Proactive Approach (recognize that these shape needs but that we can't include them in our scope):

- Institutionalized Racism
- Poverty
- Econ. Development – low wage environment
- LGBTQ, esp. homeless youth
- Healthcare System, including access

Populations:

- Seniors (50+) - majority of pop.
- Multiple disabilities
- Substance abuse
- Homeless (chronic and newly homeless)
  - Individuals and families
- Developmentally disabled
- Veterans
- Children aging through support systems – esp. foster care, homeless, criminal Justice
- Criminal justice system involved individuals and families
- HIV + populations under poverty line
- Immigrants / refugees
- Mental health care consumers
- Single mothers / single parent
- Relationship violence (domestic violence)

Goals:

- Create environments that reflect needs of community
- Connect to appropriate education
- Connect individuals and families to wrap-around supportive services (social, medical, other)
- Eliminate waiting lists
- Recognize and strengthen nexus between healthcare and housing
- Meet fair housing requirements
- Ensure that transitions from different systems / levels of care are smooth
- Ensure codes / regulations allow needed housing types (zoning)

Strategies:

- Aging in place
- Halfway housing
- Supporting or strengthening existing networks
- Adaptive, integrated housing
- Redevelop San Antonio State Hospital
- Housing for criminal-justice involved
- Expand services to non-English/Spanish speakers
- Create communities providing support
- Need PSH
- Develop models that integrate public/private partnerships
- Make housing info more widely available
- Case management -- innovative approaches “Aunt Bertha”
- Ensure services to those with low levels of literacy/numeracy
- Multidisciplinary referral – integration of systems
Agenda
Housing for Special Populations Working Group Meeting
February 8, 2018
9:00 – 10:30 a.m.
Bexar County Reentry Service Center, 222 South Comal Street

1. Introductions & Orientation
2. Overview of existing documents:
   a. Task Force and Working Group Vision, Mission and Charge
   b. Notes from 1/23/18 meeting
   c. Data and resources available on the website
   d. Documents submitted by Special Populations Working Group members
3. “Workshopping” topics from 1/23/18 meeting:
   a. Do we agree with the categories (populations, goals, strategies) and content?
   b. Did we leave out any categories, omit content within categories or fail to capture big ideas?
   c. Do we have any preliminary recommendations based on what we already know?
4. Define the problem for each goal:
   a. What do we know about it?
   b. What data/reports/research do we need in order to develop strategies?
5. Develop strategies:
   a. Best practices (local and national)
   b. Changing regulatory or statutory context
6. Process review:
   a. Subcommittees
   b. Overview of next meeting agenda
   c. Schedule next three meetings
7. Public input (if available)
Notes
Housing for Special Populations Working Group Meeting #1
February 8, 2018, 9:00 – 10:30 a.m.
Bexar County Reentry Service Center, 222 South Comal Street

A. Populations

1. Better define characteristics of low-income families / VLI or ELI: does poverty constitute a “special need?”
   - Special needs ≠ market rents
   - ELI families benefit from supportive services; without services, extreme poverty becomes generational
   - 30% AMI seems to be a consensus benchmark

2. Special needs are those populations who face the most challenges: “Our task is to address needs of groups facing the most obstacles to access housing”

3. Disaggregated “Homeless” – A. Chronic B. Families experiencing homelessness C. Newly homeless etc.

B. Goals

1. We have a seamless system – “No wrong door” for the client

2. Special populations are incorporated as part of a larger system providing housing at all types/levels-right unit for right needs

3. Supportive services (we need to specify—Scott Ackerson will draft language) are understood as an essential part of housing for special needs populations, just like a roof or a bathroom

4. Special needs should be served within all housing construction

5. There is a dedicated source of financing support for constructing units that are suitable for special populations

6. We have a more collaborative process within the development and housing sectors

7. “Supportive services” are better defined and understood: What is Permanent Supportive housing? (within this group and for MHPTF—Scott Ackerson will draft language for working group’s review)

