

## Long Term Care Coordinating Council (LTCCC)

### Housing and Services Workgroup

March 21, 2007

Present: Bill Hirsh, Marie Jobling, Nancy Brundy, Jennifer Walsh, Meg Cooch, Ken Stein, Abby Kovalski

Absent: Beverly Aabjerg, Paul Isakson, Belinda Jeffries, Joanna Fraguli

DAAS: Bill Haskell

#### Guests Invited:

- Joel Lipski, Housing Development Director, Mayor's Office of Housing
- Marc Trotz, Housing and Urban Health Director, DPH
- Sally Oerth, Senior Housing Development Specialist, Redevelopment Agency
- Joyce Crum, Housing and Homeless Director, Human Services Agency
- Steven Shum, Program Manager, Corporation for Supportive Housing - absent
- Steve Fields, Executive Director, Progress Foundation - absent

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## **I. Affordable Housing Pipeline Overview – what exists, what more is possible**

- a. construction**
- b. subsidies**
- c. services**
- d. target populations / “marketing”**

What is in the housing pipeline today? How can more housing be developed for older adults and adults with disabilities to overcome the barriers in housing development?

### 1. Housing pipeline from the Mayor’s Office of Housing (MOH)

DAH – Direct Access to Housing – is a master lease program exclusively for homeless adults who have high clinical needs. DPH is now working with MOH for housing for this population to be developed by non-profit housing development corporations that are the sponsors.

For homeless individuals and families, the City will use General Fund money to make up the difference between the operating cost and what the tenant can pay (usually nothing for homeless persons). Only a portion of all units in each building will get this subsidy because homeless people will be integrated into other populations.

PRAC = federal operating subsidy under HUD 202 program. Pays difference between 30% of income and operating costs.

McKinney = operating support provided through the McKinney program.

For senior housing – 100% accessible. For families – 100% adaptable.

- Accessible meets all the state guidelines.
- Adaptable means that the unit can be made accessible – bathrooms, counters, grab bars. Adaptability means that the unit does not include stairs.

Homeless and at risk – are people who have been homeless and in DPH institutions, with high clinical needs. This includes people from SFGH and LHH, without their own housing, who are considered homeless.

Recommendation for Pipeline Table: Include additional columns to show people at risk of institutionalization AND people who have already moved out from institutional settings into community settings.

Housing resources:

[www.sfraaffordablehousing.org](http://www.sfraaffordablehousing.org) = information on affordable housing developed by the SF Redevelopment

Most property management firms recognize the clients have had difficulties and bad credit in the past. Evictions due to violence and sex crimes are a significant problem. Eviction prevention funds can be used for unpaid bills to overturn bad credit. There is also third party rent payment so that is not as much of a problem.

There is significant coordination between DPH, SFRA, MOH, and DHS. To coordinate a waitlist, the government may not be the best entity. Previous efforts to create an electronic database have not been successful. There is significant research on a regular basis is needed to maintain updated and accurate information.

There is diverse understanding about how property managers operate to fill housing. They don't all operate the same way. This current system is so decentralized. Maybe the community can assist with organizing this information in a central place. How could there be a better match between accessible, affordable housing and the people who need it. Could this be added as a specific kind of need just like family housing?

NOTE: The homeless population is not well defined by this discussion. Marie handed out her grid to demonstrate the different target groups.

#### NEXT STEPS:

In regard to targeting people for housing: Marc Trotz will look at the rent up in the last three buildings. Marc thinks that everyone is medically frail and needing these units. Each of the buildings has a pretty good sense of the people with HIV/AIDS who live in these buildings.

Assisted Living Waiver (Leno) – planning for implementation has started. A consultant is working on how to frame this to the state. This is a San Francisco only waiver that will have a supportive services living rate. The city will pay a 50% match. The consultant will work with the state on writing this waiver.

Review of potential projects and proposals listed in January presentation to the LTCCC. Marie said that this will be attempted thru the budget process and outside it.

#### NEXT AGENDA:

- Follow up on last meeting
- Information needed to report back to the city
- Resource Directory
- Home modifications

- Services Connection Pilot Project