RESOLUTION # 2013-01

San Francisco Mayor’s Disability Council Resolution
Recommending Guiding Principles for the Construction, Maintenance
and Financing of Permanently Affordable and Accessible Housing for
People with Disabilities & Seniors

WHEREAS available, affordable and accessible housing has been a prominent
issue that affects the disability community in the City of San Francisco; and

WHEREAS the supply and funding of available, affordable and accessible housing
has severely diminished due to the recent elimination of redevelopment agencies; and

WHEREAS providing housing available in the community for people with
disabilities is not just an urgent need, but is a mandated civil right as affirmed by
the United States Supreme Court Olmstead Decision of 1999; and
WHEREAS the Mayor’s Disability Council has received public testimony from community members with disabilities and from their advocates, who shared their frustrations and disappointment with the state of existing housing and the many challenges they face acquiring affordable and accessible housing.

NOW THEREFORE BE IT RESOLVED that additional funding sources for affordable and accessible housing be explored to help offset the funding gap created by the loss of the City’s Redevelopment Agency. In particular, the Mayor’s Disability Council urges the Mayor’s Office on Housing to spearhead the effort of qualifying the City and County of San Francisco to access Section 811 federal funds from Housing & Urban Development (HUD) for the construction of new accessible and affordable housing; and

BE IT RESOLVED that the Mayor’s Disability Council urges the Mayor’s Office on Housing to evaluate and adjust minimum income level requirements for affordable housing by potentially layering multiple subsidies to allow individuals with disabilities to qualify; and

BE IT RESOLVED that permanently affordable and accessible housing be dispersed throughout the City so that residents remain in their geographic communities with satellite services in their neighborhoods; and

BE IT RESOLVED that the construction of new permanently affordable housing should be a priority, as well as the acquisition and rehabilitation of existing buildings that maximizes accessibility, including reliably working elevators; and

BE IT RESOLVED that opportunities to construct new permanently affordable efficiency studios be explored as well as renovating existing SRO buildings; and

BE IT FURTHER RESOLVED that stricter enforcement procedures be developed for the maintenance of existing accessible features, including elevators, along with incentives for maintaining accessible features in SROs which have contracts with the City; and

BE IT FURTHER RESOLVED that new low-income housing be constructed with design features that promote and enhance the mental health of tenants, such as
the use of natural light, full spectrum lighting fixtures, cheerful color schemes and community spaces; and

BE IT FURTHER RESOLVED that a percentage of existing and new accessible housing be allocated for people with Multiple Chemical Sensitivities (MCS) that will be smoke free and constructed with environmentally safe materials, such as low VOC paints and carpet adhesives; and

BE IT FURTHER RESOLVED that a single accessible and affordable housing portal be created where affordable housing providers are mandated to report their vacancies and where people with disabilities of all backgrounds and ethnicities can access wait lists and can be matched with the appropriate housing unit; and

BE IT FURTHER RESOLVED that the MDC urges the Mayor’s Office on Housing to reinstate the Comprehensive Housing Affordability Strategies (CHAS) group, or a similar community input mechanism wherein all stakeholders, including disability and senior advocates, are involved in policy discussions pertaining to the permanent affordability of accessible housing in the City.