8. Special needs populations are deconcentrated but well--supported

C. Strategies

1. Navigation services for the “whole person” that meet people where they are:
   - Overcoming language barriers
   - Offering a “hot line” or referral system
• Providing culturally appropriate services is as important as bricks and mortar

2. Bring new investors into the housing process
3. Housing incentive policy should include special populations
4. Maintain and integrate data to determine unduplicated populations

D. Next Steps

1. Data Solicitation:
   • What populations do you serve?
   • Current data
   • Data initiatives, research you are participating in

2. Work with EPS to determine what data they have, what level of analysis they’ll be providing for the final report
3. “Stuff that works” solicitation: please submit
4. Workshop strategies at the next meeting (see attached form)
5. Scott will draft and circulate definition of PSH for group review (Gil Piette will assist)
6. Schedule future meetings
Agenda

1. Welcome and introductions 5 MINS

2. Review today’s agenda 5 MINS
   a. Working group timelines and scheduled meetings
   b. Task Force timeline and scheduled meetings

3. Review, edit and add to draft goals developed in prior meetings 25 MINS
   a. Permanent Supportive Housing (PSH) is better defined and the need for PSH is broadly understood as a central component of affordable housing demand
   b. Ensure that the housing and services system is easily accessible (“no wrong door”), transparent to the client and offers seamless transitions
   c. Ensure that codes and regulations allow and support the construction and siting of housing for special populations
   d. Establish a dedicated source of financing support for constructing units that are suitable for special populations
   e. Plan for new housing and services so that special needs populations are deconcentrated but well-supported
   f. Create environments that reflect the needs of the community
   g. Connect special needs populations to residentially-based education
   h. Support housing with wrap-around services
   i. Eliminate waiting lists
   j. Strengthen the nexus between healthcare and housing
   k. Meet Fair Housing Requirements
   l. Create a more collaborative process within the development and housing sectors

4. Workshop policy recommendations in small groups 45 MINS

   Working in groups of 5-6, come up with policy recommendations to achieve the goals we have already identified, using the policy framework established by the Task Force (example attached). Each group will be asked to develop policy recommendations for 4-5 of the draft goals and then report out to the whole group.

5. Wrap-up and next steps 10 MINS
Draft Goals-

Policy - establish cost/benefit of these investments

d. Establish dedicated $ construction, rehab, retrofit for rental and owner-occupied units for special populations

a. Service – Enriched Housing (incl. PSH) is better defined and the need for SHE is broadly understood as a central component of demand

↑ Combine ↓

e. Planning for new housing and services and preserving existing communities so that populations are deconcentrated but supported w/ wrap-around service.

Policy – COSA develops / updates data on demand / supply / gap for SEH

j. Involve the healthcare sector in investing in, developing and providing supportive service – enriched housing

Policy – Understand that we define populations impacts fund and opportunities (Transition)

I. Work to create an ongoing, collaborative, community based, data-informed, process that supports the integration of supportive services and creation of SHE

b. “No wrongdoor” – may depend on I.

c. Remove regulatory, process and community barriers unique to SHE Fair Housing baseline

ideas
- Advocacy, education and expectations for special needs populations
- Provide survey to rank idea
Agenda

1. Welcome and introductions 5 MINS

2. Review today’s agenda 5 MINS
   a. Working group timelines and scheduled meetings
   b. Task Force timeline and scheduled meetings

3. Review and finalize definition of Service Enriched Housing 15 MINS

   Service-enriched housing is permanent, basic rental housing in which social services are available onsite or by referral through a supportive services program or service coordinator (Sturtevant 2015). Housing and services can be provided by nonprofit, private, or government organizations; housing options can be unsubsidized, government assisted, mixed income or a combination. Programs often support low income families, seniors, people with disabilities, or veterans (Castle 2014, Sturtevant 2015, Brown 2013b). Some service-enriched housing programs also assist families or individuals experiencing homelessness; programs that support households experiencing homelessness are often referred to as permanent supportive housing, as often supportive services need to be more intensive in managing issues related to trauma, addiction and mental illness.

