

Draft Aging and Disability Affordable Housing Plan

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Presentation to the Mayor's Disability Council and the Aging and
Disability Services Commission

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PART 1: BACKGROUND FOR THE IMPLEMENTATION PLAN

ORDINANCE 266-20

- This ordinance was passed in December 2020 and it required two new reports:
 - Aging and Disability Affordable Housing Overview Report (every two years)
 - A snapshot of City-funded affordable housing for older adults and adults with disabilities
 - Aging and Disability Affordable Housing Needs Assessment (every eight years)
 - Analysis of housing needs, relevant City programs, and recommendations to address unmet needs of older people and adults with disabilities

INTERDEPARTMENTAL STEERING COMMITTEE

- The following agencies came together to support this work:
 - Department of Disability and Aging Services
 - Mayor's Office of Housing and Community Development
 - Mayor's Office on Disability
 - Department of Homelessness and Supportive Housing
 - Planning Department

FIRST NEEDS ASSESSEMENT REPORT

- The first report was published in October 2022 and it included:
 - Data on housing needs for older adults and adults with disabilities
 - Overview of senior and disability affordable housing
 - 49 recommendations to meet the needs

IMPLEMENTATION PLAN

- The Planning Department was tasked with turning these 49 recommendations into an implementation plan
- Project purpose:
 - Track recommendation status and investigate potential constraints to implementation
 - Reach consensus on responsibility, timelines, and funding estimates (where possible)
 - Strengthen interagency collaboration and coordination

MAIN POPULATIONS SERVED BY PLAN

- Lower-income seniors or older adults that rent
 - For MOHCD, seniors are defined as ages 62 and older, while HSH has two different cut offs depending on the type of housing and funding source, 55 and older and 60 and older
- Lower-income adults with disabilities that rent
 - As defined by the Americans with Disabilities Act (ADA): “a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment.”

AFFORDABLE HOUSING DEFINITIONS

- There are many types of subsidized affordable housing
- 100% Affordable Housing:
 - City-funded units rented at reduced rates for lower-income households
- Inclusionary or Below Market Rate Housing
 - Units rented at reduced rates, in market-rate buildings built by for-profit developers
- Permanent Supportive Housing
 - 100% affordable housing combined with on-site supportive services for people experiencing homelessness or at-risk of homelessness

PART 2: PLAN HIGHLIGHTS

ABOUT THE PLAN

- There are 6 objectives, each with multiple actions with responsible agencies, timelines and ease of implementation for each action
- Given \$800 million deficit, only actions that fit within current work programs have been prioritized for year 1 and 2, except for crucial actions that require advocacy

ABOUT THE PLAN'S DEVELOPMENT

- Based on extensive community engagement and research performed for the Needs Assessment
- In collaboration with the Steering Committee
- Informed by interviews of more than 39 City employees, advocacy organizations and senior and disability affordable housing developers
- Supplemented by additional research

OBJECTIVE 1

- **Facilitate building more housing appropriate for older adults and adults with disabilities, prioritizing affordable housing**
 - Ensuring SF is doing the most to develop affordable housing and incentivize market rate development for older adults and adults with disabilities
 - Working in tandem with other City efforts such as the 2022 Housing Element implementation and MOHCD's Consolidated Plan

OBJECTIVE 1: SELECTED ACTION

- Advocate for State funding to support the development of affordable assisted living.
 - Proposal for 95 assisted living studios at Laguna Honda

OBJECTIVE 2

- **Improve maintenance, modifications for accessibility, and preservation of affordable housing.**
 - San Francisco's affordable housing stock is essential to serving renter older adults and adults with disabilities given fixed, lower incomes and accessibility needs; thus, preservation and maintenance are crucial
 - A lot of the City's permanent supportive housing is in older Single-Room Occupancy hotels (SROs), with elevators in poor condition

OBJECTIVE 2: SELECTED ACTION

- Add a permanent line item to the Capital Plan for elevator maintenance in City-funded affordable housing.
 - \$500,000 annually

OBJECTIVE 3

- **Make access to affordable housing units easier for older adults and adults with disabilities.**
 - Affordable housing isn't affordable for lower-income older adults and adults with disabilities who are renters
 - Older adults and adults with disabilities expressed that the affordable housing system is complex, and that the application process isn't accessible to these populations

OBJECTIVE 3: SELECTED ACTION

- Create the Disability Operating Subsidy.
- Estimated Cost
 - 30 households = \$6,253,848 (15 years of subsidy)

OBJECTIVE 4

- **Improve outreach and housing services cultural competency for older adults and adults with disabilities.**
 - Older adults and adults with disabilities expressed a general lack of cultural competency in the provision of housing services, the fulfillment of reasonable accommodation requests, and in accessible communication digitally and in-person
 - Older adults and adults with disabilities called for physical and online spaces that centralize the range of housing resources and services that exist across City agencies

OBJECTIVE 4: SELECTED ACTION

- Develop standard trainings for City and housing services staff and ensure their implementation:
 - Reasonable accommodation obligations
 - Accessible communication obligations
 - Elevator maintenance obligations
 - Compliance with digital accessibility

OBJECTIVE 5

- **Enable aging in place by stabilizing those who are already housed.**
 - Older adults and adults with disabilities are better served when services are co-located and referrals are effective.
 - Rental subsidies and tenant rights counseling, mediation, advocacy, and legal services ensure older adults and adults with disabilities remain housed.

OBJECTIVE 5: SELECTED ACTION

- Require all property managers, housing counselors and navigators, and social services providers are properly trained on referral and resource connections for behavioral health, intensive case management, and other social services.

OBJECTIVE 6

- **Improve data, reporting, and accountability on affordable housing and services for older adults and adults with disabilities.**
 - The Needs Assessment highlighted the need to improve data collection on adults with disabilities being served, data quality, and data sharing among City agencies.
 - The report also shed light on the need for the City to better understand its accessible affordable housing inventory.

OBJECTIVE 6: SELECTED ACTIONS

- Continue to strengthen interdepartmental collaboration and service coordination, particularly across housing, social and health services agencies; continue to implement the actions of the Implementation Plan

PART 3: NEXT STEPS

NEXT STEPS

- Finalize draft plan (Feb 2024)
- Preview draft plan with stakeholders (Feb 2024-March 2024)
 - MDC and DAS Commission
 - Briefings with Supervisors
 - Other senior and disability community-based organizations
- Finalize plan (March 2024)
- Endorsement at Planning Commission (April 4th, 2024)
- Socialize the final plan (April 2024)

End of Presentation

Thank You!