

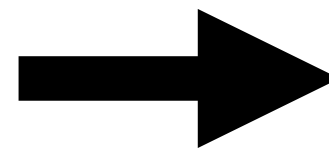
Maintaining Health and Community in Sunnydale

Negative Implications of Multi-Unit High Rise Housing

The Hope Housing Initiative involves moving approx 1,700 people who are currently living spread out on a 50 acre housing site to a number of confined 6 story multi-unit apartments

This downsizing will result in a number of consequences for the community:

- **Reduction of space:** Loss of open space, lawns, backyards, front yards, communal outside spaces and air quality
- **Community disruption and displacement:** Decreased opportunities for interaction with neighbors and community building, particularly for elderly and youth
- **Municipal neglect and disinvestment:** Other similar housing initiatives (Potrero Hill, Hunters Point) are already experiencing this
- **Exclusionary community planning:** Residents not being given a fair opportunity to advocate for their own futures during the planning process
- **Higher costs:** Residents may have to pay water and electricity
- **Physical, psychological, economical, social impact on residents** due to loss of space, community disruption and municipal neglect



Reduced Space High Rise Apartments Present A Number of Community Concerns

New high-rise, multi-unit apartments will have:

- Requirement of only 80 sq. feet of open space per resident, which is less than a one car garage
- 3.6 acres of publicly accessible open space (from 50 acres)
- Single story, confined units vs double-story houses
- Limited points of entry vs front and back street level entry
- Inaccessible vs Accessible (Elevator entrance vs ground level access to front door)
- Inadequate communal spaces vs Boys and Girls Club, community center, parks, etc

- **Physical health implications:** [Studies show a direct link between access to green space have a direct link to general physical health.](#)
- **Mental health implications:** [Research](#) has also shown smaller living spaces increase stress, anxiety, difficulty concentrating, in extreme cases worsening mental illness, substance abuse or domestic violence. It also increases tv watching and decreases physical excessive

[Shrinking homes affect health \(shoebox-britain\)](#)

[The Health Risks of Small Apartments](#)

- **Reduced accessibility:** High rise units separate residents from the street (outside and nature); Residents with impaired mobility are completely dependent on elevators; limited points of entry reduce safe movement
- **Reduced community:** Meaningful contact between community members will be severely reduced

[7 Reasons Why High Rises Kill Livability](#)



Loss of space = Loss of community

Sunnydale is a multi-generational community consisting of families, elderly, youth, etc.

Despite severe municipal neglect, the community currently benefits from:

- Easy access to nature, exercise and other community members/spaces
- Connected community areas including parks and The Boys & Girls Club
- Low density housing which includes double story housing units, individual ground level entrances, front and backyards.

High rise apartments puts the community at risk of losing crucial communal open spaces



Community Voices

The planning process did not adequately involve residents and members of the community. Here are some thoughts from long time Sunnydale residents:

*The creation of multi-story strips away the vibrancy of our neighborhood by **destroying the personal connections within the community.** We have lost front yards where we could chat over the clotheslines or backyards where the kids in the neighborhood could play together, communal spaces like the Boys and Girls Club and the pool.*

*Losing that connection between neighbors is so detrimental to the health and **growth of the community.** In multi-story buildings we become less neighbors and more like strangers. It also impacts the elderly who will likely not be inclined to leave their dwellings, which will make them lose out on the human connection they need and are used to.*

*We have upstairs and plenty of space, but with multi-story buildings space is **limited.** Tenants are at the mercy of those who are supposed to be in charge of maintaining the space. There are so many stories of these type of buildings falling into disarray over the cost of having to repair windows or the elevators and what before were just stories that I read about other places, it has now become the reality of the multi-story building in my community where trash is left to pile up which is a safety and health hazard.*

-Dawn, Sunnydale Resident

*Hi, my name is Fareedah Mccoy and I've been a resident in Sunnydale for 46 years. I've always loved the area because we have a front and back door, front and backyard, and **lots open space for adults and kids.** We also have a **choice of in-unit laundry and dryers** and have space for clothes lines.*

*I refuse to be **confined in a high rise with limited household needs,** not being able to open my door and be outside. I don't want to be confined by elevators. I don't want to be treated like I'm in a concentration camp. **It's a safety hazard** — fires, increased violence. I would prefer for my current home to be renovated or for a similar option.*

*The things that I love about my community are the public Relations: We are a community that helps one another. **Everyone is family and knows each other. Getting old in a community like this is a lot less scary.** And having an **in unit washer and dryer.** There are **a lot of people who can not afford to go to a laundry mat. Either you are too old, disabled or can't financially afford it.***

