like about Belvedere?**

It is a beautiful place. I went to a play recently that told the whole history of Belvedere. My friend from the yacht club was in the play. Belvedere has very community-oriented, friendly people. It feels like an old home town.



3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

There is not a lot to do there. Everything is so connected between Tiburon and Belvedere so you don't have to end up going to Belvedere. All of the shops are in Tiburon. I go walking in Belvedere all of the time. I go to the nail salon, my bank, the library, and the post office.

4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

It depends on what the housing looks like. I am 75 years old. Belvedere is a nice place to live, so it's a possibility.

5. What would an affordable housing development need to offer to incentivize you to move in?

The development needs to look good. They have to be well-designed, beautiful homes. It needs architects that want to create something respectful for tenants and the community. It needs the right contractors, not those that want to bilk money out of a large budget. Units should have quality cabinets and features; when developments do not choose quality stuff, it is because they think the future tenants are poor and that's not right. The developments should represent the town. Do upscale design. Bring together a volunteer team of architects and landscapers to design housing that Belvedere can be proud of.

6. What do you like about living at The Hilarita? What do you think could be improved?

Skipped.

7. Please describe your current housing situation (e.g., number of people in your household, size of unit).

Skipped.

8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

Skipped.

9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?

Skipped.



10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?

A program for first-time homeownership. Children who grow up here cannot move back or are forced to move away. We should put aside affordable homes for first-time homebuyers. The City should utilize capital gains and make the finances make sense for people.

Jungsoo Chung

1. How often do you spend time in Belvedere?

Every day.

2. What do you like about Belvedere?

It is a beautiful area. Nice views. Safe. Nice people.

3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

I walk and go to the playground with my grandson.

4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

Yes, I would be interested in living in Belvedere. I like the City's potential new housing sites. I have lived here since 1998. I like the area very much.

5. What would an affordable housing development need to offer to incentivize you to move in?

Skipped.

6. What do you like about living at The Hilarita? What do you think could be improved?

I am living in an original unit, but it is now in need of remodeling. I need a new carpet.

7. Please describe your current housing situation (e.g., number of people in your household, size of unit).

Skipped.

8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

Skipped.

9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?

Skipped.



10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?

There are good rental rates for me at The Hilarita right now. I am so happy to live here.

Phillip Ramirez

1. How often do you spend time in Belvedere?

I go there a few times a month. I used to be a part of the Tiburon Arts Commission. I like doing volunteer work in my free time.

2. What do you like about Belvedere?

Belvedere is beautiful.

3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?

Shopping.

4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?

Sure. It depends on availability and my situation at the time. Accessibility is an important consideration with my handicap.

5. What would an affordable housing development need to offer to incentivize you to move in?

Same as what The Hilarita offers. The Hilarita has a connection with the Episcopalian church and the Butt Foundation. Their participation helps subsidize rent. Section 8 housing availability is important to me. And I need apartments with handicap accommodations, including rails in bathrooms.

6. What do you like about living at The Hilarita? What do you think could be improved?

I enjoy living at The Hilarita, but we need to have a more stable management.

7. Please describe your current housing situation (e.g., number of people in your household, size of unit).

I live alone.

8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.

Handicapped access and accommodations.



9. **Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

No challenges as far as I am concerned.

10. **What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

All of my needs are met. The Butt Foundation (or it could be the Presbyterian group) subsidizes rents. Subsidized rents make a difference. I couldn't afford to live here otherwise. I have been here for 25 years.

Richard Couto

1. **How often do you spend time in Belvedere?**

Two days a week.

2. **What do you like about Belvedere?**

I like that it is quiet, scenic. My grandparents live there. I used to go to a martial arts program there.

3. **When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?**

I have dinner with my grandparents and help them with gardening and housework. I sometimes join them for concerts in the park.

4. **Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?**

Yes, I would be interested in living in Belvedere.

5. **What would an affordable housing development need to offer to incentivize you to move in?**

A well-maintained laundry room with machines big enough for blankets; parking; and easy access by car (no traffic issues).

6. **What do you like about living at The Hilarita? What do you think could be improved?**

I like that it is easy to find; neighbors are respectful of each other's privacy; easy to get to school (the 8 bus provides a straight shot from home to San Francisco); the computer room (especially when I was younger), and decent internet speeds. The one negative is that the management turnover rate is way too high.



- 7. Please describe your current housing situation (e.g., number of people in your household, size of unit).**

I live with my mother.

- 8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.**

I want the ability to put plants near the front door (where there is sunlight); to have a decent amount of floor space so I can work/recreate at home (a community room would not satisfy this need); and smart maintenance (pro-active repairs).

- 9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

Not applicable. I have been a resident of The Hilarita since I was 3 years old.

- 10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

The biggest positive factor for us is the 30% income rent limit. I also want to reemphasize the importance of ensuring low management turnover at affordable housing developments. For the City of Belvedere's proposed housing sites, the West Shore Road and Belvedere Avenue sites are not attractive to me because there will be a lot of traffic. The Bayview Avenue site looks good. I also think there could be development on the northside of Belvedere near the water.

