

File No. 190846 Committee Item No. 3
 Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date December 7, 2020

Board of Supervisors Meeting Date December 8, 2020

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Referral FYI 080519
- Referral FYI 021820
- Referral FYI 112420
- Committee Report Memo120320
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Erica Major Date December 3, 2020

Completed by: Erica Major Date December 8, 2020

1 [Administrative Code - Biennial Housing Needs Assessment and Production Pipeline Reports
2 - Seniors and People with Disabilities]

3 **Ordinance amending the Administrative Code to direct the Department of Disability and**
4 **Aging Services to report biennially on housing needs and housing production for**
5 **seniors and people with disabilities, with input from the Mayor’s Office of Housing and**
6 **Community Development and other departments.**

7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font.*
9 **Deletions to Codes** are in *strikethrough italics Times New Roman font.*
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font.~~
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. The Administrative Code is hereby amended by adding Chapter 111,
16 consisting of Section 111.1, to read as follows:

17 **CHAPTER 111: HOUSING REPORTS FOR SENIORS AND PEOPLE WITH DISABILITIES**

18 **SEC. 111.1. BIENNIAL HOUSING REPORTS.**

19 *(a) The Department of Disability and Aging Services (“DAAS”) shall publish a Housing Needs*
20 *Overview for Seniors and People with Disabilities (“Overview Report”) by July 1, 2020 October 1,*
21 *2021, and biennially by October 1 every year thereafter, except years in which DAAS publishes*
22 *a Report under subsection (c) of this Section 111.1. The Overview Report shall contain that*
23 *contains a comparison of both the median income of seniors and the median income of people with*
24 *disabilities in the City to rents charged at City-funded affordable housing and shall include the*
25 *number of existing units by: neighborhood, housing type, units occupied by seniors, units*
occupied by people with disabilities, and units accessible to people with disabilities, as well as

1 information and analysis regarding affordability by income level; and for each City-funded
2 housing development planned or in construction within the next three years, a timeline for
3 production, and an analysis of the number of housing units projected in each such City-funded
4 housing development to be occupied by seniors and people with disabilities, including
5 information and analysis regarding affordability by income level, accessibility for people with
6 disabilities, neighborhood, and housing type.

7 (b) The Mayor's Office of Housing and Community Development (MOHCD) shall contribute to
8 the Overview Report required under subsection (a), by providing DAAS the data it requires to
9 complete the Overview Report, for each City-funded housing development, planned or in
10 construction within the next three years, a timeline for production, and an analysis of the
11 number of housing units projected in each such City-funded housing development to be
12 occupied by seniors and people with disabilities, including information and analysis regarding
13 affordability by income level, accessibility for people with disabilities, neighborhood, and
14 housing type.

15 (c) DAAS shall work in collaboration with MOHCD, the Planning Department, the
16 Department of Homelessness and Supportive Housing, and the Mayor's Office of Disability to
17 publish a Housing Needs Assessment and Production Pipeline Report for Seniors and People with
18 Disabilities ("Report") by October 1, 20202022, and biennially every third year thereafter that
19 addresses, to the extent feasible, at least the following:

20 (1) An analysis of housing needs for seniors addressing median household income of
21 seniors who are tenants ~~or~~ and who are homeowners in the City; rent or housing cost burden;
22 overcrowding; security of tenure; disability; and overall housing shortages, by income level,
23 race/ethnicity, primary language, age range, household type, neighborhood, and housing type.

24 (2) An analysis of housing needs for people with disabilities addressing median
25 household income of people with disabilities who are tenants ~~or~~ and who are homeowners in the City;

1 rent or housing cost burden; overcrowding; security of tenure; and overall housing shortages, by
2 income level, race/ethnicity, primary language, age range, household type, neighborhood, and housing
3 type.

4 (3) An analysis of City housing programs or services that specifically target seniors and
5 people with disabilities, including but not limited to the number of households that include seniors or
6 persons with disabilities served by rental subsidies, counseling support, and homeowner renovation
7 grants.

8 (4) Recommendations to address the unmet needs of seniors and people with disabilities
9 for affordable housing and to improve the coordination of the development of City-funded housing and
10 the delivery of services for those populations.

