

**2009 Housing Element  
Affordable Housing Stakeholder Session  
October 29, 2008**

- Not just policy development but outreach and education is key
- Implementation is key no money for funding the sites/projects that he will identify
- Expedited permitting process did help
- Easy/Hard vs. Possible/Impossible
- Want land banking
- Concern that incremental housing improvement is not a priority
- Might work in a mixed income building homeless plans for “exiting homelessness” never seem to work because the gap is too big.
- Always lack of reorganization/funding for operating costs and services subsidy
- HUD credits
- 5-10 year contracts-renewed annually
- Currently operating money are provided by the city-is this sustainable? What’s a better solution?
- Need coordination at city level for service subsidies
  - This is actually happening in HOPE San Francisco
- He must address: Capital, Operating and services
- Environmental review is incredibly difficult to get through-its all about time
- Building Permit Readiness –impossible in this town-could have access to a whole new pot of money
- Zoning code treats SRO as a true full unit- in terms of open space, etc.
- Put process in place to coordinate deferments of fees-could we streamline this? Streamline system
- Street use permit is refunded, why can’t that be incorporated into above streamline for system?
- Hard to find empty buildings and made even harder with Historic preservation
- Mismatch in time between funding sources and proposed projects gets really tricky for acq/rehab
- 202 and 106 and HP makes things really complicated
- Loss of rent controlled issue for acq/rehab-you compete with market which makes it really expensive
- Partnership management fees etc. discussion currently being coordinated by MOH and this should be institutionalized in HE
- Non-profits are now subsidizing their operational costs, which is not sustainable-what happens when the costs can no longer be covered?
- Must balance expansion of units and preservation
- Flexibility on MOH’s part when acq/rehab projects come up
- He should speak for foreclosures and what happens?
- Does the city have a SFR rehab program?
- Could we have a density bonus program that runs easily for affordable housing?
- Senior housing units can’t get double density could this happen with SRO’s?
- Legalize illegal units-but keep them subject to rent control
- Want future meeting with more set agenda in a couple of weeks.