

The South of Market Filipino Housing Survey



Filipino Community Development Corporation



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EXECUTIVE SUMMARY

The Filipino Community Development Corporation (FCDC) is a community development organization that facilitates access to affordable housing for low-income residents and develops support infrastructure for the homeless, low-income and moderate income San Franciscans. FCDC understands that redevelopment is inevitable but wants to make sure that the concerns of the Filipino community are addressed and its needs met under this changing environment.

In April 2016, the Filipino Community Development Corporation(FCDC) launched its first project, the South of Market (SoMa) Housing Survey of the Filipino Community. The survey is supported by a Community Benefit Agreement grant from the 5M Project of Forest City through the Tenderloin Neighborhood Development Corporation. The survey was initiated in direct response to the growing problem of inadequate affordable housing in San Francisco brought about by the technology boom and the consequent increase in demand for commercial as well as residential real estate.

The purpose of this project is to identify Filipino households in SoMa, assess their housing and social service needs, identify gaps in services, and develop strategies to address the issues of Filipino residents in SoMa.

A convenience sample of 253 SoMa Filipino residents (representing the same number of households) participated in the survey. These respondents were between the ages of 18 to 90 years old. They provided valuable insights into the priority issues of the Filipino community in the area.

This report focuses on three major topics:

1. Demographic/Community Profile
2. Housing Situation and Tenant Rights
3. Neighborhood and Community Cohesion

In order to explain and validate the results of the survey, qualitative research methods were also applied. Focus groups and key informant interviews were conducted and results were compared and analyzed with data from survey results.

This project is intended to inform stakeholders, city planners, developers, non-profit organizations and the community of the conditions faced by the Filipino community in SoMa in order to mitigate the dislocation and disenfranchisement of the Filipino community as the City implements its redevelopment plans.

I. Introduction

Filipinos have lived in San Francisco for over a century. The first Filipinos were mostly single young men who came as subjects of the US Commonwealth regime in the early 1900s. They were recruited to work in the canaries, shipyards and in agriculture. San Francisco was the entry point of Filipinos to the mainland and it became the home base for many (Sobredo J. and Basconcillo). They settled in a ten block area called Manilatown which was adjacent to present day Chinatown. They lived in rooming homes, single-room occupancy (SRO) hotels and small apartments. South of Market was another neighborhood where Filipinos lived. Most were longshoremen, merchant marines and warehouse workers involved in San Francisco's shipping industry.

Discriminatory laws which banned Filipinos from buying real estate in the US was circumvented by Gran Oriente Rizal Masonic Lodge by purchasing four properties in South Park as an association. In the 1920's, members of the Lodge pooled their money together to buy these properties (Foronda, E.) At the same time another Filipino association, the Caballeros de Dimas Alang, bought the land and building of the present day San Lorenzo Ruiz Senior Housing. When World War II broke out, Filipinos were recruited to join the war effort and promised US citizenship. After the war, many married, brought their wives to the US and started families. In the 1940s as many as 5,000 Filipinos lived in the South of Market area (Sobredo, J.).



Urban development however has led to the displacement of the Filipino Community. In the 1970s, San Francisco's Manilatown fell victim to the expansion of the city's Financial District. The struggle for the I-Hotel, a single room occupancy (SRO) hotel inhabited by many Filipino *manongs*¹. Their resistance was met with forced eviction by the San Francisco police. Eventually the 10 block area of Filipino businesses, housing and community organizations ceased to exist. The San Francisco Redevelopment Agency was bent on making San Francisco the Financial Center of the West Coast at the expense of residents in Manilatown and the Fillmore/Western Addition area.

In 1965, the "Family Reunification Act" was passed under President Johnson's administration. This allowed more Filipinos to enter the United State. By the late 1980s, Filipinos became the

¹ *Manong* is a term of respect now used to refer to the generation of Filipinos who immigrated to the US in the early part of the last century.

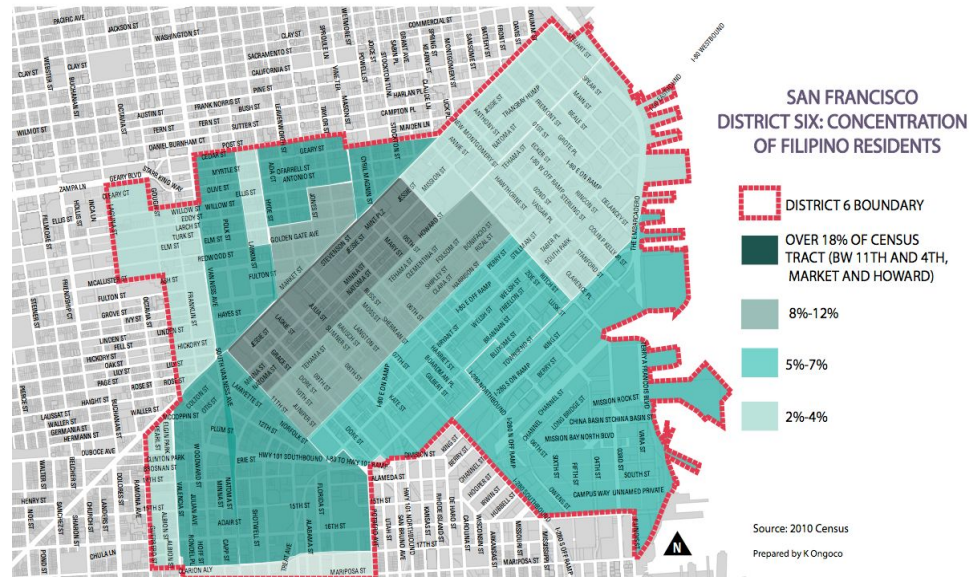
largest ethnic group in SoMa, comprising 30% of the population (J. Sobredo, 1998). Many Filipino community organizations expanded at this time and Filipino cultural events were established. The city meanwhile was implementing the Yerba Buena Redevelopment Plan. This included the development of the Moscone Center in 1981, followed by the Museum of Modern Art and the Yerba Buena Center for the Arts in the 1990's. This time the focus was to attract tourists and convention goers to the City. But revitalizing the area meant the displacement of communities in SoMa. Many residents were retired shipyard and warehouse workers, immigrant families, transient laborers, the LGBT (Lesbian Gay Bisexual Transgender) and artist communities. The Tenants and Owners in Opposition to Redevelopment (TOOR) was organized to fight redevelopments plans. In the end, TOOR successfully negotiated with the San Francisco Redevelopment Agency to provide four sites in the Yerba Buena area to build affordable housing for residents displaced by redevelopment. TOOR incorporated as the Tenants and Owners Development Corporation (TODCO) which continues to provide affordable housing to the homeless and seniors in SoMa. Unfortunately, not all displaced families were provided replacement housing in SoMa and were forced to leave.