11 (d) MOHCD shall contribute to the Report required under subsection (c):

12 (1) Data, including location and number, of housing units designed to serve or
13 accommodate, and housing units set aside for, seniors and people with disabilities, completed over the
14 previous two years.

15 (2) An analysis of potential sites over the next five years for future housing
16 developments for seniors and people with disabilities, including analysis of affordability by income
17 level and accessibility for people with disabilities.

18 (3) An evaluation of how planned and potential future housing developments align with
19 the housing needs of seniors and people with disabilities, addressing, to the extent feasible, housing
20 needs by income level.

21 (4) An assessment of the unmet needs of extremely low-income seniors and extremely
22 low-income people with disabilities relative to City-funded affordable housing and MOHCD's efforts
23 over the previous year to address those needs.

24 (5) Such other information as DAAS requests for its analysis.

1 (e) The Overview Report and the Report shall present information in de-identified form to
2 protect the privacy of individuals whose data are included in the reports. Data collected for the
3 Overview Report and the Report shall be confidential to the extent of protecting personal privacy
4 insofar as the law requires or permits such protection.

5 (f) DAAS shall present, with input from in collaboration with MOHCD, the Planning
6 Department, the Department of Homelessness and Supportive Housing, and the Mayor's
7 Office of Disability, the Overview Report and the Report to the Board of Supervisors, along with any
8 recommendations for legislation or other policy recommendations.

9 (g) The Overview Report and the Report shall address each item to the extent feasible based on
10 available data. DAAS and MOHCD are not required to collect new data to complete the reports.

11
12 Section 2. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor's veto of the ordinance.

16
17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By: /s/ _____
21 LISA POWELL
22 Deputy City Attorney

23
24
25
n:\legana\as2019\2000013\01498456.docx

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 12/7/2020)

[Administrative Code - Housing Needs Assessment and Production Pipeline Reports - Seniors and People with Disabilities]

Ordinance amending the Administrative Code to direct the Department of Disability and Aging Services to report on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development and other departments.

Existing Law

Administrative Code Section 10E.4(b) directs the Planning Department to publish an Annual Housing Inventory Report, but does not direct the Planning Department to analyze housing needs and production for seniors and people with disabilities.

Amendments to Current Law

This ordinance (adding Administrative Code Chapter 111) directs the Department of Disability and Aging Services (DAAS) to publish a Housing Needs Overview for Seniors and People with Disabilities by October 1, 2021, and two out of every three years thereafter. DAAS would not be required to publish a Housing Needs Overview in 2022 or every third year thereafter. The overview report will contain an analysis of income of seniors and of people with disabilities in the City to rents charged at City-funded affordable housing.

The ordinance additionally directs DAAS, in collaboration with the Mayor's Office of Housing and Community Development (MOHCD), the Planning Department, the Department of Homelessness and Supportive Housing, and the Mayor's Office of Disability, to publish a Housing Needs Assessment and Production Pipeline Report for Seniors and People with Disabilities by October 1, 2022, and every third year thereafter. That report will analyze housing needs across numerous demographics for both seniors and people with disabilities; analyze City housing programs and services serving seniors and people with disabilities; and make recommendations to address unmet affordable housing needs for seniors and people with disabilities. DAAS, in collaboration with MOHCD, the Planning Department, the Department of Homelessness and Supportive Housing, and the Mayor's Office of Disability, will present the reports to the Board of Supervisors, with policy recommendations as appropriate.

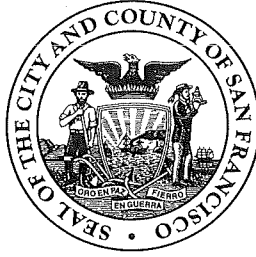
Background Information

FILE NO. 190846

The primary difference between the substitute ordinance introduced February 11, 2020, and the original ordinance is that the original ordinance required one report, issued annually, and the substitute ordinance requires two distinct reports, issued biennially. Committee amendments clarified that DAAS will collaborate with MOHCD, the Planning Department, and the Mayor's Office of Disability on the reports, and modified the deadlines for the two reports.

n:\legana\as2019\2000013\01498316.docx

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Dan Adams, Acting Director, Mayor's Office of Housing and Community Development
Shireen McSpadden, Executive Director, Department of Aging and Adult Services
Nicole Bohn, Director, Department on Disability

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: February 18, 2020

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Yee on February 11, 2020:

File No. 190846-2

Ordinance amending the Administrative Code to direct the Department of Disability and Aging Services to report biennially on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development
Bridget Badasow, Department of Aging and Adult Services

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Dan Adams, Acting Director, Mayor's Office of Housing and Community Development
Shireen McSpadden, Executive Director, Department of Aging and Adult Services

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: August 5, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Stefani on July 30, 2019:

File No. 190846

Ordinance amending the Administrative Code to direct the Department of Aging and Adult Services to report annually on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development.