4. Workshop policy recommendations in small groups 55 MINS

   Review our list of policy goals (page 2 of the agenda). Working in groups of 4-5, review existing draft policy recommendations (page 3). Do the draft recommendations achieve the goals we have already identified? What’s missing? Refer to the policy framework established by the Task Force (page 4) to see what our work product should look like; we’ll prioritize these goals at our final meeting on April 26th.

5. Wrap-up and next steps 10 MINS
Policy Goals

1. Service Enriched Housing (SEH), including Permanent Supportive Housing, is better defined and the need for SEH is broadly understood as a central component of affordable housing demand, so that the planning, development and preservation of new and existing affordable housing communities supports both de-concentration and wrap-around services.

2. Dedicated funds are identified and set aside for the construction, rehab and retrofit of both rental and owner-occupied units for special populations needing SEH.

3. The healthcare sector is an active partner in investing in, developing and providing supportive service – enriched housing.

4. San Antonio has an ongoing, collaborative, community based, data-informed process that enables the integration of supportive services and the delivery of SEH.

5. Our collaborative approach and integrated supportive service model mean that there is “no wrong door” to access affordable SEH.

6. Regulatory, process and community barriers unique to SEH are removed and we continue to meet and exceed our Fair Housing baseline.

7. San Antonio utilizes innovative materials and construction methods for SEH.
Draft Policy Recommendations

1. Across all sectors, partners adopt a definition of Service Enriched Housing, understanding that how targeted populations are defined does impact funding availability and other opportunities.

2. The City of San Antonio works with other governments and organizations to develop and regularly update a report on the demand for, supply of and resulting gap in provision of affordable SEH.

3. SEH provision at a level to close identified gaps is addressed in SA Tomorrow implementation and other City of San Antonio neighborhood and housing planning efforts, documents and studies.

4. The City of San Antonio, other local governments and the health care sector establish cost/benefit ratios for SEH investments for targeted populations and use them to guide budget decisions.

5. The City of San Antonio, other local governments and the health care sector identify and dedicate sources of funds to the construction, rehab and retrofit of both rental and owner-occupied units for special populations needing SEH.

6. The City of San Antonio, including the Neighborhood Housing Services and Human Services departments, supports the creation of and collaborates with a coalition of SEH developers and providers to ensure implementation of policy goals, community advocacy and education around SEH benefits.

7. The SEH coalition works to make consistent and reliable information, referrals, and data relating to SEH widely available.

8. The City of San Antonio reviews and amends regulations that may prevent construction of affordable SEH using innovative materials and construction methods, including modular and self-help; the City explores these options and make recommendations for creation/implementation through an advisory commission of housing professionals and service providers.
HOUSING TASK FORCE POLICY FRAMEWORK FORMAT

Goal: Across all sectors, partners adopt a definition of Service Enriched Housing, understanding that how targeted populations are defined can impact funding availability and other opportunities.

Problem Statement: The description Service Enriched Housing is used nationally to describe housing developments in which the delivery of supportive services to residents in integrated into design, operations and management. It should be understood that many, if not most individuals and families seeking affordable housing have special needs such as counseling and education, physical and mental health care, and ageing in place/universal design features. Understanding that special populations are not a small minority but make up a substantial share of demand is a crucial step toward appropriately allocating resources, establishing collaborations, designing referral systems and developing the units that are most needed.

Data/Market Observations: Data on special needs populations are difficult to disaggregate because of co-occurring characteristics, such as age and disability. Current estimates are that at least 40% of the area population is older, disabled, extremely low-income, has behavioral health needs, or has experienced homeless or involvement with the criminal justice system.

Existing Resources: Integrate the work of the AARP; Successfully Aging and Living in San Antonio (SALSA) initiative; the Permanent Supportive Housing Plan underway through SARAH, LISC and COSA; the South Alamo Regional Alliance for the Homeless youth work group; and data efforts such as ARDA and STRAC’s social determinants of health study. Ensure that SEH is a component of the annual Housing Summit.

Policy Recommendation:

Next Steps—6 months: Adopt City of San Antonio definition of Service Enriched Housing (SEH). Integrate SEH into annual Housing Summit.