In partnership with Dimasalang House (now named the San Lorenzo Ruiz Senior Housing), TODCO was able to build senior housing for Filipinos. When a fire broke out in the Delta Hotel, its owner, Dr. Mario Borja and the Filipino American Development Foundation (FADF) negotiated to have TODCO rebuild and manage the building on the condition that the first floor space be dedicated to Filipino community meetings and events. Today, Bernadette Sy manages FADF and provides support to many Filipino organizations in SoMa.

In the late 1990's SoMa became the epicenter of the "dot.com" and technology industry boom. Warehouses were converted into "live/work lofts" or "tech labs". The influx of tech workers created competition for rental residential units which displaced lower income residents. In spite of these dislocations, SoMa continues to be a destination for newly arrived Filipino immigrants. Low cost housing, proximity to jobs and access to transportation make it an ideal place for new immigrants with limited resources to settle.

There are 31,370 residents in the entire South of Market District² and the median household income is \$72,762 (SF Planning Department, 2013). In her work "The State of SoMa," Kristian Ongoco noted that a majority of Filipinos live in the the area between 4th to 11th Streets and from Market to Howard Streets. This area has the lowest household income in SoMa at \$21,000. (Ongoco, 2012). For the year 2010, the total population in the 94103 zip code was 21,279 people. Filipinos numbered 2,524 and were the 5th largest population after Whites, Latinos, Blacks and Chinese. Although Filipinos made up only 5% of San Francisco's overall population in 2010, they account for 9% of SoMa's population (US Census 2010).

² For the purposes of this report, the South of Market is bounded by Market Street to the north, San Francisco Bay to the East, King Street to the South, and the 101 Freeway and 13th Street to the West.



Census data and historical archives have helped provide information on the conditions of Filipinos in the South of Market area. However, more specific and current information is needed in order to describe the conditions of the community, assess their needs and identify gaps in services.

II. Methodology

FCDC developed a survey questionnaire composed of 46 questions. This questionnaire was pilot tested in April 2016 among 20 SoMa residents and was refined to better capture specific information. The questionnaire was translated into Pilipino/Tagalog (copies of the survey instrument are attached at the end of this report as: “Appendix A: English Version” and “Appendix B: Pilipino/Tagalog version”). Two separate trainings were conducted for survey interviewers to ensure that the questionnaire was administered uniformly.

The *SoMa Housing Survey* is a descriptive cross-sectional survey of the Filipino Community in South of Market, San Francisco. The criteria for participation included:

- 1.) Participant self-identifies as Filipino
- 2.) Participant is 18 years or over
- 3.) Participant lives in South of Market (bounded by Market Street to the north, San Francisco Bay to the East, King Street to the South, and the 101 Freeway and 13th Street to the West.)

Participation was limited to one respondent per household. The study was designed as a convenience sample and was administered between April 1, 2016 through October 1, 2016. Interviews were conducted at community events such as *Pistahan* (Festival) and the June 12th Celebration (Philippine Independence Day) at Union Square. It was also administered at

St. Patrick's Church and at businesses patronized by Filipinos such as hair salons and restaurants. One-on-one interviews were focused in the West SoMa area where Filipinos are concentrated. Most of the interviews were conducted by community gatekeepers and coordinated by FCDC co-director Lolita Kintanar. The community gatekeepers/survey interviewers were either residents of SoMa or staff of social service agencies in the area.



The survey took approximately 30 to 45 minutes to complete and was available in English and Pilipino/Tagalog. Informed consent was verbally obtained from participants prior to administering the survey. Respondents had the option of completing the survey themselves or by face-to-face interview. Face-to-face interviews were largely conducted with older respondents and those with low literacy levels.

In spite of attempts to have a representative sample, the majority of respondents were seniors. This was because they were more

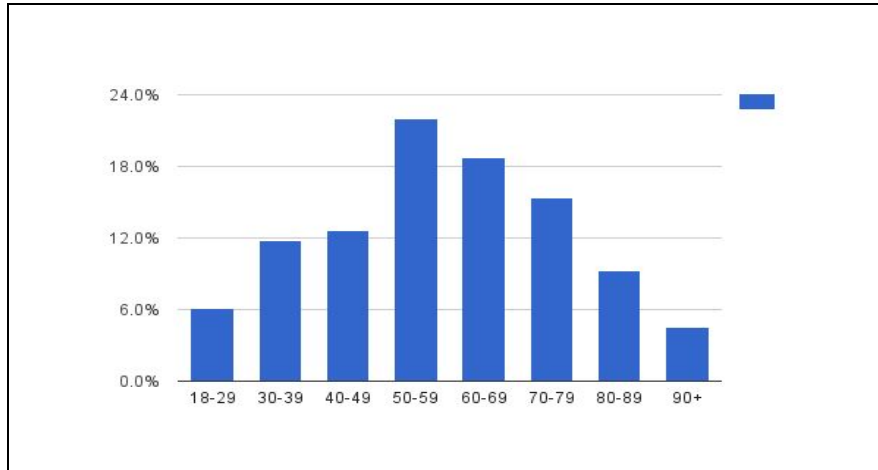
available and responsive than parents with young children who were either busy at work or tending to the kids. Triangulation was utilized to validate the findings of our survey research. In this case we conducted focus groups as well as key informant interviews. We held 4 focus groups composed of seniors, youth, heads of households and community gatekeepers. The focus groups had a maximum of 12 participants. Outreach was conducted to recruit focus group participants. Facilitators and recorders were trained to conduct the focus groups to ensure that all participants contribute to the discussion. Open-ended questions were developed and administered to focus groups participants (see attached questions) and their responses were recorded. These questions were based in part on inconsistencies or issues that arose when analyzing last year's survey results.

