

# 2022 Aging and Disability Affordable Housing Needs Assessment

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Presentation to the Mayor's Disability Council and DAS Commission

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# Report 1: Housing Needs Overview

- Due October 1, 2021, and every year thereafter (excluding years of the housing needs assessment).
- Provides a snapshot of City-funded affordable housing for older people and adults with disabilities, including rental rates, number of existing units, and planned developments

# Report 2: Housing Needs Assessment and Production Pipeline

- Due October 1, 2022 (every third year thereafter).
- Analysis of housing needs, relevant City programs, and recommendations to address unmet needs of older people and adults with disabilities

# Primary Departments

- Department of Disability and Aging Services
- Mayor's Office of Housing and Community Development
- Mayor's Office on Disability
- Department of Homelessness and Supportive Housing
- City Planning

# Interdepartmental Steering Committee

- Cindy Kauffman, Department of Disability and Aging Services
- Sheila Nickolopoulos, Mayor's Office of Housing and Community Development
- Nicole Bohn, Mayor's Office on Disability
- Bryn Miller, Rakita O'Neal, Department of Homelessness and Supportive Housing
- Lisa Chen, City Planning

# City-funded Affordable Housing Types

## **Low-Income Rental Housing**

- City-funded units rented at reduced rates for low-income households

## **Inclusionary / Below Market Rate (BMR) / Mixed Income Housing**

- Units are rented below market rate, in market-rate buildings built by for-profit developers

## **Supportive Housing**

- Affordable housing combined with on-site supportive services for people experiencing homelessness, as well as other people with disabilities

# Needs Assessment Background

## **Purpose:**

- Analyze population and administrative data and gather community input to better understand unmet housing needs among low-income older adults and adults with disabilities in San Francisco.
- Identify system gaps and offer recommendations for City agencies and leaders to address these needs.

# Research Questions

- What are the **housing needs** of low-income older adults and adults with disabilities in San Francisco?
- What **barriers** do these populations face in accessing City-funded affordable housing resources and programs?
- What are the biggest **challenges and opportunities for improving housing security** for older adults and adults with disabilities?



# Methodology

## Population and Housing Data Analysis

- Census, HSH & MOHCD portfolio and occupancy data, housing subsidy data, other housing programs data (eviction prevention, counseling etc.)