Next Steps—12 months: Work across other sectors to adopt standard definition of SEH.

Next Steps—24 months: Strengthen the working relationship between units of local government that focus on housing and those that focus on human services by holding regular trainings and an annual SEH convening.

Potential Impact: Implementing this policy will bring special populations into the mainstream, helping to eliminate the marginalization which currently has negative fiscal, social and life-outcome impacts for many San Antonians.
Meeting Notes and Update

1. Co-chair Scott Ackerson convened meeting; Lisa Rodriguez, co-chair

2. Process timeline:
   a. Final Meeting – April 26, 9:00-10:30 AM, finalize definitions and prioritize recommendations
   b. TWG Reports Due—May 18, 2018
   c. Will we need an additional meeting to review the report before submittal?

3. Revised definition of Service Enriched Housing and Communities for REVIEW by TWG:

   Service-enriched housing communities (SEHC) are rental or ownership homes in which residents are connected to social services and other supports. Services may be available onsite or through an accessible program. SEHC meet diverse populations’ needs, utilizing healthy housing and universal design standards. Housing and services can be provided by nonprofit, private, or government organizations and may be unsubsidized, government assisted, mixed income or a combination. Support programs may serve--but are not limited to--extremely low income families (<30 % AMI), older San Antonians, people with physical or developmental disabilities, mental health care consumers, those with substance use disorders, criminal justice-involved populations, or veterans. Some service-enriched housing programs assist families or individuals experiencing homelessness; programs that support households experiencing homelessness are often referred to as permanent supportive housing (PSH), offering intensive management of issues related to trauma, substance abuse and mental illness.

   SEHC should be integral to San Antonio so that all San Antonians. In the words of Mayor Ron Nirenberg, “solutions to our deepest housing challenges (will) ensure that all San Antonians can prosper.” Stable, dignified and affordable housing for all also promotes economic growth, improves educational and workforce outcomes and reduces costs for other governmental services. However, it is important to recognize that Revised Summary
• Context—recognize systematic and institutionalized factors
• Definitions--
  - Populations served
  - What is PSH?-- as an essential part of housing for special needs populations, just like a roof or a bathroom
  - Poverty
• “Our task is to address needs of groups facing the most obstacles to access housing” and to ensure that these needs are considered as an integral part of any housing initiative, investment, policy or plan
• Special populations will be incorporated as part of a larger system providing housing at all types/levels- right unit for right needs

4. Revised policy goals and recommendations for REVIEW by TWG:

Policy Goals

1. Service Enriched Housing and Communities (SEHC), including Permanent Supportive Housing, is better defined and the need for SEHC is broadly understood as a central component of affordable housing demand, so that the planning, development and preservation of new and existing affordable rental and ownership housing communities supports both de-concentration and wrap-around services.

2. Dedicated funds are identified and set aside for the construction, rehab and retrofit of both rental and owner-occupied units for special populations needing SEH.

3. The healthcare sector is an active partner in investing in, developing and providing supportive service – enriched housing.

4. San Antonio has an ongoing, collaborative, community based, data-informed process that enables the integration of supportive services and the delivery of SEH.

5. Our collaborative approach and integrated supportive service model mean that there is “no wrong door” to access affordable SEH.
6. Regulatory, process and community barriers unique to SEH are removed and we continue to meet and exceed our Fair Housing baseline.

7. San Antonio utilizes innovative materials and construction methods for SEH.
Draft Policy Recommendations

1. Across all sectors, partners adopt a definition of Service Enriched Housing, understanding that how targeted populations are defined does impact funding availability and other opportunities.

2. The City of San Antonio works with other governments and organizations to develop and regularly update a report on the demand for, supply of and resulting gap in provision of affordable SEH.

3. SEH provision at a level to close identified gaps is addressed in SA Tomorrow implementation and other City of San Antonio neighborhood and housing planning efforts, documents and studies.

4. The City of San Antonio, other local governments and the health care sector establish cost/benefit ratios for SEH investments for targeted populations and use them to guide budget decisions.