Additional historical information was needed in order to provide a comprehensive analysis of the conditions of Filipinos in SoMa. Therefore, we conducted key informant interviews with persons who had established ties in the community and have lived and worked in SoMa for over ten years. These key informant interviews are an additional activity to the existing Scope of Work of this project.

III. Findings

Section A. Demographic Profile

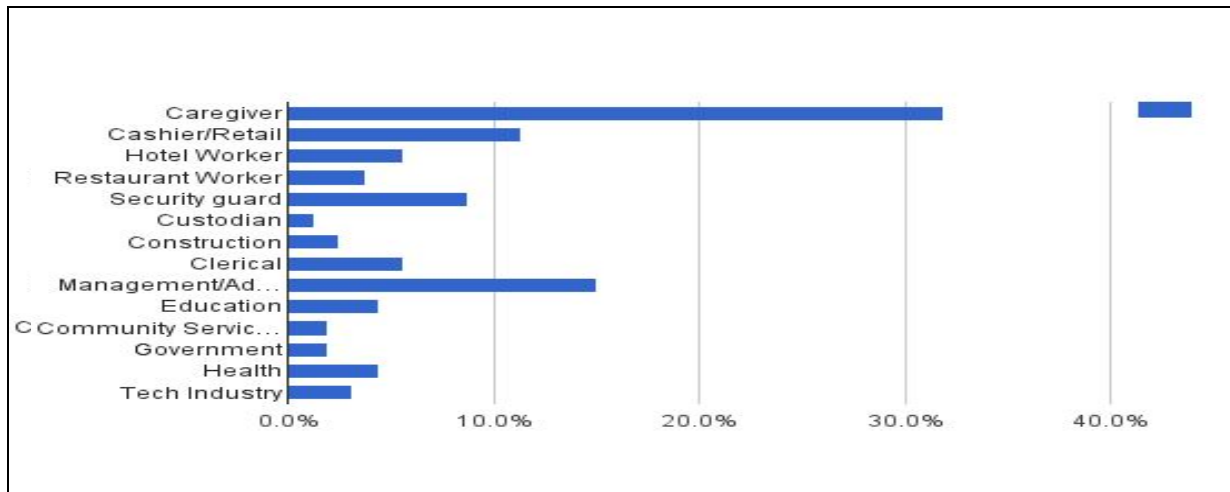
Respondents' Age



The median age of respondents in this study was 54 years old. The median age when they arrived in South of Market is 34 years old.

Over half of respondents (57%) were either single, separated, divorced, or widowed; while 34% were married.

Employment



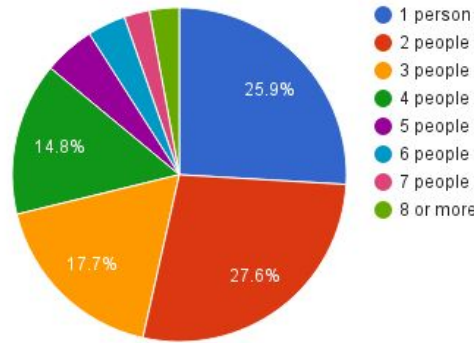
Almost 40% of respondents were employed full-time while 16% worked part-time and 11% were unemployed. Retirees made-up 27%.

More than half work in service jobs as caregivers, retail sales, hotel workers, food and restaurant workers, custodians and security guards. Management/administrative employees made up 15% while clerical workers accounted for 6%. Health services and education were 4% respectively. About 3% work in the tech industry while 2% worked in government jobs and

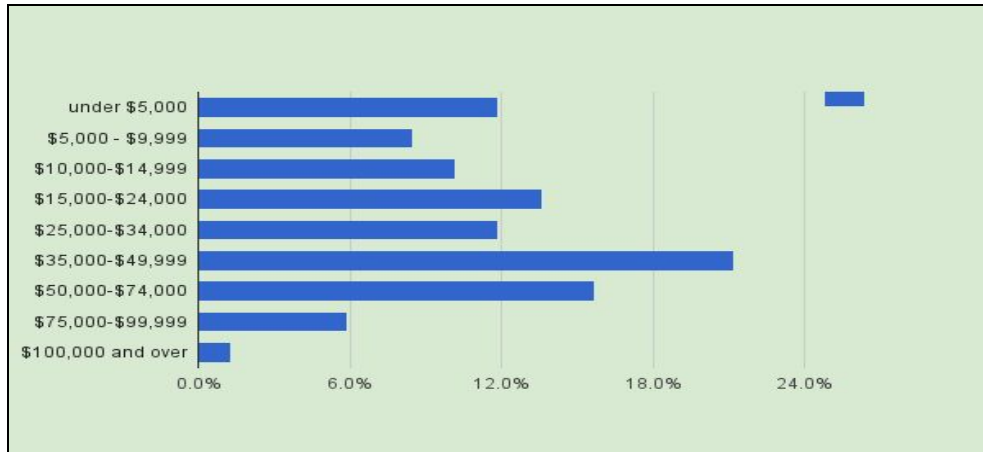
another 2% in community services. A majority work in the city of San Francisco and many walk to work/

While the median number of persons that contribute to the household income is 2 and the median number people in the household is also 2, there were outliers. At least 7 households reported 8 or more people in their household and one respondent said there were as many as 12 people living in a two bedroom unit.