If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

c: Eugene Flannery, Mayor's Office of Housing and Community Development
Bridget Badasow, Department of Aging and Adult Services

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Eric D. Shaw, Director, Mayor's Office of Housing and Community Development
Shireen McSpadden, Executive Director, Department of Aging and Adult Services
Nicole Bohn, Director, Department on Disability

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: November 24, 2020

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, reactivated by Supervisor Yee on November 17, 2020:

File No. 190846

Ordinance amending the Administrative Code to direct the Department of Disability and Aging Services to report biennially on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

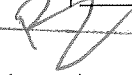
cc: Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development
Bridget Badasow, Department of Aging and Adult Services

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 FEB 11 PM 1:34
Time stamp
for meeting date

BY 

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

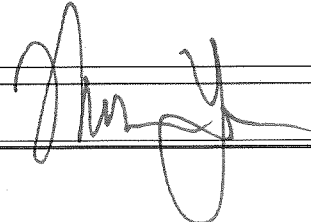
Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:



Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUL 30 PM 3:41

BY: _____
Time stamp or meeting date AK

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Yee, Ronen

Subject:

Administrative Code - Annual Housing Needs Assessment and Production Pipeline Report for Seniors and People with Disabilities

The text is listed:

Ordinance amending the Administrative Code to direct the Department of Aging and Adult Services to report annually on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development.

Signature of Sponsoring Supervisor: []

For Clerk's Use Only

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Tuesday, February 18, 2020 4:47 PM
To: Adams, Daniel (MYR); McSpadden, Shireen (HSA); Bohn, Nicole (ADM)
Cc: Flannery, Eugene (MYR); Chan, Amy (MYR); 'Badasow, Bridget (DSS) (DSS)'
Subject: REFERRAL FYI (190846-2) Administrative Code - Biennial Housing Needs Assessment and Production Pipeline Reports - Seniors and People with Disabilities
Attachments: 190846-2 FYI.pdf

Greetings,

These matter are being forwarded to your department for informational purposes. If you have any comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

ERICAMAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Monday, August 05, 2019 3:37 PM
To: Adams, Daniel (MYR); McSpadden, Shireen (HSA)
Cc: Flannery, Eugene (MYR); Chan, Amy (MYR); 'Badasow, Bridget (DSS) (DSS)'
Subject: REFERRAL FYI (190846) Administrative Code - Annual Housing Needs Assessment and Production Pipeline Report - Seniors and People with Disabilities
Attachments: 190846 FYI.pdf

Greetings,

These matter are being forwarded to your department for informational purposes. If you have any comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

1 [Administrative Code - Annual Housing Needs Assessment and Production Pipeline Report -
2 Seniors and People with Disabilities]

3 **Ordinance amending the Administrative Code to direct the Department of Aging and**
4 **Adult Services to report annually on housing needs and housing production for**
5 **seniors and people with disabilities, with input from the Mayor's Office of Housing and**
6 **Community Development.**

7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. The Administrative Code is hereby amended by adding Chapter 111,
16 consisting of Section 111.1, to read as follows:

17 **CHAPTER 111: HOUSING REPORT FOR SENIORS AND PEOPLE WITH DISABILITIES**

18 **SEC. 111.1. ANNUAL REPORT.**

19 (a) The Department of Aging and Adult Services (DAAS) shall publish an Annual Housing
20 Needs Assessment and Production Pipeline Report for Seniors and People with Disabilities ("Report")
21 by March 1 of each year that contains at a minimum:

22 (1) An analysis of housing needs for seniors addressing, to the extent feasible, median
23 household income of seniors who are tenants, homeowners, or homeless; rent or housing cost burden;
24 overcrowding; security of tenure; disability; and overall housing shortages, by income level,
25 race/ethnicity, primary language, age range, household type, neighborhood, and housing type.

