



SAN FRANCISCO HUMAN SERVICES AGENCY  
**Department of Disability  
and Aging Services**

# 2022 Aging and Disability Affordable Housing Needs Assessment

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# Background

Ordinance 266-20, passed in December 2020, established two new reports focused on affordable housing for seniors and people with disabilities

Report	Description	Schedule
<b>Housing Needs Overview Report</b>	Provides a snapshot of existing City-funded affordable housing units occupied by seniors and people with disabilities, as well as units in the production pipeline (tracked by MOHCD)	Due October 2021 and every year thereafter except years in which the Needs Assessment report is completed
<b>Housing Needs Assessment and Production Pipeline Report</b>	An analysis of senior and disability housing needs, City housing programs and services, and recommendations to address unmet needs and support system coordination	Due October 2022 and every third year thereafter



# Needs Assessment Goals

- 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 and Analysis

Research Activity	Data Sources/Participants
<b>Population &amp; Housing Data Analysis</b>	Census, HSH & MOHCD portfolio and occupancy data, housing subsidy data, other housing programs data (eviction prevention, counseling etc.)
<b>Stakeholder Engagement</b>	
<b>Interviews</b>	<b>68 participants</b> 10 key City leaders, 58 in-depth consumer interviews
<b>Surveys</b>	<b>1,032 participants</b> 522 population surveys, 510 disability surveys
<b>Community Forums</b>	<b>81 participants</b> across 1 virtual + 4 in-person events
<b>Focus Groups</b>	<b>30 participants</b> across 3 provider groups + 3 consumer groups



# Select Findings: Gaps & Recommendations

See report for full list

- 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.**

## **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.

# Select Findings: Gaps & Recommendations

See report for full list

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

## **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.

# Select Findings: Gaps & Recommendations

See report for full list

- 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.**

## **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.

# Next Steps and Action Planning

- DAS will conclude its role as the Needs Assessment facilitator and interdepartmental coordinator as we turn our attention to the 2023 Housing Overview Report
- The Planning Department has hired a Senior and Disability Housing Implementation Planner (1 year position) to facilitate implementation planning of report recommendations (alongside recommendations from the 2022 Housing Element)
- The Planning Department will staff the interdepartmental Steering Committee convened for the Needs Assessment process to continue cross-departmental collaboration and identify specific actions and resources needed for implementation.





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# Thank You

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