Number of People in the Household



The **median household income** is between \$25,000 to \$34,999



Discussion:

Survey results indicate that a majority of respondents arrived in the last 15 years. Focus group participants agree that a majority of Filipinos in SoMa are recent immigrants (arrived after the

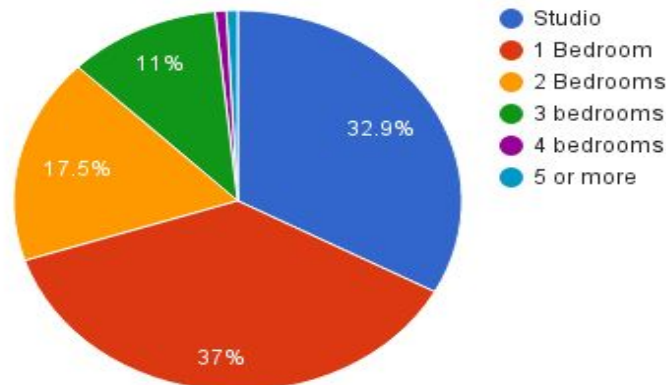
year 2000). A majority also believe that about half the population are composed of seniors while the rest are young adults or families with children. Enrollment at Bessie Carmichael elementary school in SoMa shows that Filipinos have the highest enrollment at 33.4% for the 2016-2017 academic year. (CA Dept of Ed). This suggests that there are many Filipino families with young children. One senior believes seniors make up less than half of Filipinos in SoMa and that their numbers will decrease. She said many in her cohort have passed away in recent years or have gone back to the Philippines. Some have joined their children in other US towns or states.

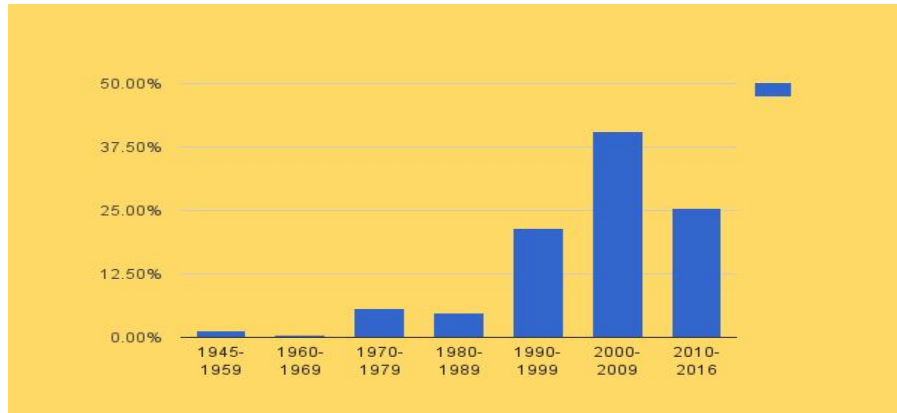
Section B. Housing and Tenants Rights

Almost all respondents (96%) rent their apartments while 1% own their housing and 3% indicated “other.” Of those who answered “other,” one person said he lived in his car and another said he was homeless. Five people said they were guests or were sharing the rent.

Most respondents (69%) live in large building complexes of 50 or more units while 22% live in small buildings of four to 10 units. Only 2% said they live in duplexes while 7% live in single room occupancy (SRO) hotels.

The majority (70%) live in a studio or one bedroom while 17% live in two- bedroom apartments and 11% said they occupy three-bedroom apartments.

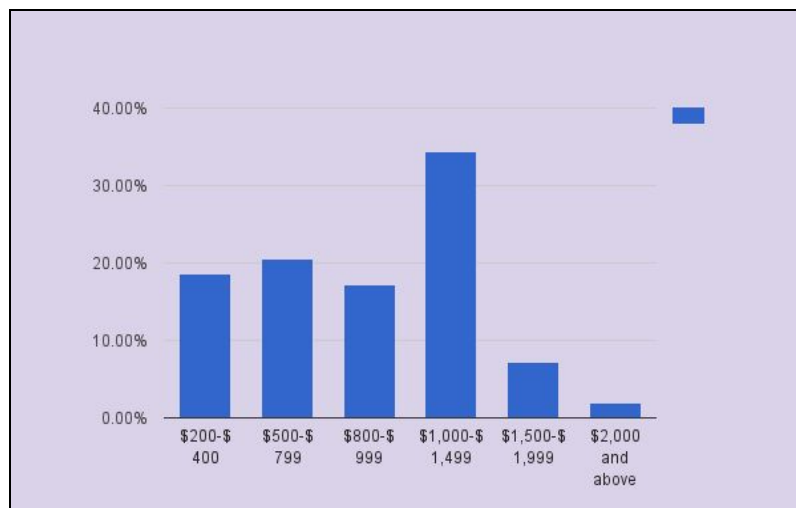




Two-thirds of respondents (67%) moved to the South of Market in the last 16 years (between 2000-2016). Among the reasons for living in SoMa, 56% said that they came to live with a relative while 22% said they chose to live in SoMa because rents are cheap or because of its proximity to jobs, shopping and transportation.

When asked if they were satisfied with their living conditions, 60% said they were satisfied. Those dissatisfied cited three main reasons for not moving: 1) housing costs were too high, 2) they couldn't find housing in preferred location and 3) they couldn't find housing in suitable condition.

MONTHLY RENT



The median rent paid is between \$800-\$999 per month. Twelve percent reported receiving rent subsidies. The majority of respondents (76%) do not get a subsidy and 12% had no answer.

Over a third of respondents (38%) said that they had applied for affordable housing while 53% said they did not. Also, 36% said they currently live in affordable housing, a majority with Section 8 vouchers.



Respondents were asked if they were afraid of being evicted or displaced given the rising cost of real estate in the area. Those who answered affirmatively said that they had nowhere else to go, rents were not affordable or they were afraid of becoming homeless. At the time of the interview, four households were in the process of being evicted while two respondents were homeless.

A majority said that they were aware of the San Francisco Rent Stabilization and Eviction Law. However, people felt that the law was not protecting them. Some say that they know of people that are being evicted while others complained that their rents are increased more than what the law indicates.

