

**LTCCC Housing Workgroup**  
March 27, 2015; 1:00pm to 3:00pm  
Mercy Housing, 1360 Mission Street #300

**MEETING NOTES**

Attendees: Bill Hirsch, Victoria Tedder, Tom Ryan, Skip Supanich, Rick Appleby (DAAS)  
Presenters: Lara Sallee (MOHCD), Brian Basinger (AIDS Housing Alliance)

Welcome and Introductions

Lara Sallee: Affordable Housing Database Update (MOHCD)

- Lara started the update on the Database with a response to questions about how data will be kept current. Developers and landlords who contract with the city will have a requirement to update available units. Those involved early in the process recognize that that database will be a huge time saver for them as less people will call or come by for information and applications, less ineligible people will get to apply and make it through the system and their staff will take less time dealing with all of this. This will be easier of course for new units, turnover units tougher to follow. Acknowledges need for landlord buy-in so working with those folks early in the process. Also the recognition that this process will save them time decreases the likelihood that housing owners will ask for increased funding. And if they do in the future and need help, so be it. The issue will be taken up then.
- There is recognition that planning includes long term sustainability including staff resources to maintain the system.
- Housing and related programs will be included.
- Standardized short form application based on self-report will be entered in database by individual and/or professional and direct individual to housing options based on that form. This is NOT a pre-screen, refers to housing sites. Determines eligibility across housing options and programs. Designed to be seamless. Can submit application as openings arise.
- Housing openings will be announced online and in the usual ways. Users, professionals and landlord/staff can access system to see what is available.
- MOHCD committed to resources necessary (housing counselors) to assist users who may not be internet savvy.
- Timeline: BMR ownership program this spring, BMR rentals by end of 2015. Property search by end of 2015 as well. Other components later.
- Discussion ensued about who are housing counselors in SF. Victoria is mentioned often. ADRC, various case managers, mostly these folks hand out the housing list created by DAAS and ECS. Eviction service organizations have better group of housing counselors.
- Comment: Need to develop document showing mission/vision, at least schedule of roll out.

Bill Hirsch, LSOP/layered subsidies

Bill presented the idea of layered subsidies, e.g. the City providing extra monies on top of other housing funds so rent can be even more “deeply” affordable for the lowest income people. He met with Olsen Lee, Director, MOHCD, who said there is little flexibility given development due to the current rebuild of public housing. Also, with current developers, since their contracts with the City are already set, City can’t force them to add additional subsidies.

Brian Basinger: “Gross up” non-taxable income in housing applications (AIDS Housing Alliance)

Brian brought a legislative proposal to the group: the proposal suggests that in housing applications incomes “gross up” process (see handout below). “Tax savings attributed to regular income NOT subjected to federal income tax may be added to the borrower’s gross income.” This process can

increase an income level just enough to qualify for some programs that would not be available without the gross up amount. The gross up process should be utilized in every housing situation so more elderly and people with disabilities can qualify.

60% qualified for affordable housing; with “gross up” the number was 95%. Resistance: some providers think this process adds complications to application process, that staff has to figure out the gross up amount. Also, the process can be seen as special treatment for elders and people with disabilities.

The work group, those in attendance, expressed interest in and support for the concept, and can support the proposal to the LTCCC, via the Executive Committee and through the work group’s report at the next meeting. Perhaps Brian can speak to the LTCCC. Brian will keep us in the loop if legislation goes forward. (Rick will send Brian’s proposal to Melissa McGee who can forward to Executive Committee.)

Adjournment: 2:45pm

**Next Meeting: April 24, 2015, 1:00 – 3:00, Mercy Housing, 1360 Mission Street**

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**LONG TERM CARE COORDINATING COUNCIL**

Guiding the development of an integrated system of home, community-based, and institutional long term care services for older adults and adults with disabilities