

Housing and Services
May 25, 2010

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DAAS: Bill Haskell

1. MOH Consolidated Plan

Comments received and forwarded to MOH. People attended the public meeting. Ken Stein and Bill Haskell talked with MOH staff about marketing plans and unintended consequences, all kinds of disabilities, and people with disabilities as a demographic.

This is a reporting tool, but it is also a policy document- there are different types of housing needed to address the needs of different populations. People with all kinds of disabilities and people with dementia.

2. Marketing Plans for Non Profits

Bill has talked with MOD on training fair housing training for housing developers. We may want to review marketing plans to assess them. These are the plans the affordable housing developer must submit to the city. Describes a waiting list, outreach, access, community involvement, lottery.

HUD does not understand that first come first served is fair. This ties in to who knows the right information source. Now a lottery is the standard.

This will be explored again..

3. IHHS and other cuts

Meetings are being called. State cuts and city departmental cuts are being arranged this Friday. The goal is to do some planning for senior buildings where people are at risk for losing IHSS services.

4. Income requirements for new housing developments and blocks to people with disabilities

Income restrictions limit people with disabilities. What can be done to address this? Could affordable housing developers be required to set aside a portion of the units for people with disabilities.

Issues:

- a. income restrictions are set by the financing. 50% to 20% of area median income. Operating subsidies are also needed.
- b. B. tax credits require specific income requirements.
- c. C. all rents cannot be low
- d. D. operating subsidies for homeless units – the city created a local operating subsidy program. This is because there are limited federal funds for operating expenses. SF general fund dollars.
- e. E. some senior buildings allow seniors to pay up to 50% of their income for rent. This means the bar for rent will be lower.
- f. F. underwriting and pre development planning also impact rent levels and income limits.

Income limits must be looked at on an individual basis, based on different types of financing.

We are asking MOH to consider to look at getting income requirements more flexible for people on SSI. Anne will research the income requirements for tax credit buildings. Also, Home, CDBG, MHP funding will be considered.

We need to address the systems issues re senior housing and re seniors. Younger people with disabilities are being pushed out of senior housing. This is a problem

5. Aging friendly communities

We have public transportation and walkable neighborhoods. Assets. Ken will get a disability friendly Report on this topic.

6. Aging Master Plan

Should also include affordable housing – capital, operating and services. Affordable housing for seniors and adults with disabilities with services. Housing density could be increased around major transit corridors – Van Ness and Geary Blvd. NIMBY issues. Height issues.

Bill Haskell will report back on meeting with Anne Hinton about this topic to see how this committee could fit into the vision of an aging master plan.