DISCUSSION:

There were two main reasons why Filipinos settle in SoMa. The first is that they had family or friends in the area. This support network was very important for new immigrants in adjusting to life in the U.S. because it provides economic and housing assistance as well as information on employment and social services. The other reason for settling in SoMA was accessibility to work and transportation. Most respondents work in retail sales and the service industry. A majority of these jobs are located downtown.

Focus group participants confirmed that new immigrants stay with their friends or family when they first arrive to the US. Overcrowding becomes a big problem, especially when new immigrants overstay because they are unable to find jobs or housing. The host families are stressed because overcrowding can be cause for eviction. Also, new immigrants cannot stay with relatives who are in public or senior housing as the regulations are very strict.

Overcrowding is a problem in the community, especially because there is a lack of residential units for families (2-3 bedrooms). These immigrant families end up staying in Single Room Occupancy hotels (SRO's) where cooking is not allowed in the rooms and bathrooms/showers are shared with other residents on the floor. Because of the transient nature of SRO's it is difficult establishing trust among occupants.

While only 7% of survey respondents claimed they live in SRO's, focus group participants believe more people live in these hotels but may not have responded affirmatively because of unfamiliarity with the term "SRO". [Instead many indicated they live in studio units.](#)

Families complained of having difficulty finding housing suitable for themselves and their children. While SoMa is a convenient place to live because of proximity to entry-level service jobs, housing is very tight and rents are exorbitant. Recent immigrants who planned to stay with relatives for a short period of time, end up overstaying because rents are too high and they have "nowhere else to go. Some expressed concerned that they can become homeless just like the people they see on the sidewalks every day.

When asked about affordable housing, people were confused about the application process, the different types of affordable housing and what the qualifications were. Some believed they were in affordable housing when in fact their units were rent controlled. Others were discouraged because they had applied for affordable housing and have been waiting for several years. Others feel the process is complicated and cumbersome so that they give up too soon in the application process.

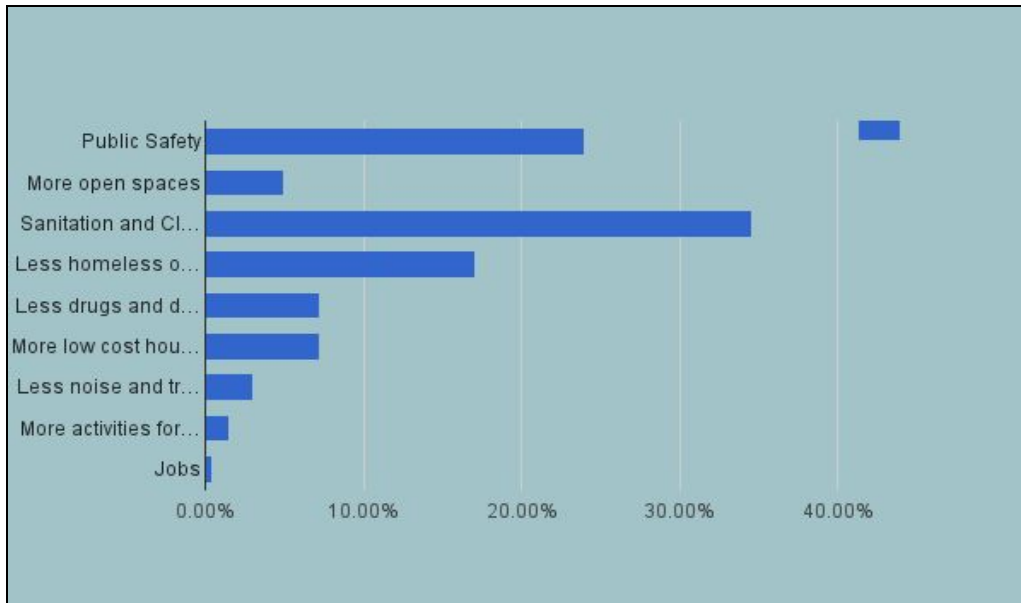
Section C. Neighborhood and Community Cohesion

This section focuses on whether Filipinos felt a sense of community in SoMa and whether they engaged in community endeavors. It also discusses their perception of the neighborhood and identify priority areas for neighborhood improvement.

When asked if they felt safe in the neighborhood, over half (56%) indicated they feel safe "all the time or most of the time" while 34% indicated they feel safe "some of the time." Only 11% indicated they "don't feel safe at all."

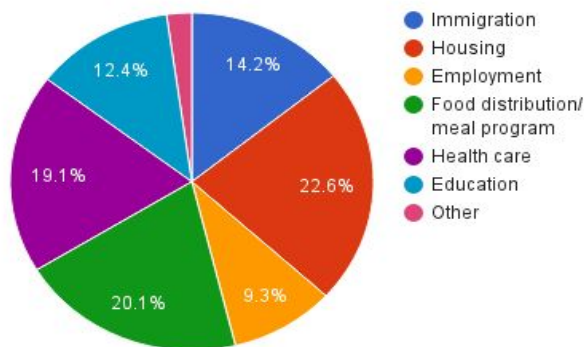
However, when asked what improvements they would like in their neighborhoods, sanitation and cleanliness ranked first at 53%, followed by public safety at 37% while 26% said less homelessness. Less drugs and drug dealing and more low cost housing tied for the 4th spot at 11% each. This indicates a discordance between people claiming they feel safe in their community but ranking public sanitation and public safety as the priority areas that need improvement.

What improvements would you like to see in the neighborhood?



The survey showed that respondents had a sense of community in SoMa. Individually, 84% know other tenants in their building whom they can call on for help. Within the community, 43% volunteer at a church, community or social service organizations while 5% were involved in a tenants association. Two-thirds (64%) participate in community activities such as the Christmas Parol Festival, June 12th Philippine Independence Day and the *Pistahan* (Festival).

Services Frequently Utilized



The social service organizations most respondents are aware of and utilize are: Canon Kip Senior Center Services, West Bay Pilipino Multi-Service Center, San Francisco Filipino Veterans Equity Center, South of Market Health Center and the South of Market Community Action Network. When asked what services are frequently utilized the first was housing, followed by food distribution/meal program and health care.

