

Aging and Disability Affordable Housing Reports

Mayor's Disability Council Meeting

November 19, 2021

San Francisco Department of Disability and Aging Services

Agenda

- Background
- 2021 Overview Report Highlights
- 2022 Needs Assessment

Background: Reports

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

Report	Description	Schedule
Housing Needs Overview Report	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 in Needs Assessment years
Housing Needs Assessment and Production Pipeline Report	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

Background: Affordable Housing

- This report captures City-funded affordable housing tracked by the Mayor's Office of Housing and Community Development (MOHCD)
 - This includes: 100% affordable housing sites; former public housing sites; a portion of the City's permanent supportive housing; Small Sites Program; and mixed income housing
- Affordable housing seeks to offer housing in which the occupant pays no more than 30% of their gross income for housing cost
- A unit's rental rate is based on the unit's designated affordability level, not the occupant's actual income

2021 Overview Report Highlights

Existing Affordable Housing (Portfolio)

- 13,154 of the 22,616 affordable housing units in San Francisco are currently occupied by older adults and people with disabilities (58%)
- This is significantly more than the number with special eligibility criteria restricting occupancy to seniors and people with disabilities: 7,600 affordable housing units (34%)
- This may be an undercount; actual numbers of disability occupancy may be higher than reflected/recorded

Future Affordable Housing (Pipeline)

- 925 of the 6,542 of affordable housing units in production will be designated for seniors and people with disabilities (14%)
- Most are intended for senior occupants (898 units); 27 units are designated for people with developmental disabilities
- These are the only units for which future occupancy by these residents is guaranteed. This does not necessarily represent the total number of future units that will ultimately be occupied by older people and adults with disabilities

Housing Accessibility: Portfolio

- Accessible units include units with mobility features, communication features, and adaptable units that can be adjusted to accommodate the user
- Across the 22,616 affordable housing units in the city, 12,756 units (56%) are identified as accessible in annual reporting
- Newer sites, particularly those developed explicitly for affordable housing, are more likely to be accessible – especially those built after 2010 when a California Building Code requirement for 100% adaptability was adopted

Housing Accessibility: Pipeline

- Available data indicates that **52% of units in new construction projects will be accessible (2,763 of 5,325 units)**. This likely undercounts projects earlier in development
- Only **7% of units in rehabilitation projects** in the pipeline will offer accessible features **(85 of 1,217 units)**

Housing Affordability: Population Income

- The median monthly income for a single adult with disabilities is \$1,243. This income level represents 16% of the Area Median Income (AMI)
- The median monthly income for a single senior household is \$2,246. This income level represents 24% of the Area Median Income (AMI)

Housing Affordability: Portfolio

- Most affordable housing units are designated for affordability between 30% to 50% of Area Median Income and above
- Most senior- and disability-occupied units report actual income levels below 20% of the Area Median Income
- About 77% of senior-occupied units and 91% of disability-occupied units have a rental subsidy through federal or local sources

Housing Affordability: Pipeline

- Almost half of the senior units in development will be set at the 30-50% AMI affordability level
- Affordability designation is not yet available for the 27 pipeline units designated for people with disabilities

2022 Housing Needs Assessment

Needs Assessment Goals

- **Identify gaps** between housing availability and population need by analyzing City housing data and US Census data
- **Provide opportunity for community members and service providers to give input** on affordable housing need
- **Develop recommendations** to address unmet need and improve coordination of housing development and service delivery
- **Collaborate with project partners** across the Mayor's Office of Housing and Community Development, Mayor's Office on Disability, Department of Homelessness and Supportive Housing, and Department of Planning

Needs Assessment Timeline

- **Phase 1 – Project Launch: October 2021-January 2022**
 - Develop project plan, coordinate key departmental contacts, procure consulting services, design analytic approach, collect datasets
 - **Phase 2 – Data Collection & Analysis: February 2022-June 2022**
 - Population data analysis, housing program data analysis, community engagement and research
 - **Phase 3 – Draft Report: July 2022-September 2022**
 - Research and develop recommendations, gather feedback from department partners, refresh any new data
- **Publish Report by October 1, 2022**