-Ruth Vasquez, Sunnydale resident

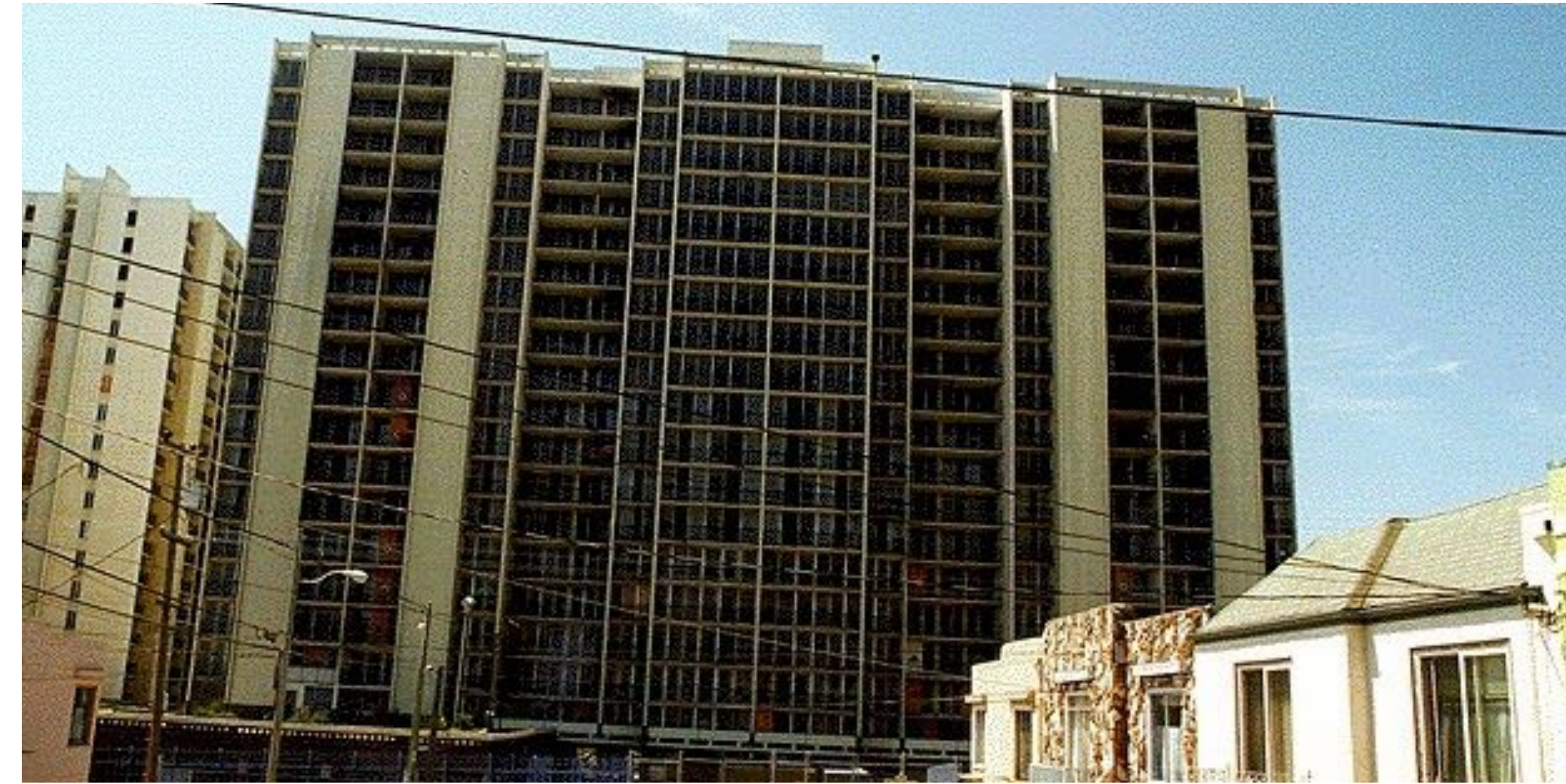
High-rise multi unit public housing initiatives have a history of broken promises & municipal disinvestment

THEN:

- [Geneva Towers San Francisco, Ca](#)
 - *“The buildings were meant to be exclusive private dwellings, and at first they were filled with a mix of doctors, lawyers and people of all incomes. Gradually, the Towers became predominantly Black and low incomes, and the management let the buildings go to hell.” - [San Francisco Bay View newspaper, May 20, 1998](#)*

Other examples of high-rise “affordable public housing solutions the US:

- [Cabrini-Green Public Housing, Chicago](#)
- [Pruitt-Igoe Public Housing, St. Louis](#)
- [Pink Houses, NY, Brooklyn](#)



NOW:

- Affordable high-rise public housing units such as [Alice Griffith Apartments](#) in Hunters Point are already facing neglect:
 - Trash is not being collected and is piling up in the hallways during a global pandemic (*bottom left*) elevators are also broken hindering accessibility for elderly or disabled residents, etc
 - [John Stewart Company](#), who is responsible for development and management for a number of poorly maintained/managed affordable properties across the Bay Area (including Alice Griffith) is a major player in the Sunnydale Hope Project Development... Why would this housing development be different?



Rehabilitation vs Disruptive Rebuilding

Sunnydale vs Baker Beach, Presidio Housing

All of these housing developments were built by the city during World War 2 as barracks to house soldiers and war workers.

The layout and architecture of the housing structures at Sunnydale and Baker Beach are **nearly identical**...

The main **difference** is the **race** and income of the people living in them, and has **resulted in a major discrepancy in municipal attention and resources**

Sunnydale Housing



VS

Baker Beach Apartments



Low Level Designs to Consider



Critical Decisions

YES

Sunnydale Community Revitalization

Multiple forms of housing should be available to accommodate the spacing needs of residents, for example those with families or seniors

CHOICE: Townhouses, duplexes, and double story homes

Community involvement in planning process

Regular maintenance

NO

Space Reduction from Compact High-Rise Units

Negative Effects on Health

Reduced opportunity for interaction and community-building

Lack of resident input, representation and advocacy during decision making process

Inadequate upkeep and access to resources

Reduced accessibility