DISCUSSION:

There is a strong sense of community in the Filipino community. A majority are involved in church activities while others participate in social and cultural events. For new immigrants, there is an informal social network centered around religious and social activities where newcomers are able to obtain information about housing, schools and employment opportunities. These social networks lend support to new immigrants as they adjust to life in the United States.

A majority of respondents say that they feel safe in their neighborhood yet they rank public safety, cleanliness and sanitation, and homelessness among their highest concerns. When the focus groups were asked about this discordance, many responded that “they were used to it” and have developed coping mechanisms. Youth focus group participants said that they witness petty theft, the breaking of car windows, people using drugs in the alleyways, random fights and mentally ill people acting out. In adjusting to this situation, youth avoid the streets where these activities happen, make sure they are home before dark, they work out a “buddy system” so that they aren’t walking out alone and play indoors because it is not safe in the parks. A key informant said that there is a long waiting list at the West Bay Pilipino Multi-Service Center after-school program because it is one of the few places that provides a safe haven for kids to interact with each other. Youth services in a safe environment are needed especially since the parks in the area are used by the homeless and drug users. Seniors said that they do not venture out at night. They usually go outdoors with friends and rarely go out alone. Taking these precautions make them feel “safe”.

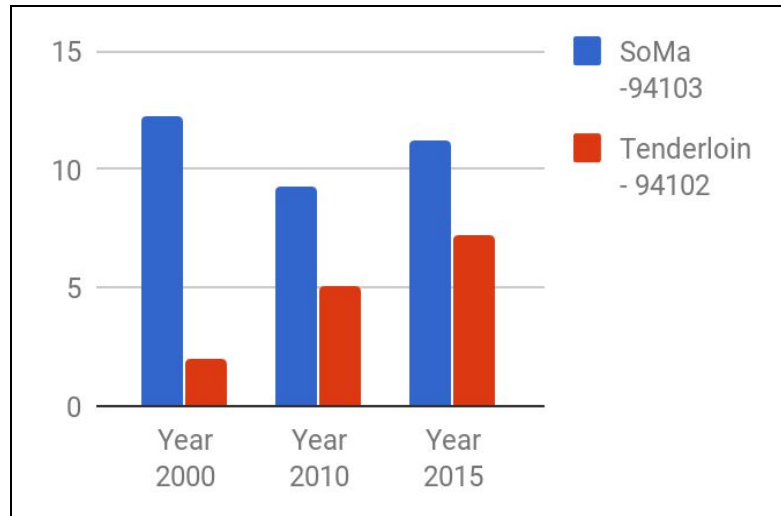
IV. Conclusion

Housing is of prime concern to the Filipino Community in SoMa. Among the social services sought by the community, housing ranked first. When asked what improvements were needed in the neighborhood, housing tied at the 4th place with decrease in drug use/drug dealing. Respondents indicated they were concerned that housing was not affordable and if threatened with eviction they had “nowhere else to go.” In the course of conducting this survey, we found four families who were being threatened with eviction and two were homeless. One respondent interviewed claimed there were 14 homeless Filipinos camped near the freeway in South Park . Recently a short video was released on these homeless Filipinos by the Filipino channel ABS-CBN, Balitang America.

The housing problem adds to the economic stress of Filipino households. The median household income among respondents is \$25,000 to \$34,999 (compared to the median income of \$84,160 for San Francisco residents). The median rent is \$920 suggesting that after taxes, approximately half of the household income is used to pay rent. Further, only one third are employed full time, 16% are part-time workers and the rest are unemployed or live on fixed incomes. When asked if they sublease their units, 13% said “yes” and 15% declined to answer. Subleasing is a mechanism used to address the affordability problem, but it leads to overcrowding and unsafe housing conditions.

Overcrowding is a problem in the community. Recent immigrants who plan to stay with relatives temporarily end up overstaying because they cannot find suitable affordable housing. Meanwhile host families live in fear of being evicted should it be discovered that the number of people in the housing unit exceeds the legal limit.

Many families end up living in SRO’s where they have to share the bathroom with other tenants. Families complain that many times bathroom facilities are not available when a young child needs to use it. Teenage girls worry about their safety while bathing. The lack of kitchen facilities forces families to buy fast food which is unhealthy and drains the families limited funds. While many immigrants look at SRO’s as a temporary solution, many end up staying in these hotels for over 10 years. Because of the lack of housing in SoMa, the Filipino community is expanding toward the Tenderloin where housing availability is better. In fact, while the Filipino population is decreasing in SoMa it is increasing in the Tenderloin.



Many respondents and informants conclude that SoMa will continue to be a destination place for new immigrants because of the availability of entry level jobs in the area and the social support provided by the community. While there will always be out-migration once families gain economic stability, there will be new immigrants to replenish the Filipino population in SoMa. Because of the high costs of housing throughout the Bay Area, the option to relocate is limited.

The importance of this study lies in the fact that Asian Americans are overtaking Latinos as the fastest growing immigrant population in the US (Pew Research Center, 2012). While Asians are perceived as having high education and income levels, in reality there is a bifurcation within the community between highly skilled and highly paid individuals on the one hand and those with

limited education and job skills on the other. Low skilled immigrants become service workers that are vital to San Francisco's convention and tourist industry. These workers need affordable housing and community support. San Francisco is expected to grow 15% to 956,800 people by 2035 and must accommodate as many as 60,000 households (Ongoco, 2012).

The Filipino community has been a vital part of the South of Market for over a hundred years and it is continuously repopulated with new immigrants. However, the community faces many challenges because of the lack of affordable housing (especially for families), public safety issues, public health and sanitation problems and other issues. These problems are exacerbated by the opioid epidemic gripping the homeless population and the rapid development of the tech industry toward robotics and Artificial Intelligence (AI) that will displace low wage workers. All these issues are interconnected and requires a multi-strategy holistic approach to community development in order to ensure the sustainability of the Filipino Community in SoMa.

RECOMMENDATIONS:

Increase the number of affordable housing units for low and moderate income households, especially families.