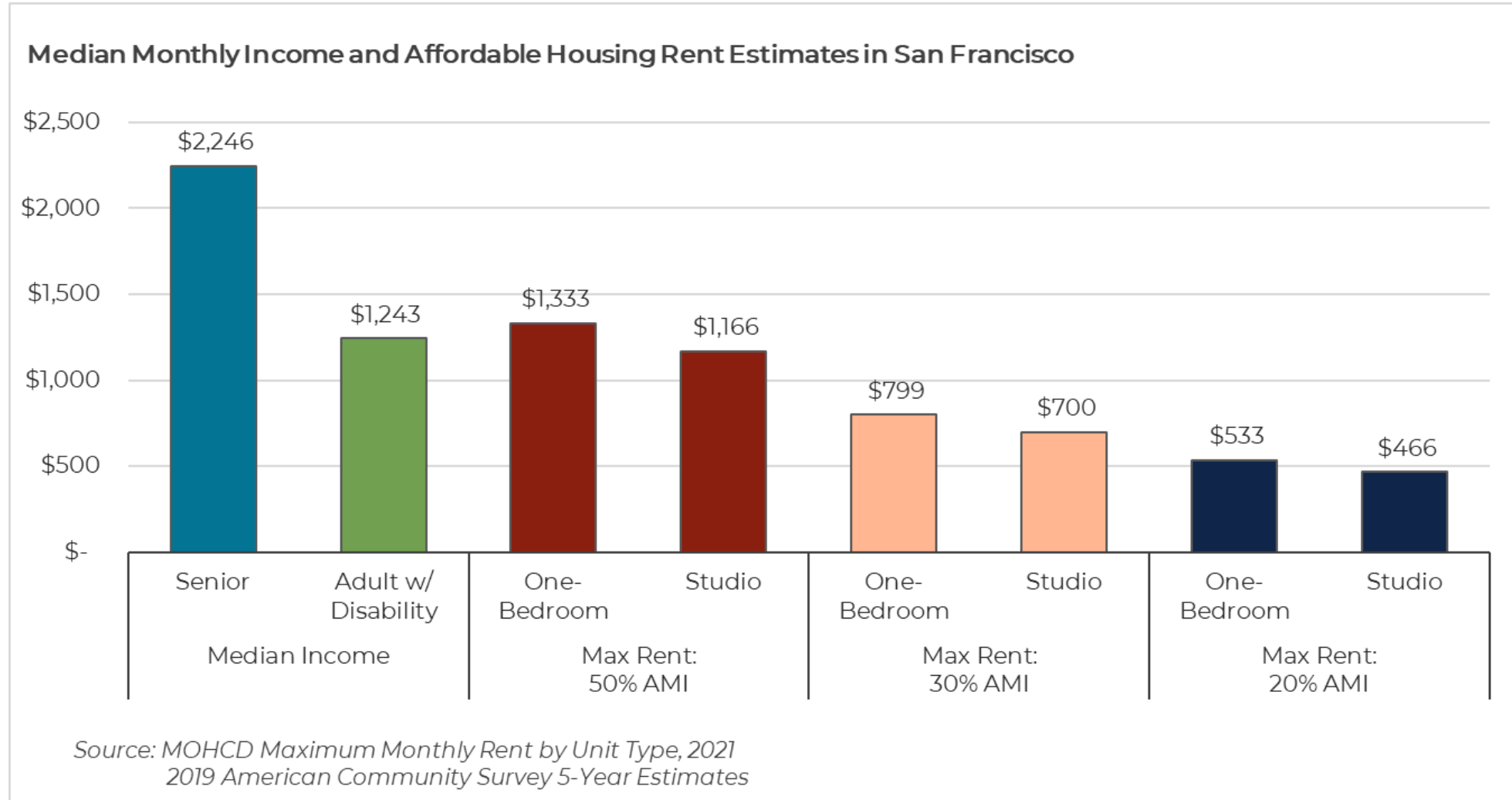
Thank you

The complete 2021 DAS Affordable Housing Report can be found at sfhsa.org/about/reports-publications/older-adults-and-people-disabilities-plans-and-reports

For questions, please reach out to Izzy Clayter at isabel.m.clayter@sfgov.org

Reference Slides

Housing Affordability



Housing Affordability

