



Mayor's Office of Housing and Community Development
CITIZEN'S COMMITTEE ON COMMUNITY DEVELOPMENT

PUBLIC NEEDS HEARING

Tuesday, November 17, 2016
1 South Van Ness Ave., 2nd Floor – Atrium
5:00 pm

MINUTES

1. **Committee Members Present** –Clinton Loftman, Elena Chavez Quezada , Irene Yee Riley, Peter Cohen, Rev. Megan Rohrer

2. **Public Comment**

Discussed Strategies to address Homelessness

- Sustainable housing for youth (e.g. name on lease)
- Sustainable employment (e.g. SF minimum-wage and up)
- Post-Secondary education (e.g. 4-year degree or CTE)
- Mental Health and Physical Wellness (health plan and provider)
- Street outreach and building trusting relationships
- Local merchants helping to pay for services for homeless

Discussed Barriers and Needs of Homeless population

- Stop evictions
- Stronger tenant protections
- Build low cost housing for %30 AMI and below
- Decriminalize homelessness (opposed to “Sit-Lie” laws)
- Invite homeless voices
- More attention to public health
- More resources in and for the Castro
- Improve shelter conditions and services senior, LGBTQ, and specifically trans/youth
- Promote equity and access in HUD regulations
- Mental health providers – more psychiatrists for homeless
- Look to Salt Lake City, UT for successful interventions
http://www.slcdocs.com/hand/SLC_Homeless_Services_Strategy.pdf
- Tax the wealthy, tax tech
- That homelessness in San Francisco is “rare, brief, and one-time”
- Shelter and low income housing is for seniors (dedicated # of units and shelter beds)
- Lower the minimum income threshold eligibility requirement on applications for affordable housing
- Storage space for homeless belongings
- More public restrooms, shower, storage
- Increased access to personal hygiene products (e.g. tampons, towels, toilet paper)
- Look to more church congregations for the additional space in winter months (St. Boniface’s Sacred Sleep and Sanctuary <http://thegubbioproject.org/>)

- Oppose policies that punish homeless
- Advocate for new policies and funding from federal and state levels of government

Discussed Strategies to support Seniors

- Build, rehabilitate, and adaptively reuse more homes for seniors
- Create additional and deeper subsidies
- Dedicate RAD units to seniors as they turn over
- Enforce fire safety and habitability in buildings that house low-income households
- Expand Small Sites Program
 - Ensure program has its eyes and ears open for purchase opportunities before these properties hit the open market
 - Enact a City ordinance that requires property sellers to first offer the property to City/nonprofits (right of first refusal) to increase the affordable housing stock and combat real estate speculation
- Provide application and case management support to seniors
 - Many seniors are not proficient in Internet-based technology and/or are resistant to/intimidated by BMR lottery process and therefore culturally competent services include: one-on-one support and educational workshops
 - Administer the BMR lottery in a manner that provides important information on lottery tickets (applicants are prohibited from applying twice) so that seniors could take their ticket to any Access to Housing service provider
 - Basic support (“hand holding” and emotional support), especially during the first stages of the BMR lottery process.
- Increase eviction prevention services for seniors (legal services, tenant counseling, and rental/financial assistance) and provide emotional support so that they don’t lose heart
- Develop anti-discrimination strategies to combat landlords that discriminate on the basis of age or source of income (namely Section 8) both for existing and prospective tenants.
- Increase access to housing services for seniors
- Ensure homes of seniors are accessible (e.g., home modifications for seniors with limited mobility, elevators in senior residential buildings)
- Improve operational efficiency at the SFHA to be responsive to existing and prospective landlords, as the SFHA is currently not easy to work with. An unresponsive SFHA only further disincentivizes and discourages landlord willingness to rent to a voucher-holder.
- Work to further increase federally calculated Fair Market Rent

Barriers and Needs for Seniors:

- Addressing the unintended negative consequences of rent control (e.g., higher income earners paying rents far below market rate in older tenancies versus lower income households who are severely rent burdened in relatively newer tenancies)
- Eviction prevention, especially pre-legal action is a concern
- MOHCD needs to put the name/address of the property on the lottery ticket for easy identification
- As we move towards digital communications, including housing applications, need to take special consideration for seniors and their access
- To maximize applications from broad constituency, need to offer workshops and additional person to person services

3. Public Comment concluded at 700 pm

4. Adjournment