Increase rental and affordable home ownership under Below Market Rate (BMR) programs in order to maintain the diversity and sustainability of San Francisco's residents.

Enhance existing housing services and expand outreach and education on the eligibility standards and the types of housing assistance availability. Provide computer support and assistance in completing applications online through MOCHD's DAHLIA system.

Community policing is needed to deal with public safety issues. Petty thefts, vandalism and drug use would be decreased by police presence in the area. Street lights in alleyways and small streets would be useful, especially during winter season when it gets dark early.

Safe recreational areas and after-school programs for children and teens.

Pedestrian safety measures should be enforced such as decreasing the speed of cars coming from the freeway and addressing traffic noise and congestion.

More sanitation workers to clean-up the streets and sidewalks. More importantly, provide the homeless with shelter and an avenue to stabilize their lives. This would decrease the sanitation problem and some safety concerns. Provide rehabilitation to those on opioids and other addictive substances.

Establish a Neighborhood Community Council as a forum to address issues in the neighborhood and enable residents, tenants associations, neighborhood groups, businesses,

social service agencies, religious and social groups and other stakeholders to work together to find solutions. Politicians, social service workers and the police should be invited to attend these meetings. Engage the community in finding and working toward solutions on public safety. Hold community activities and help incubate small businesses that serve the community so that residents develop a sense of identity and ownership of the neighborhood.

In order for redevelopment plans to be successful, it should consider the needs and issues of all communities in the district.

V. Biases

Seniors were overrepresented in our sample because they were available for interviews while working people could only be reached in the evenings and weekends.

There may have been social desirability bias among some respondents. This bias leads respondents to answer questions in the manner deemed most socially acceptable to others. For example one question asked is if people felt safe in their neighborhoods. An overwhelming majority indicated they felt safe “all of the time” through “some of the time” however when asked what their what their priority concerns were, “Sanitation and Public Safety” ranked highest.

Self-administered surveys would have minimized this bias however some interviewees had low literacy levels and preferred to have someone read the questions for them.

Some respondents may have refrained from answering questions perceived to jeopardize their situation, such as their immigrant status, the number of people in their household or their household income.

Recall bias may have been a factor as well. This is the inability to remember information such as when they first came to the US or the year they settled in SoMa.

Some respondents who were not heads of household didn't know certain information such as total annual household income or monthly rent payment. In anticipation of this problem, our survey asked respondents to list household members, what kind of work they do and if they work full-time or part time. From this information, we estimated total household income.

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VII. Survey Instrument

The Survey Instrument was composed of both closed ended and open ended questions. This presented problems for data entry. In order to get an accurate count, the data collection program (Google Forms) was changed. For example, instead of recording the specific age of a respondent, that information was entered within an age range. Categories were also developed and responses were entered according to the relevant category. For example, for “desired neighborhood improvements” responses having to do with theft, vandalism and street fights were entered in the “Public Safety” category.

Appendix A: SoMA Housing Survey (English)

Introduction

This survey is being conducted by the Filipino Community Development Corporation for the purpose of finding out the conditions of Filipinos in the South of Market area and your concerns regarding housing, social services and neighborhood issues. Findings from this survey will be used to develop programs and strategies that will increase positive, nurturing environments for the Filipino American community in SoMa and other areas where large numbers of Filipinos reside.

The survey is divided into 3 sections and should take approximately 20-30 minutes to complete. The survey is **anonymous** (we will not ask you for your name or other identifying information); and your responses to the questions are **completely confidential**. **You may choose to not answer any question that makes you uncomfortable.** The final report will contain only the total responses and will not contain any individual response.

Before we proceed, do you have any questions? If not, I will start the survey process.

SECTION A: NEIGHBORHOOD & COMMUNITY COHESION

First we are going to ask about your neighborhood and community

1. Do you feel safe in your neighborhood?

all of the time most of the time some of the time none of the time no answer

2. In the past 6 months, how often has the following happened in your neighborhood? (their perception)

	Always	Often	Sometimes	Never	Don't Know
a. Neighborhood fights					
b. Gunshots					
c. Prostitution					
d. Drug dealing					
e. Robberies or Muggings					
f. Car Accidents					
g. Car thefts					
h. Drunk driving or DUI's					

i. Vandalized Properties (graffiti)					
j. Sexual assaults (including rape)					
k. Other (what) _____					

3. Do you know other tenants in your building that you can call on for help?
 Yes No
4. Do you read Filipino newspapers or magazines at least once a week?
 Yes No
5. Do you watch Filipino shows and programs regularly?
 Yes No
6. Are you a member of any Filipino organization (regional/provincial, church, professional, school, etc?)
 Yes No

If yes, which one/s?

-
7. Have you ever heard of any of the following community organizations/Programs?
- | | | |
|--|------------------------------|-----------------------------|
| a. West Bay Pilipino Multi-Service Center | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. United Playaz | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. Canon Kip Senior Center | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| d. Pilipino Senior Resource Center | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| e. SF Filipino Veterans Equity Center (VEC) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| f. South of Market Community Action Network (SOMCAN) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| g. BiSHoP (Bill Sorro Housing Program) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| h. South of Market Health Clinic | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| i. Mabuhay Health Clinic | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| j. South of Market Mental Health (FACT) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| k. South of Market Hiring Hall | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| l. Family Resource Center | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| m. Asian Pacific Islander Legal Outreach (APILO) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| n. Asian Neighborhood Design | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| o. Other (specify): | | |

-
8. Have you used the services offered by any of the organizations listed above?

Yes No No answer

If yes, which services?

- a. immigration
- b. housing
- c. employment/job training
- d. food pantry/distribution/meal program
- e. health
- f. education

g. other (what?)

9. Are there **community services** that you need that are not available in your neighborhood?

Yes

No

If yes, which ones?