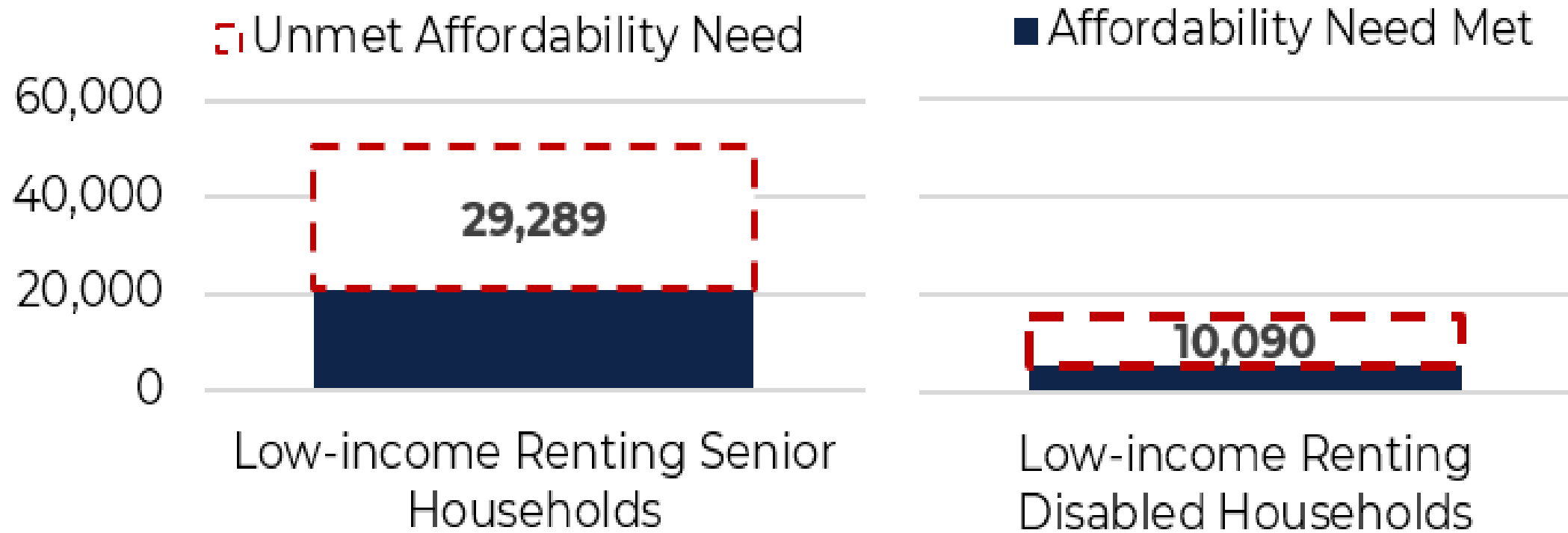
## Stakeholder Engagement

- **Interviews:** 68 participants (10 key City leaders, 58 in-depth consumer interviews)
- **Surveys:** 1,032 participants (522 population surveys, 510 disability surveys)
- **Community Forums:** 81 participants (1 virtual + 4 in-person events)
- **Focus Groups:** 30 participants (3 provider groups, 3 consumer groups)

# Finding 1

There is insufficient affordable and accessible housing to meet the needs of extremely low-income and low-income seniors and adults with disabilities.

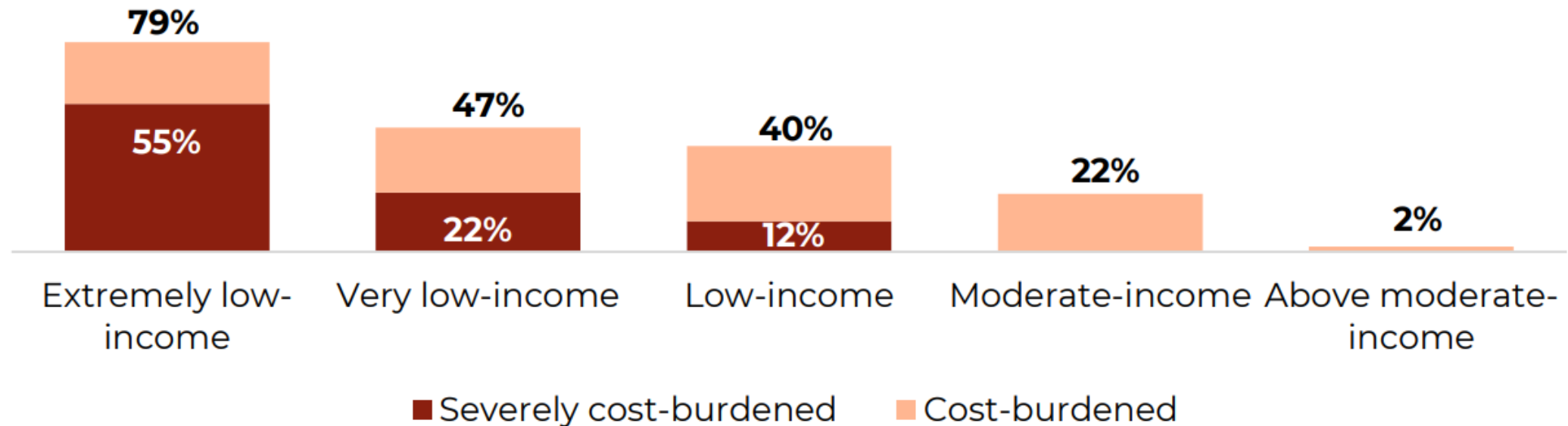
About 40,000 senior and disabled adult households pay more than 30% of their income in rent (“rent burdened”)



Source: 2019 ACS 5-Year Estimates

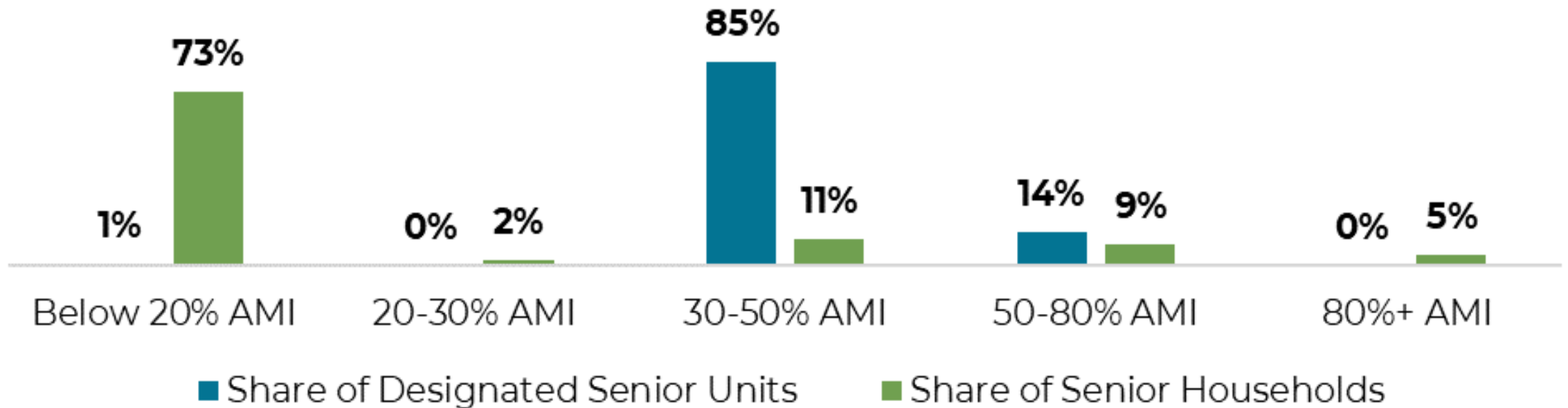
# Low-income disabled households experience remarkably high rates of cost burden

