

**2009 Housing Element  
Special Needs Housing Stakeholder Session  
10.23.08**

**Location**

- Throughout city or concentrated near services equal housing access to affordable units.
- Leverage Market
- Lifestyle changes
- Mental health Services Act- smaller housing project with neighborhood
  - Portability of the affordable housing subsidy movement through progress
  - Economic drivers
    - Scale of supportive housing –is a great economic value net good for serving population
    - Must balance large buildings in Tenderloin with small building some where else
    - Who’s going into units? (cant just be AMI?)
- Least restrictive housing
  - Independent as possible spread geographically throughout the city
    - We can do this because we have easy transit and small geography

**Impacts on Health**

- Neighborhoods of origin
  - Breake drug cycle
- Add support service cost over time in economy of scale of large units can you qualify improvements in
  - mental health
  - physical needs
- Systems of care cannot fill the gap
  - How can we get them to self manage their needs
  - Behavior all costs can be the motivation for changing policy
- Adequate sites
  - Physically available
  - Financially/politically discoverage
- Health care vs. housing “pots” and policy fight between affordable units and Aids units in acquisition because it doesn’t create a new unit.
  - Could we get more for our money over the long term for acq./rehab of small buildings instead of new large sites look into other set aside programs land would be good for money tax credits matching bank could be used for scattered sites

**Equal Housing**

- Aids alliance typically gets ignored by affordable houses/equal opportunity units
- Do we know how many units actually exist? Enforcement
- What populations are accessing I two units? How can/do special needs populations access those opportunities?
- Maintain Existing Housing
  - Keep as many rent controlled units as possible
  - 4-8 unit buildings are battled ground
  - TICs are a threat
- Are there Sec 235 units in San Francisco?