10. Have you participated in community activities sponsored by

a. Bessie Carmichael Elementary School

b. Bayanihan Center (Parol Festival)

c. Bindlestiff Studio

d. Kularts

e. Pistahan

f. other (what)

11. Do you volunteer with a community organization?

If yes, which

one/s? _____

12. What **improvements** would you like to see in your neighborhood?

Section B: Housing Situation and Tenant Rights

13. Do you live in a:

a. duplex (a building with 2 units)

b. small building (4-10 units)

c. large building complex (11 or more units)

d. single room in a residential hotel (SRO)

e. other _____

14. How many bedrooms are there in your unit?

a. studio

b. one bedroom

c. two bedroom

d. three bedroom

15. Do you

a. Own

b. Rent

c. Other arrangement _____

16. When did you first move into SoMa? Year _____

17. Why do you live in SoMa?

a. I came to live with my _____ (relative)

b. I stayed with a friend

c. Other, what? _____

d. No answer

18. I am going to read a list of items concerning your **unit/apartment**. For each of these items, could you tell me how satisfied you are with your unit:

	Satisfied	Dissatisfied	No Answer	Comments (if any)
a. Rent				
b. Size of the Unit				
c. Condition of Unit				
d. Landlord/ Management				
e. Location				
f. Parking Security				
g. Building Security				

If dissatisfied, reasons for not moving:

- a. housing costs are too high
- b. cannot afford first and last month rent, security deposit
- c. difficulty of moving personal belongings
- d. can't find housing in preferred location
- e. unable to find house in suitable condition
- f. lack of transportation
- g. lack of steady employment
- h. lack of references
- i. other,

what? _____

19. How satisfied are you living in your **neighborhood** with regard to the items below

	Satisfied	Dissatisfied	No Answer	Comments (if any)
a. Schools				
b. Jobs				
c. Transportation				
d. Food/Grocery				
e. Childcare				
f. Leisure				
g. Healthcare				

20. Do you or any member of your household receive a rent subsidy?

Yes No No Answer

If yes, where does the rent subsidy come from?

- a. Lutheran Social Services
- b. Section 8 voucher
- c. other assistance
(what?) _____

21. What is the monthly rent for your unit? \$_____ per month

22. Do you sublease your unit or part of it to someone (ex: bedspace)?

Yes No No answer

23. Are there many Filipinos living in your building?

Yes No No Answer

If yes, what building/street do you live in?

24. Do you have a Tenants Organization in your building?

Yes No No Answer

25. Does your building management company provide a recreation or meeting room for the tenants?

Yes No No Answer

26. In the past 3 years, have you considered buying your own place?

Yes No No answer

If yes, why haven't you bought yet?

- a. housing prices are too high
- b. can't afford a down payment
- c. can't find a unit in preferred location
- d. can't find preferred type of housing
- e. other (what)

27. Do you know that the San Francisco Rent Stabilization and Eviction Law says that:

	Yes	No	No Answer	Comments (if any)
a. Rents cannot be raised more than 2% per year				
b. Assures Landlords of fair and adequate rents				
c. Protects tenants from illegal evictions				
d. Maintain affordable housing for low and fixed income people, minorities, disabled and elderly				

28. Have you applied for affordable or subsidized housing?

Yes No No Answer

29. Do you currently live in affordable housing?

Yes No No Answer

30. In the current situation, where the rents are rising fast, are you afraid of being evicted or displaced?

Yes No No Answer

If yes, why?

31. Have you been offered money to leave your unit?

Yes No No Answer

If yes, what happened?

Section C: Demographic Information:

32. Marital status (check one)

- a. Single
- b. Married
- c. Separated
- d. Divorced
- e. Widow/Widower
- f. In a committed relationship
- g. No answer

33. How old are you? _____

34. Where were you born?

- a. United States or US Territory (e.g., Guam, Puerto Rico)
- b. Philippines
- c. Other (specify) _____
- d. No answer

35. If born outside the US, what is your current citizenship or immigration status:

- a. US Citizen
- b. Permanent US Resident (immigrant visa or green card)
- c. Working visa
- d. Student Visa
- e. Tourist
- f. Other (what) _____
- g. No answer

36. If you were born outside of the US, how old were you when you arrived? _____

37. What is your employment status?

- a. Employed Full Time (37+ hours/wk)
- b. Employed Part-time or casual
- c. Self-employed (type of business: _____)
- d. Unemployed
- e. Retired
- f. Other
- g. No answer

38. If you are currently employed, what kind of work do you do (job title)?

39. Do you work in the city of San Francisco? Yes No

40. What is your **best estimate** of your household's total **annual (yearly)** income from **all** sources 2015? (This includes salary, unemployment, pension, social security, disability checks, etc... **of all** residents over the age of 18).

- under \$5,000
- \$5,000 - \$ 9,999
- \$10,000-\$14,999
- \$15,000-\$24,999
- \$25,000-\$34,999
- \$35,000-\$49,999
- \$50,000-\$74,000
- \$ 75,000-\$99,999
- \$100,000 and over
- other _____

41. How many people contribute to the household income? _____

42. How many people are living in your household? _____

Please give the following information for **each person** in your household, including yourself:

Age	Gender	Year Arrived in US	Highest Educational Level	Job Title/Position	Works Part time (PT) or Full-Time (FT)	MONTHLY Salary or Social Security, Disability, Unemployment, etc

43. Is anyone in your household disabled?

Yes No No answer

If yes, does that person need caregiving services? Yes No No Answer

If yes, what kind? _____

44. What languages/dialects do you speak?

Language	Speak	Read	Write
a. English			
b. Tagalog			
c. Other (what?)			

45. What language do you speak at home most of the time?

46. Gender of respondent: _____ Male _____ Female _____ Other

This is the end of the survey, thank you very much for participating. Again, we want to assure you that your answers are confidential and only the total of all responses will be included in our final report.

Don't forget to get your raffle ticket before you leave, you might win a prize. This is our way to thanking you for your participation. The drawing will be held by the end of July. You don't have to be present to claim your prize. We will call you if you won so make sure you put your phone number on your raffle ticket and please keep your stub because you need to show it when you claim your prize. Thank you.

Interviewer Name: _____

Notes/Comments:

(Please use back page if additional space is needed)

Appendix B: **SoMa Housing Survey (Pilipino Version)**

Available upon request