

## **LTCCC Housing and Services Workgroup**

March 27, 2014

10:30 a.m. – 12 noon

Mercy Housing, 1360 Mission Street #300, Conference Room A

Attendees: Val Agostino, Anne Romero, Ken Hornby, Bill Hirsch, Victoria Tedder, Abby Kovalsky, Jessica Lehman, Chip Supanich, Akiko Takeshita, Tom Ryan, Susanne Stadler, Teresa Yanga, and Fanny Lapitan

### **MEETING NOTES**

#### **A. WELCOME AND INTRODUCTIONS**

Teresa Yanga, Housing Development Director, Mayor's Office of Housing, is a guest.

#### **B. AGENDA REVIEW**

No changes

#### **c. THE SF CONSOLIDATED PLAN – (Anne Romero/Teresa Yanga)**

- Background

One of the primary functions of the Department of Housing & Urban Development is to oversee 4 federal funding sources. These 4 are: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). CDBG, HOME, and HOPWA funds contribute to capital financing of affordable housing units. The Housing Trust Fund is also a source of funding for affordable housing.

The MOHCD's capital housing budget for 2014-15 is \$70M. The 5-year Consolidated Plan for housing and community development investments includes participation from stakeholders. Focus groups and neighborhood meetings are used to gather feedback. Teresa will email out the scheduled meetings to the group.

Although the City gathers community input on neighborhood housing and community development needs, Bill feels that there is no process for specific groups to give input and the needs of those groups are not aligned with the plans of the City.

The MOHCD's current pipeline has a total of 10,500 units to be built over the next 20 years. These affordable units consist of 6,300 new construction and 4,200 rehabilitated units (RAD). Of the new construction, 539 units or 9% are for seniors, 62 years old and up, and 14 units are for people with developmental disabilities. There are other units in the pipeline that people with disabilities can apply for. The RAD units are both for seniors and those with disabilities.

Adaptive reuse means using former buildings that were formerly used for something else that is now used for senior housing. All new construction will be accessible or adaptable.

From the State and Federal level, affordability is defined as not paying more than 30% of one's income. This is the industry standard for affordability.

- Workgroup Input

1. What are the greatest needs of the SPD population today and in the next 5 years?

For private property owners, the City's goal is to pursue creative financial mechanisms to help obtain funding to maintain existing accessible features in SROs, especially those with contracts with the City. However, Akiko asked if there is assistance for property owners of smaller SROs. Bill suggested that there may be money available from the Community Living Fund (CLF) if modifications are necessary to prevent people from institutionalization.

Bill suggested including some of the goals from the Living with Dignity Plan that dovetails with the LTCCC goals. Anne confirmed that this was done by the MOHCD analyst.

Victoria feels that there is a total disconnect between the tenants who need accessible housing and those who can afford it. There should be a set aside of units for those who really need it, specifically for people with mobility impairment. The MOHCD will bring back the report on the analysis they've done on the need for accessible housing to support any need to set aside units.

Jessica suggested that the Affordable Housing Database be improved because housing units on the list are often gone by the time people apply for them.

Ken asked why the housing lottery doesn't allow local residents to be given slots in their own neighborhood first before opening it up to all. Anne explained that neighborhood preference is not considered due to Fair Housing issue. It also adds complication to the City's goal of providing affordable housing throughout the City. Val suggested putting together cluster of neighborhoods to address potential legal issues as this has been done in other cities.

Due to the way funding sources are structured, housing is segmented for specific groups (e.g. HOPWA) instead of making it available to all who need affordable housing.

The baseline and difference between supply and demand for SPD housing is currently unknown but is being explored by the MOHCD's analyst.

Val will send the white papers to Bill Haskell to send out to the group.

## 2. How should MOHCD's capital funds be prioritized?

A portion of capital funds should go to housing for seniors and people with disabilities. Capital funds are used for the brick and mortar to create or rehab units; it cannot be used for rental subsidy. Rental subsidy is important to help preserve housing for certain groups like the aging HIV population.

Rent control applies to mostly older buildings. But, with more buildings being "Ellis Act", there are less rent control buildings available. Some SPD will not be able to afford the new or rehabbed buildings. Changes to the Ellis Act and legalizing in-law units can have repercussions to the SPD population.

Victoria suggested that the MOHCD needs to build more units big enough for people forming small families or those with live-in caregivers.

Susanne suggested that it would be good for the City to provide information to people on how to rehab their homes. Building inspectors should be educated enough to give advice on what people's options are.

Tom asked about shallow subsidy and if the MOHCD has thought of other versions or different use for it. Anne confirmed that the subsidy is permanent for the chronically homeless.

Bill brought up the Mental Health housing plan and the issue of B&C units. Those housing programs serve people with high level service needs. They are usually family run but there are less of them in the City because of the cost to providers.

Val suggested enforcing some requirement in new senior units to have partnerships with medical entities that demonstrate ability to address issues of dementia, or be willing to bring in services available in SF.

## 3. Which goals and strategies are most critical?

The first draft of the Consolidation Plan will be in the Fall so there is time for this workgroup to discuss the most critical goals and strategies.

## 4. Any other goals to include?

Bill suggested looking into options for people who are not successful in supportive housing.

## D. MINUTES OF LAST MEETING

Not discussed.

E. NAME NEW WORKGROUP CHAIR

The new chair person is Jessica Lehman. Regular meetings are on the 4<sup>th</sup> Thursday of the month from 3 to 5 p.m. But for April, the meeting will be on 4/23.

F. WORKPLAN DISCUSSION

Not discussed.

G. ADJOURN