Rates of Cost Burden among Disabled Adult Households by Income Group



Source: 2019 ACS 5-Year Estimates

# Nearly all City-funded affordable senior housing costs more than what seniors can actually afford



**Source: MOHCD 2020 Housing Survey**

\*74% of households represented in this chart rely on a rental subsidy

\*\*San Francisco Area Median Income (AMI)

# Select Recommendations

- Review tenant placement processes for available accessible units; require property managers to do affirmative marketing to adults with disabilities that need accessible unit features when an accessible unit becomes available
- Examine root causes of inadequate affordable housing production; continue to mitigate senior and disability housing instability by investing in supportive services

## Finding 2

Tenant- and project-based housing subsidies are a critical resource for helping low-income adults with disabilities and older adults make ends meet, including those living in affordable housing.

# Select Recommendations

- Explore new ways to invest in project-based operating subsidies for housing developments serving seniors and adults with disabilities
- Expand existing City-funded tenant-based rental assistance programs
- Increase funding for individual rental assistance aimed at reducing rent burden and eviction prevention



# Finding 6

Some affordable housing units and buildings have inadequate accessibility features to meet the full range of accessibility needs of their residents.

# Select Recommendations

- Provide training and consistent information to property managers about the reasonable modification process
- Formalize reasonable accommodation request and fulfillment processes
- Broaden incentives for residential building modifications
- Subsidize costly modifications that improve long-term building accessibility

# Finding 9

Affordable housing resources are siloed. The system overall does not have a mechanism to coordinate services and collaborate across City and non-City jurisdictions to share data and program information.

# Select Recommendations

- Strengthen interdepartmental collaboration and service coordination
- Convene a multi-agency data work group with representation from all relevant departments to explore and guide implementation of best practices for data collection and quality assurance

# Project Next Steps

- Socializing findings and communicating to the public
- Making adjustments to Needs Assessment timeline and process
- Implementation scoping and planning

# Department Highlights: Implementation Planning

# DAS Implementation Highlights

We plan to use Dignity Fund growth to support implementation strategies that fall within our social services context:

- **Example:** Pilot a small-scale home modification grant program that helps stabilize housing for older and disabled residents in need of essential accessibility upgrades.

We will continue to collaborate with MOHCD to administer the Senior Operating Subsidy program, which provides grant funding for project-based rental subsidies that help make housing more deeply affordable to older residents

# Planning Department: Aligning with Housing Element

- The **City's housing plan** prepared by the Planning Department in coordination with City agencies and policymakers
- **42 policies and 350+ implementation actions** to meet our housing needs
- **Signed by the Mayor** on January 31st, 2023 and **certified by the state** the next day
- Reinforced by **Mayor Breed's "Housing for All" Strategy** (Executive Directive 23-01)



# Planning Department: Senior & Disability Housing Implementation Plan

- Housing Element Implementation Action 6.3.6: “Strengthen interagency coordination to identify and implement strategies to address the housing needs of seniors and people with disabilities, informed by the Housing Needs Assessments...”
- Currently hiring a Senior & Disability Housing Planner to create an implementation plan building on the Needs Assessment recommendations.
- Mayor’s office is leading creation of:
  - Interagency Implementation Team to monitor progress in meeting Housing Element policies
  - Affordable Housing Implementation & Funding Strategy

# HSH Next Steps

- Used Needs Assessment to help guide 2023 strategic planning.
- Continued need to advocate at state and federal level for:
  - More tenant-based subsidies.
  - More funding and flexible policies for supportive services for older adults and people with disabilities.
- Areas of collaboration to explore:
  - Working with MOD and DAS on materials to educate provider staff on referrals, resource connections, and responses to reasonable accommodation requests.
  - Improving data sharing between HSH and partner agencies.