2/11/20 Substituted

1 (2) An analysis of housing needs for people with disabilities addressing, to the extent
2 feasible, median household income of people with disabilities who are tenants, homeowners, or
3 homeless; rent or housing cost burden; barriers to accessibility; overcrowding; security of tenure; and
4 overall housing shortages, by income level, race/ethnicity, primary language, age range, household
5 type, neighborhood, and housing type.

6 (3) A comparison of median incomes of seniors and people with disabilities relative to
7 rents at City-funded affordable housing.

8 (4) An analysis of City housing programs or services that serve seniors and people with
9 disabilities, including but not limited to the number of households served by rental subsidies,
10 counseling support, and homeowner renovation grants.

11 (5) Recommendations to address the unmet needs of seniors and people with disabilities
12 for affordable housing and to improve the coordination of the development of City-funded housing and
13 the delivery of services for those populations.

14 (b) The Mayor's Office of Housing and Community Development (MOHCD) shall contribute
15 to the Report required under this Chapter 111:

16 (1) Data, including location and number, of housing units designed to serve or
17 accommodate seniors and people with disabilities completed over the previous two years.

18 (2) For each City-funded housing development planned or in construction within the
19 next three years, a timeline for production and an analysis of the number of housing units projected to
20 be occupied by seniors and people with disabilities, including analysis of affordability by income level,
21 accessibility for people with disabilities, neighborhood, and housing type.

22 (3) An analysis of potential sites for future housing developments for seniors and people
23 with disabilities, including analysis of affordability by income level, accessibility for people with
24 disabilities over the next five years, and development planning that is equitable across income level,
25

1 current rent burden, race/ethnicity, primary language, age range, household type, neighborhood, and
2 housing type.

3 (4) An evaluation of how planned and potential future housing developments align with
4 the housing needs of seniors and people with disabilities, addressing, to the extent feasible, housing
5 needs by income level, current rent burden, race/ethnicity, primary language, age range, household
6 type, neighborhood, and housing type.

7 (5) An assessment of future funding that would be required to address the unmet needs
8 of extremely low-income seniors and extremely low-income people with disabilities to secure City-
9 funded affordable housing and DAAS's efforts over the previous year to address those needs.

10 (6) Such information as DAAS requests for its analysis, including but not limited to data
11 on waiting lists for MOHCD-funded affordable housing sites.

12 (c) The Report shall present information in de-identified form to protect the privacy of
13 individuals whose data are included in the Report. Data collected for the Report shall be confidential
14 to the extent of protecting personal privacy insofar as the law requires or permits such protection.

15 (d) DAAS shall present, with input from MOHCD, the Report annually to the Board of
16 Supervisors and any policy recommendations for legislation.

17 Section 2. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21
22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: 
25 LISA POWELL
Deputy City Attorney

n:\legana\as2019\2000013\01377633.docx

LEGISLATIVE DIGEST

[Administrative Code - Annual Housing Needs Assessment and Production Pipeline Report - Seniors and People with Disabilities]

Ordinance amending the Administrative Code to direct the Department of Aging and Adult Services to report annually on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development.

Existing Law

Administrative Code Section 10E.4(b) directs the Planning Department to publish an Annual Housing Inventory Report, but does not direct the Planning Department to analyze housing needs and production for seniors and people with disabilities.

Amendments to Current Law

This ordinance (new Administrative Code Chapter 111) directs the Department of Aging and Adult Services (DAAS) to publish an Annual Housing Needs Assessment and Production Pipeline Report for Seniors and People with Disabilities by March 1 of each year. That report will analyze housing needs across numerous demographics for both seniors and people with disabilities; analyze City housing programs and services serving seniors and people with disabilities; analyze data on housing production for seniors and people with disabilities; and make recommendations to address unmet affordable housing needs for seniors and people with disabilities. The Mayor's Office on Housing and Community Development will contribute to the report. DAAS will present to the Board of Supervisors with policy recommendations as appropriate.