5. The City of San Antonio, other local governments and the health care sector identify and dedicate sources of funds to the construction, rehab and retrofit of both rental and owner-occupied units for special populations needing SEH.

6. The City of San Antonio, including the Neighborhood Housing Services and Human Services departments, supports the creation of and collaborates with a coalition of SEH developers and providers to ensure implementation of policy goals, community advocacy and education around SEH benefits.

7. The SEH coalition works to make consistent and reliable information, referrals, and data relating to SEH widely available.

8. The City of San Antonio reviews and amends regulations that may prevent construction of affordable SEH using innovative materials and construction methods, including modular and self-help; the City explores these options and make recommendations for creation/implementation through an advisory commission of housing professionals and service providers.
HOUSING TASK FORCE POLICY FRAMEWORK FORMAT

Goal: Across all sectors, partners adopt a definition of Service Enriched Housing, understanding that how targeted populations are defined can impact funding availability and other opportunities.

Problem Statement: The description Service Enriched Housing is used nationally to describe housing developments in which the delivery of supportive services to residents in integrated into design, operations and management. It should be understood that many, if not most individuals and families seeking affordable housing have special needs such as counseling and education, physical and mental health care, and ageing in place/universal design features. Understanding that special populations are not a small minority but make up a substantial share of demand is a crucial step toward appropriately allocating resources, establishing collaborations, designing referral systems and developing the units that are most needed.

Data/Market Observations: Data on special needs populations are difficult to disaggregate because of co-occurring characteristics, such as age and disability. Current estimates are that at least 40% of the area population is older, disabled, extremely low-income, has behavioral health needs, or has experienced homeless or involvement with the criminal justice system.

Existing Resources: Integrate the work of the AARP; Successfully Aging and Living in San Antonio (SALSA) initiative; the Permanent Supportive Housing Plan underway through SARAH, LISC and COSA; the South Alamo Regional Alliance for the Homeless youth work group; and data efforts such as ARDA and STRAC’s social determinants of health study. Ensure that SEH is a component of the annual Housing Summit.

Policy Recommendation:

Next Steps—6 months: Adopt City of San Antonio definition of Service Enriched Housing (SEH). Integrate SEH into annual Housing Summit.

Next Steps—12 months: Work across other sectors to adopt standard definition of SEH.

Next Steps—24 months: Strengthen the working relationship between units of local government that focus on housing and those that focus on human services by holding regular trainings and an annual SEH convening.

Potential Impact: Implementing this policy will bring special populations into the mainstream, helping to eliminate the marginalization which currently has negative fiscal, social and life-outcome impacts for many San Antonians.
Agenda

1. Welcome and introductions (3 minutes) Scott

2. Task Force Update (5 minutes) Leilah
   a. Community meeting report
   b. Task Force timeline and scheduled meetings

3. Review context statement (10 minutes) Scott

   The members of the technical working group (TWG) recognize that providing housing for special populations occurs within a context of systemic and institutionalized factors that continually generate new clients for their services. For example, discrimination and economic inequality affect most localities in the United States and are beyond both the control and the scope of our current effort. Within this context, acknowledging that some problems cannot be solved, the members of the TWG accepted the task of identifying and creating policy solutions to address the needs of groups facing the most obstacles to accessing housing, and further ensuring that these needs are considered as an integral part of any housing initiative, investment, policy or plan.

   Special populations should neither be marginalized or overly-concentrated; rather, the diverse needs of our community should be understood and addressed as broadly as possible, whether through the siting of new facilities to serve existing housing, the construction/adaptation of new housing near existing facilities, or the adoption of standards and guidelines that make all housing healthier and more accessible (i.e universal design). The TWG’s recommendations are grounded in the belief that San Antonians with special medical, physical or development needs are an untapped resource within our community, and that acting on this precept is both morally and economically sound public policy.

