

Goal 1. A range of affordable housing options is available for seniors & people with disabilities.

1a. Support community education regarding proposed affordable housing developments¹, such as:

- Working with community partners, establish and share best practices on how community organizations, neighbors, and others can support proposed affordable housing developments, particularly those proposed for seniors and people with disabilities;
- Identify existing community input process on proposed developments and, working with local housing agencies and advocates, develop recommendations for seniors and people with disabilities to increase engagement.

1b. Advocate for and support programs that ensure the preservation of existing affordable housing, including:

- Support community awareness and participation in opportunities for public feedback when Housing and Urban Development Department (HUD) funded affordable properties are transitioning to market rate;
- Assess the need for and identify mediation opportunities and possible partner agencies between tenants and their landlords;
- Support and increase the outreach of the “Home Match” program to homeowners that may benefit from this program;
- Expand and support existing programs and policies such as co-housing efforts and community land trusts; and
- Evaluate existing eviction protection laws and develop recommendations based on tenants need and legal feasibility.

1c. Identify the challenges faced by residential care facilities (RCFE’s) and develop recommendations that will support and expand their capacity, such as:

- Research funding mechanisms or waivers that may increase the bed rates for clients; and
- Research opportunities to increase residential care facilities (or bed numbers), such as connecting RCFE’s to existing small business resources and sustainable business models.

1d. Ensure that the housing needs of seniors, people with disabilities and their caregivers are recognized and prioritized. Tangible next steps may include:

- Work with the Planning Department to develop a “white paper” or best practices for building age & disability friendly housing²; and Ensure that the housing needs and priorities of seniors and people with disabilities are included in the Housing Element update, San Francisco’s General Plan;³
- Identify opportunities to create incentives for ensuring accessibility modifications and upgrades with older existing multifamily

¹ To see why education/support is needed, see this article: <http://www.sfchronicle.com/bayarea/article/In-a-wealthy-SF-neighborhood-residents-fight-10617213.php> or here: <https://sf.curbed.com/2016/11/18/13681294/forest-hill-sf-senior-housing-joe-bravo>

² For an example, see the white paper, “Housing for Families with Children” here: http://default.sfplanning.org/publications_reports/Family_Friendly_Briefing_01-17-17_FINAL.pdf

³ Next update is 2022; last update was 2015. For more information on the Housing Element and the San Francisco General Plan, please see pg. 19.

buildings;

- Identify and actively engage in local housing policy efforts such as CASA;
- Research opportunities to ensure stable and affordable housing for paid and unpaid caregivers.

1e. Research, develop or support existing recommendations that seek to increase new affordable developments specifically for seniors and people with disabilities, which may include:

- Assessing current California and San Francisco policy and legal requirements and limitations around private developer requirements, including “in-lieu fees”, legal status and capacity of inclusionary housing;
- Explore what opportunities are available to incentivize intergenerational housing development; and
- Develop recommendations to ensure that affordable housing is actually affordable for residents within the lowest income bracket.

Goal 2. There are policies & resources to support seniors & people with disabilities aging in place, within their community of choice.

2a. Expand policies and programs that support people to live independently and age in place, such as:

- Support home safety modifications, including:
 - Assess current home modifications programs, particularly identifying any gaps or opportunities to expand program capacity;
 - Assess the opportunity of using financial and tax based incentives for home modifications that exceed current program capacity;
 - Identify and develop recommendations that support aging in place based on models such as “naturally occurring retirement communities” or ways to bring in support with existing housing;
- Explore opportunities to **increase participation and outreach about existing housing resources** for seniors and people with disabilities, such as:
 - Host educational housing forums and provide support for people interested in learning more about Prop 60/110, reverse mortgages, the Home Match program, and other resources;
 - Educate and widely share (through marketing and outreach, including multiple languages) Dahlia, the housing portal;
 - Expand tenant rights education and eviction prevention legal services for seniors and persons with disabilities.

2b. Identifying and supporting efforts to increase the development of accessory dwelling units (ADU’s), including:

- Streamlining the accessory dwelling unit (ADU’s) process to be more user friendly;

- Providing education and financing programs to support interested residents;
- Assess the potential and develop recommendations around underutilized spaces in existing homes for new units (internal ADU's)

Goal 3. Support is available for seniors & people with disabilities at risk of or currently experiencing homelessness.

3a. Connect seniors and people with disabilities at risk for homelessness to existing services and resources, such as:

- Support the Department of Homelessness and Supportive Housing (DHS) in identifying specific supports or strategies unique to seniors and people with disabilities that are homeless, in an effort to better support them;
- Identify effective strategies to reach residents at risk, by engaging our partner organizations such as senior centers, adult day programs, and food pantry or delivery services; and
- Support programs that enable people to remain in their homes, such as in-home supportive services.

3b. Improve eviction data collection process to include data on whether tenants are seniors and/or a person with a disability.