Background Information

There is a critical shortage of affordable housing for seniors and people with disabilities in San Francisco. The City invests resources in affordable housing for seniors, people with disabilities, and other populations through a variety of programs. The annual report required by this ordinance is intended to guide City investments for addressing the affordable housing shortage for seniors and people with disabilities.

n:\legana\as2019\2000013\01379821.docx

2/11/20 Substituted

1 [Administrative Code - Annual Housing Needs Assessment and Production Pipeline Report for
2 Seniors and People with Disabilities]

3 **Ordinance amending the Administrative Code to direct the Department of Aging and**
4 **Adult Services to report annually on housing needs and housing production for**
5 **seniors and people with disabilities, with input from the Mayor's Office of Housing and**
6 **Community Development.**

7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in ~~*strikethrough/italics Times New Roman font*~~.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. The Administrative Code is hereby amended by adding Chapter 111,
16 consisting of Section 111.1, to read as follows:

17 **CHAPTER 111: HOUSING REPORT FOR SENIORS AND PEOPLE WITH DISABILITIES**

18 **SEC. 111.1. ANNUAL REPORT.**

19 (a) The Department of Aging and Adult Services (DAAS) shall publish an Annual Housing
20 Needs Assessment and Production Pipeline Report for Seniors and People with Disabilities ("Report")
21 by March 1 of each year that contains at a minimum:

22 (1) An analysis of housing needs for seniors addressing, to the extent feasible, median
23 household income of seniors who are tenants, homeowners, or homeless; rent or housing cost burden;
24 overcrowding; security of tenure; disability; and overall housing shortages, by income level,
25 race/ethnicity, primary language, age range, household type, neighborhood, and housing type.

Clerlead
7/31/19

1 (2) An analysis of housing needs for people with disabilities addressing, to the extent
2 feasible, median household income of people with disabilities who are tenants, homeowners, or
3 homeless; rent or housing cost burden; barriers to accessibility; overcrowding; security of tenure; and
4 overall housing shortages, by income level, race/ethnicity, primary language, age range, household
5 type, neighborhood, and housing type.

6 (3) A comparison of median incomes of seniors and people with disabilities relative to
7 rents at City-funded affordable housing.

8 (4) An analysis of City housing programs or services that serve seniors and people with
9 disabilities, including but not limited to the number of households served by rental subsidies,
10 counseling support, and homeowner renovation grants.

11 (5) Recommendations to address the unmet needs of seniors and people with disabilities
12 for affordable housing and to improve the coordination of the development of City-funded housing and
13 the delivery of services for those populations.

14 (b) The Mayor's Office of Housing and Community Development (MOHCD) shall contribute
15 to the Report required under this Chapter 111:

16 (1) Data, including location and number, of housing units designed to serve or
17 accommodate seniors and people with disabilities completed over the previous two years.

18 (2) For each City-funded housing development planned or in construction within the
19 next three years, a timeline for production and an analysis of the number of housing units projected to
20 be occupied by seniors and people with disabilities, including analysis of affordability by income level,
21 accessibility for people with disabilities, neighborhood, and housing type.

22 (3) An analysis of potential sites for future housing developments for seniors and people
23 with disabilities, including analysis of affordability by income level, accessibility for people with
24 disabilities over the next five years, and development planning that is equitable across income level,
25

1 current rent burden, race/ethnicity, primary language, age range, household type, neighborhood, and
2 housing type.

3 (4) An evaluation of how planned and potential future housing developments align with
4 the housing needs of seniors and people with disabilities, addressing, to the extent feasible, housing
5 needs by income level, current rent burden, race/ethnicity, primary language, age range, household
6 type, neighborhood, and housing type.

7 (5) An assessment of future funding that would be required to address the unmet needs
8 of extremely low-income seniors and extremely low-income people with disabilities to secure City-
9 funded affordable housing and DAAS's efforts over the previous year to address those needs.

10 (6) Such information as DAAS requests for its analysis, including but not limited to data
11 on waiting lists for MOHCD-funded affordable housing sites.

12 (c) The Report shall present information in de-identified form to protect the privacy of
13 individuals whose data are included in the Report. Data collected for the Report shall be confidential
14 to the extent of protecting personal privacy insofar as the law requires or permits such protection.

15 (d) DAAS shall present, with input from MOHCD, the Report annually to the Board of
16 Supervisors and any policy recommendations for legislation.

17 Section 2. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21
22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: _____
25 LISA POWELL
Deputy City Attorney

n:\legana\as2019\2000013\01377633.docx