4. Review definition of Service Enriched Housing and Communities (5 minutes) Scott

   Service-enriched housing communities (SEHC) are defined as rental or ownership homes in which residents are connected to social services and other supports. Services may be available onsite or through an accessible program. SEHC meet diverse populations’ needs, utilizing healthy housing and universal design standards. Housing and services can be provided by nonprofit, private, or
government organizations and may be unsubsidized, government assisted, mixed income or a combination. Support programs may serve—but are not limited to—extremely low income families (<30 % AMI), older San Antonians, people with physical or developmental disabilities, mental health care consumers, those with substance use disorders, criminal justice-involved populations, or veterans. Some service-enriched rental housing programs assist families or individuals experiencing homelessness; programs that support households experiencing homelessness are often referred to as permanent supportive housing (PSH), offering intensive management of issues related to trauma, substance abuse disorders and mental illness.

5. Review policy goals (5 minutes) Leilah
   Policy goals are finalized; we will review in preparation for prioritizing recommendations.

6. Finalize and prioritize draft policy recommendations (60 minutes) Leilah
   Considering the recommendation on pages 4 and 5 of this agenda, are they in a logical order? Are the first items necessary to lay the groundwork for completing subsequent actions—if so, should they be combined into one larger policy recommendation with multiple steps? For example, are #2 and #3 both steps to accomplish the same recommendation? Consider the timing of each recommendation (immediate—this calendar year, short term or longer term).

7. Wrap-up and next steps (2 minutes) Leilah
Policy Goals

1. Service Enriched Housing and Communities (SEHC), including Permanent Supportive Housing (PSH), is better defined and the need for SEHC is broadly understood as a central component of affordable housing demand.

2. Planning, development and preservation of new and existing affordable rental and ownership housing communities supports both de-concentration of special populations and the accessibility of wrap-around services necessary for SEHC.

3. Dedicated funds are identified and set aside for the construction, rehab and retrofit of both rental and owner-occupied units for special populations needing SEHC.

4. The healthcare sector is an active partner in investing in, developing and providing supportive service – enriched housing.

5. San Antonio has an ongoing, collaborative, community based, data-informed process that enables the integration of supportive services and the delivery of SEHC.

6. Local governments and other partners collaborate with the community to develop and carry out a formalized, data-driven, third party assessment to determine whether we are meeting our goals, and to benchmark our efforts vs. peer cities.

7. Our collaborative approach and integrated supportive service model mean that there is “no wrong door” to access affordable SEHC.

8. Regulatory, process and community barriers unique to SEHC are removed and we continue to meet and exceed our Fair Housing baseline.

9. San Antonio utilizes innovative materials and construction methods for SEHC.
Draft Policy Recommendations

1. Across all sectors, partners adopt a definition of Service Enriched Housing Communities, including Permanent Supportive Housing, with the understanding that how targeted populations are defined does impact funding availability and other opportunities.

2. The City of San Antonio, including the Neighborhood Housing Services and Human Services departments, supports the creation of and collaborates with a coalition of SEHC developers and providers to ensure implementation of policy goals, community advocacy and education around SEHC benefits.

3. The SEHC coalition works to make consistent and reliable information, referrals, and data relating to SEHC widely available.

4. The City of San Antonio works with the SEHC coalition, other governments and organizations to develop and regularly update a report on the demand for, supply of and resulting gap in provision of affordable SEHC.

5. Local governments, the SEHC coalition and other partners collaborate with the community to develop and carry out a transparent, data-driven, third party assessment to determine whether we are meeting our annual goals, and to benchmark our efforts vs. peer cities.

6. SEHC provision at a level sufficient to close identified gaps is addressed in SA Tomorrow implementation and other City of San Antonio neighborhood and housing planning efforts, documents and studies, with particular attention to creating accessible public spaces and transportation.

7. The City of San Antonio, other local governments and the health care sector establish cost/benefit ratios for SEHC investments for targeted populations and use them to guide budget decisions.

8. The City of San Antonio, other local governments and the health care sector identify and dedicate sources of funds to the construction, rehab and retrofit of both rental and owner-occupied units for special populations needing SEHC.

9. The City of San Antonio, other local governments and the health care sector identify and dedicate sources of funds for the provision of services to special populations needing SEHC.

