Housing for Seniors & People with Disabilities

Board of Supervisors Public Safety and Neighborhood Services Committee

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1. What is the current and future demographic profile of seniors and people with disabilities?

- **Seniors made up 15.6% of the population** in 2018
  - 45% Asian
  - 39% white
  - 9% Latino/a/x
  - 5% Black
  - 1% two races or more
  - <1% American Indian

- **Seniors projected to be nearly 19% by 2030**

- **64% of seniors are low income** (City pop 39%)
  48% of seniors are very low income (City pop 27%)

- **53% of seniors are homeowners** (City pop 33%)

- **70% of senior renters in lowest income groups**

- Over 10,000 severely rent burdened senior renters

1. What is the current and future demographic profile of seniors and people with disabilities?


- **10% of population have a physical or cognitive disability**

- **Black and American Indian population have higher rates of disability**

- **51% of people with disabilities are seniors**

- **50,000 households headed by a person with a disability**. 21,000 households also have a member with a disability.

- **75% of households headed by a person with a disability are low income**

- **Renters with disabilities experience higher rates of rent burden**

What Types of Housing?

- **Accessory Dwelling Units**
- **Multi-generational, multi-family**
- **Co-housing, co-living**
- **Affordable Housing**
- **Independent Living**
- **Assisted Living**
- **Adult Residential Care**
- **Residential Care Facilities**
- **Skilled Nursing Facilities**
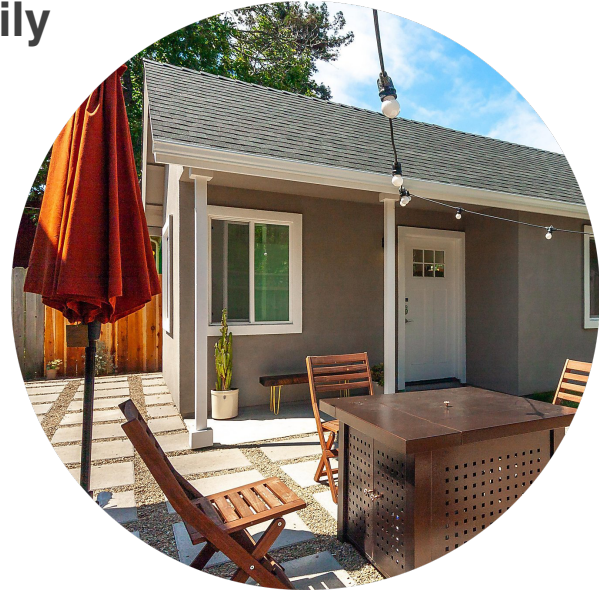
2. How does Planning **coordinate** with other departments and engage **community stakeholders**?

Housing Policy, Code, and Land Use Changes

- Housing Element – plan across agencies
- Close participation with and review by MOHCD
- Renewed recovery coordination with HSH and Public Health
- Collaboration on Sunset Forward plan implementation

Outreach as part of the Housing Element Update 2022

- Focus groups with seniors and those with disabilities facilitated by Senior Disability Action Staff
- Seniors: 25% of all focus group participants
- People with disabilities: 14% of all focus group participants

Centering work on Racial and Social Equity

- Recognition of needs through Racial and Social Equity Plan
- Community Stabilization and Housing Framework recognize populations served

3. What are Planning's current strategies and programs? Key gaps or limitations?

Land Use Definitions

- "Qualifying Resident" or "Senior Citizen" a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development.

- Senior Housing with some design provisions, location requirement, inclusionary on site, record NSR

- Residential Care Facility: Institutional Healthcare Use

Code Provisions

- Double density in RH, RM, RC, NC; CUA if ¼ mile from NC-2 or greater

- Conditional Use Authorization required for change of use or demolitions of residential care facility

State Processes

- Double State Density Bonus for senior housing, not for Residential Care Facility

- May qualify for SB35, provides ministerial permitting

4. How is Planning preparing **for the continued growth** of our older adult population?

Housing Element
2022 UPDATE

SHAPING THE FUTURE OF HOUSING IN SAN FRANCISCO

Goals 1 & 4

- **Recognize the right to housing as a foundation for health, and social and economic stability.**

- **Provide housing for existing residents and future generations for a city with diverse cultures, lifestyles, and abilities.**

Policy 27   Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households

a. **Increase permanently affordable senior housing** along transit corridors to improve mobility of aging adults and seniors, particularly for extremely- and very-low income households including through expansion of Senior Operating Subsidies

b. **Create or support financing programs that support aging in place**, including improvements to accessibility through home modifications or building ADUs, and supported by technical assistance programs

c. **Implement new strategies to support and prevent the loss of residential care facilities**, using the recommendations of the Assisted Living Working Group of the Long-term Care Coordinating Council, including business support services, as well as City-funded subsidies for affordable placement of low-income residents

Policy 27 Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households

d. **Support and explore expanding the Home Match Program** to match seniors with people looking for housing that can provide home chore support in exchange for affordable rent.

e. **Permit uses and eliminate regulatory limitations**, such as conditional use authorizations, that discourage innovative, smaller housing types where licensing is not required, such as co-housing with amenities that support seniors and those with disabilities.

f. **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

Actions embedded in many policies

Policy 5 - Improve access to the available Below Market Rate units especially for racial and social groups who have been disproportionately underserved.

e. Expand the Senior Operating Subsidy (SOS) program to allow extremely and very low-income seniors to be eligible for the senior Below Market Rate rental units.

Policy 6 – Advance equal housing access by eliminating discrimination based on race, ethnicity, immigration status, HIV+ status, gender identity, sexual orientation, disabilities, prior incarceration, or mental health.

f. Conduct a Housing Needs Assessment for seniors and people with disability every three years to inform strategies that meet their housing needs

Policy 26 - Facilitate small and mid-rise multi-family buildings as a prominent housing type that private development can deliver to serve middle-income households without deed restrictions, including through expansion or demolition of existing lower density housing, or by adding Accessory Dwelling Units.

d. Create technical assistance programs, as well as outreach and education programs for eligible homeowners interested in updating their property from single- to multi-family housing (through ADUs or demolitions) particularly targeting low-income property owners, households of color, seniors and people with disabilities. Such programs should ensure accessible accommodations for aging adults and people with disabilities

Policy 32 - Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for travel, and advances healthy activities.

i. Develop a comprehensive and regularly updated map of daily needs, amenities, and community facilities, to inform the work of the interagency working group under action (h) as well as community-based organizations plan for services, resources, open space, and businesses to be near each other and supportive to communities.

Key Points

CURRENT CONDITIONS

More people will be joining this population

Fewer options for licensed care

Increased housing cost burdens

RESPONSES – HOUSING ELEMENT

Continue actions to support Residential Care Facilities

Increase housing equity and affordability, especially near services

Increase housing choice, without unsafe outcomes