Sanober Bassa

- 1. How often do you spend time in Belvedere?**

I am a resident.

- 2. What do you like about Belvedere?**

I like everything. It is safe, the police department is close by. People are kind. It is great for walking and quiet.

- 3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?**

I walk.

- 4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?**

Yes, I am interested in living in Belvedere.



5. **What would an affordable housing development need to offer to incentivize you to move in?**

A nice and clean place. I try hard to keep a nice, clean place but it is challenging at The Hilarita.

6. **What do you like about living at The Hilarita? What do you think could be improved?**

The Hilarita needs to be remodeled. In my unit, they haven't changed the stove since 2014 when I moved in; they haven't done any painting; the railings are dirty; there are gas leaks, my toilet clogs, and the sink leaks. The carpet is rotting. I ordered blinds and they never came.

Management is not responsive to these requests. They just say "I'll talk to my boss." If they cannot afford to remodel, at least do some of the small things. The community room is good for hosting small gatherings, but I have had issues with writing checks to reserve the space; I have to keep writing new checks each time, which is annoying. Also, I would like them to lower the price of using the washing machine; it is up to \$2.50 a load now.

7. **Please describe your current housing situation (e.g., number of people in your household, size of unit).**

We are a family of 5 in a four-bedroom apartment.

8. **What are your current housing needs? Needs could include your housing location, amenities, size, and type.**

I need a new stove, a new carpet, and new cabinets.

9. **Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

Skipped.

10. **What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

I want to see rent control. We need to help people to keep housing units affordable. Landlords and policymakers need to be thoughtful about how much people can reasonably afford. It should be based on a household's income and fixed expenses.

Shahpar Davoudi

1. **How often do you spend time in Belvedere?**

I walk there every morning.

2. **What do you like about Belvedere?**

I like walking there. It is beautiful. I love it!



3. **When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?**

I cannot afford to shop there. I wish they had a Trader Joe's.

4. **Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?**

Yes, I am interested.

5. **What would an affordable housing development need to offer to incentivize you to move in?**

I need two bedrooms, so there is space for my caregiver. I wish I had a view. I would like less noise; there is too much noise with the garbage outside. I need quiet. And I need the unit to be low-income.

6. **What do you like about living at The Hilarita? What do you think could be improved?**

I have been here for 30 years. It used to be good, but now it gets worse with every day due to the management changing.

7. **Please describe your current housing situation (e.g., number of people in your household, size of unit).**

I live in a two-bedroom apartment with my caregiver.

8. **What are your current housing needs? Needs could include your housing location, amenities, size, and type.**

Skipped.

9. **Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

Skipped.

10. **What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

I would like to see rent control, where the amount of rent is dependent on a person's income.

Sharon Lara

1. **How often do you spend time in Belvedere?**

I walk there daily.

2. **What do you like about Belvedere?**

It is safe, clean and beautiful. I like that there is flat walking on sidewalks for the elderly and we are able to walk at night in the dark.



- 3. When you spend time in Belvedere, what do you typically do (e.g., shopping, walking, biking)?**

I walk, shop, and go to CVS for medications (very important).
 - 4. Are you interested in living in Belvedere? Would you be interested in living in Belvedere if there were more available affordable housing options?**

Yes, I would be interested in living in Belvedere.
 - 5. What would an affordable housing development need to offer to incentivize you to move in?**

Easy access to laundry (no stairs). Play space for grandkids, or at least access to parks, tennis courts. Safety is very important. I need someone who will enforce the no smoking policy (that is not happening at The Hilarita). I want somewhere where I feel heard by management when I have a complaint about vandalism.
 - 6. What do you like about living at The Hilarita? What do you think could be improved?**

I have lived here for 36 years. I like that Section 8 housing is available here.
 - 7. Please describe your current housing situation (e.g., number of people in your household, size of unit).**

I live with my partner/spouse in a two-bedroom apartment.
 - 8. What are your current housing needs? Needs could include your housing location, amenities, size, and type.**

I need to maintain my Section 8 certification now that I am a senior on a limited income. I would like a community garden, a small place for plants. Nearby parks. On-site play areas for kids.
 - 9. Prior to living at The Hilarita, what had been the challenges, obstacles and difficulties in getting your housing needs met?**

Skipped.
 - 10. What policies, programs and resources would you suggest to protect residents facing housing insecurity and at risk of displacement?**

I never looked into buying a home. We were always happy as renters. I think the Section 8 program is helpful.
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Common Themes

1. The Hilarita is a good example of affordable housing development and tenants generally like living there, but ongoing deferred renovation and maintenance and frequent management turnover are problems that future housing needs to do a better job of planning for.
 2. Section 8 housing and other approaches to subsidizing or limiting rent (including rent control) are extremely important resources for low-income households, especially seniors on a fixed income. Without these supports, even affordable housing in Belvedere may be too expensive for many households.
 3. Lower income households want housing that is well-designed and worthy of pride. They care about cleanliness, the quality of design and materials, the opportunity for personal and recreational space (such as gardens, kid play areas, computer labs), and an environment that encourages healthy relationships with their neighbors and property management staff.
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