10. The City of San Antonio reviews and amends regulations that may prevent construction of affordable SEHC using innovative materials and construction methods, including modular
and self-help; the City explores these options and make recommendations for creation/implementation through an advisory commission of housing professionals and service providers.

11. SEHC is integrated into all construction and rehabilitation to the greatest extent possible through the adoption guidelines such as Healthy Housing Standards or others that support accessibility, ageing in place, and universal design.
Notes

1. Welcome and introductions. Scott Ackerson, co-chair, asked members to introduce themselves and then asked if the representatives from AARP wished to say a few words. The AARP representatives spoke about the importance of ageing in place as a preferred residential option for seniors in San Antonio and asked that ageing in place and single-family home ownership be referenced as priority strategies for seniors, which is the term they preferred over “older San Antonians.” As the TWG is not recommending specific strategies for specific groups, these suggestions and the related documents provided by the Joint City/County Commission on Elderly Affairs (attached) will be included in our notes and as reference materials.

2. Task Force Update. Leilah Powell reported on the April 7 meeting at Sam Houston High School and the Special Populations TWG break-out session, which attracted about 10-11 participants. She also updated the working group on the May 10th deadline for draft reports to the Task Force and on the upcoming City Council consideration of housing incentive policies. Final reports will be due to the Task Force on May 18th.

3. Scott Ackerson asked the group to read through and comment on both the context and the definition paragraphs.

With regard to the context statement, members asked that:

- The contact statement be broadened through the addition of a new paragraph that referenced both geographic/spatial inclusion and social inclusion, and to mention all of San Antonio, including both existing and future neighborhoods; standards that promote inclusion in all aspects of life—shopping, recreation, work, etc.; and not just individuals but the families in which they live (caregivers, parents, etc.)
- Another new paragraph should state the goals of serving with dignity/living with dignity—that all San Antonians deserved more choice, less isolation and reduced stigma, to be realized through increased awareness of the concepts of community wellness. It should be emphasized that data supports that an integrated, inclusive approach saves money (Jelynne, Scott and Mike will provide examples) but also that, while we have some data, we need more.
• A concluding paragraph should introduce the frame of “social determinants of health.” If the City and its partners adopt policies that help us meet our goals, individuals within the community will enjoy better physical and mental health our better life outcomes. There are several different pillars of a healthy community (education, employment, transit) but each is supported by and related to affordable, accessible housing for all. The concept of “social determinants of health” provides a national framework that housing and service providers in San Antonio can explore further and work within to achieve our goals.

With regard to the definition of Service Enriched Housing Communities (SEHC), members asked that:

• We add “intellectual disability” to our definition.
• We recognize differing needs even among the same population—i.e. do not homogenize any group.
• We state that there are two levels at which service-enrichment should function:
  ○ within the larger community, through accessible urban design, land use and regulatory codes; and
  ○ at the level of the individual property or unit, through on-site services, delivery of services, or supportive modifications.
• We advocate for both broader awareness AND for meeting specific needs.
• Our definition recognizes that some residents are not literate or do not speak English or Spanish, so that specific “language lines” be available (refer to health/hospital system practices).
• We revise the wording of SEHC to make it clear that SF and MF units are both included in our larger community.

4. The policy goals were individually reviewed but not discussed; they are not part of the recommendations but were developed in order to help the group focus on goals to be achieved. They will be included as an appendix in the group’s report to the Housing Task Force.

5. The group considered and discussed the policy recommendations, including whether any should be aggregated into a broader recommendation with multiple steps. The group agreed upon several formatting/organizational issues related to the report, including:
• The need for a glossary as part of the final submission to the Housing Task Force, due May 18th. Terms defined would include wrap-around services, social determinants of health, and others.

• Two referrals to other working groups:
  o Funding and Finance: a risk mitigation fund should be established to cover the costs of deposits and utilities for renters who do not have credit histories, such as recent immigrants and victims of domestic violence (Joel and Scott can provide additional information about this recommendation; it will also be forwarded to the San Antonio Apartment Association)
  o Equitable Neighborhoods: eviction intervention strategies starting before court appearances, providing information about rights and responsibilities to both owners and tenants (also forwarded to the San Antonio Apartment Association)

With regard to specific policy recommendations, the group asked that:

• As appropriate, each recommendation should reference the need for dedicated staff, and recognize that this requires resources.

• Accountability be emphasized, especially with regard to the outcome of the other working groups and the Task Force itself:
  o Community oversight is needed
  o More data should be collected and maintained and better analysis/communication of existing data to inform decisions is needed (for example evictions, health outcome, demographic shifts, etc.)

• We need a coalition but it should at least aspire to being a regional collaboration.

• Our recommendations should have a timeline.

• Institutionalize recommendations and related oversight through official action of local governments, such as passing an ordinance; need “more teeth” everywhere!

• Annual reports should break down data by both City Council districts and Commissioners Court precincts.
  • Specific points of influence, such as QAP advocacy, adopting Healthy Home Standards, and supporting better enforcement of codes, should be identified.

6. Leilah will circulate meeting notes and revised text on Monday, April 30, for comment by Friday, May 4.
**Objective:**

Foster livable communities by promoting resources that lead to the restoration of neighborhoods through housing rehabilitation and retro fitting of homes occupied by older persons who may choose to age in place.

**Policy Goals and Strategies:**

1. **Increase the supply of affordable housing at all price points.**
   
   a. Establish inclusionary zoning policy targeted to families who earn less than 80% of the area median income. Inclusionary policies should specify the geographic scope of the policy, the types of developments subject to the policy, the size of developments subject to the policy, how long the units must remain affordable, and the availability of alternative compliance options. BARRIERS—this is currently not allowed under state law
   
   b. In combination with the county, school districts, public transit and other governmental units, develop policies to use and combine publicly owned land, as well as underutilized, vacant, abandoned and/or tax delinquent properties, to help defray the cost of building affordable housing for persons earning less than 80% of the area median income. FUNDING & FINANCE 2)e)

2. **Preserve neighborhoods with existing affordable housing.**

   a. Consistent with Section 11.13(d)(e) of the Texas Tax Code, reduce the tax burden on older persons by authorizing/ extending real property tax exemptions on residential homesteads for individual who are disabled or 65 years of age or older. FUNDING & FINANCE, 4)g)

3. **Establish policies that improve opportunities for older persons to age in place. INCLUDED AS WRITTEN COMMENTS IN APPENDIX OF SPECIAL POPULATIONS**

   a. Create a dedicated fund from general revenue funds or general obligation bonds to fund home modifications/retrofitting of owner occupied homes of persons age 65 and older.

   b. Provide greater support for aging in place and home modifications. The majority of older adults’ homes lack supportive features and/or contain hazards for this population. Appropriate modifications can be made by certified or trained vendors, but cost remains a problem since funding often falls between the cracks of housing, social services, and medical care. A program should be developed that employs teams of handymen, nurses, and occupational therapists, and policies passed for initiatives to support home modification in San Antonio under a Modification Assistance Initiative to help the current situation

   c. Support the provision of resources for Naturally Occurring Retirement Communities by collaborating with neighborhood associations to identify social service needs in their neighborhoods and developing plans to address such needs.

   d. Review relevant Building Codes and City Ordinances to identify opportunities to support multi-generational housing and reduce barriers to older persona aging in place with their families or loved ones.
e. Amend the Building Code to include provisions that include standards for new construction that include Universal Design Standards such as 30-inch door openings, wall reinforcements for grab bar installation, height limitations for light switches, outlets and thermostats, and no-step entrances to the first floor for wheelchair access.

4. **Rehabilitate housing stock occupied by older persons in need of critically needed repairs.**

   a. Survey housing stock in San Antonio to identify homes and neighborhoods with older housing units focusing on homes with the greatest need for repair and rehabilitation.

   b. Having identified neighborhoods and homes most likely to require repair and rehabilitation, collaborate with builders, the non-profit community and neighborhood associations to develop a plan of action to address critical repairs such as weatherization, roof repair, and floor repair.