



SAN FRANCISCO BOARD OF SUPERVISORS BUDGET & FINANCE COMMITTEE

HOUSING & HOMELESSNESS

CITY AND COUNTY OF
SAN FRANCISCO

MAYOR LONDON N. BREED

APRIL 17, 2019

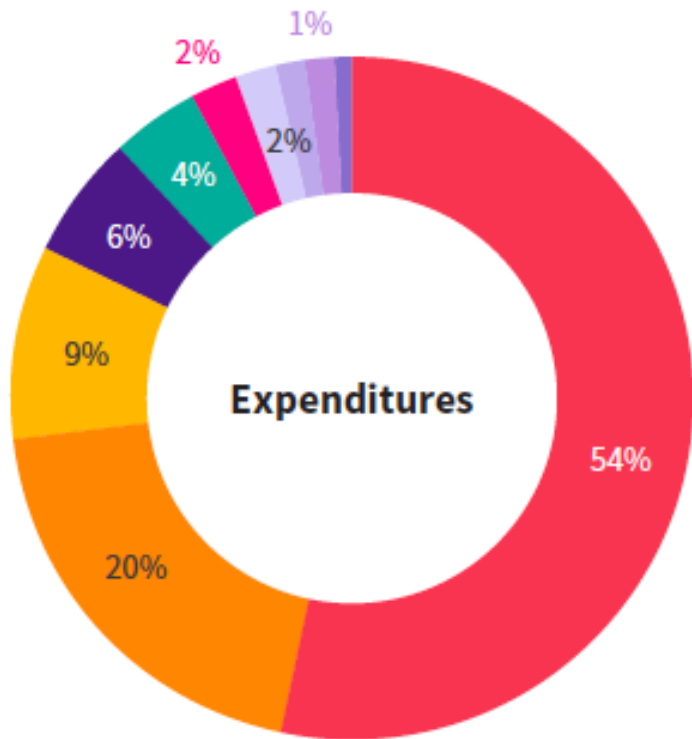
MOHCD's Mission

MOHCD's mission is to support San Franciscans with affordable housing opportunities and essential services to build strong communities.

- ❖ **Create:** 100% Affordable Housing, Mixed Income Housing, Transformed Communities, Affordable Home Ownership
- ❖ **Preserve:** Former Public Housing, Vulnerable Communities, Existing Affordable Homes
- ❖ **Protect:** Vulnerable Residents
- ❖ **Empower:** Communities + Neighborhoods, People Seeking Housing



FY2017-18 Expenditures



Expenditure	\$ Amount
Multifamily Housing Grants & Loans	128,414,294
Grants to Nonprofit Organizations	47,541,626
Purchase & Maintenance of Property	22,019,105
Salaries & Fringe	14,027,096
LOSP Program	10,417,826
Homeowner Loans	4,934,462
Services of Other Departments	4,829,141
Departmental Non-Personnel	3,180,178
Seismic Safety Loans	3,112,347
Debt Service & Issuance	1,989,012

TOTAL **\$240,465,086**

MOHCD's Housing Programs

❖ Production

- 100% Affordable Housing
- BMR Inclusionary Program – rentals and ownership

❖ Preservation

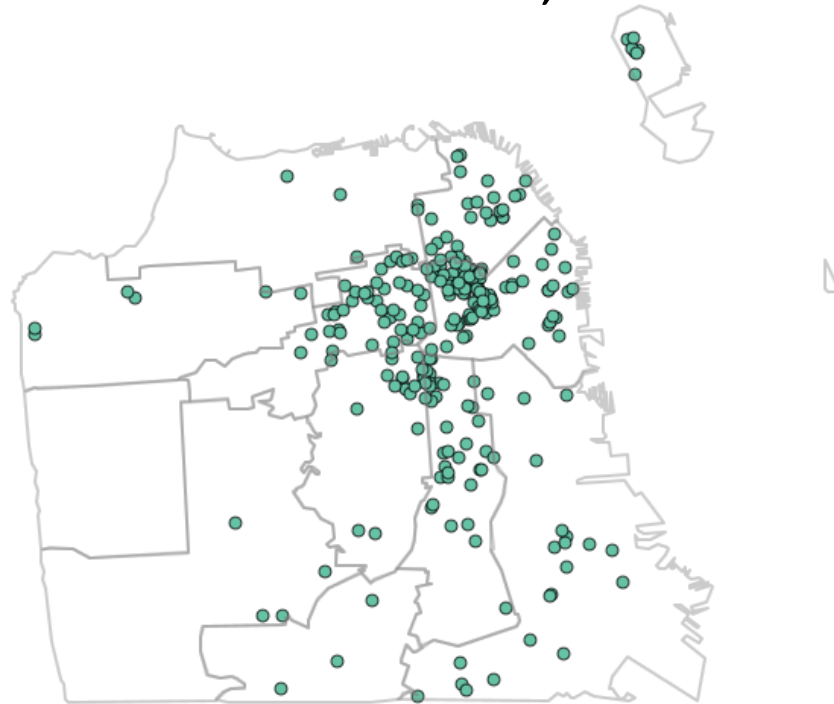
- Small and large site acquisition
- RAD and HOPE SF
- Sites with expiring affordability restrictions

❖ Homeownership

- BMR Inclusionary Housing Program
- Downpayment Assistance and Teacher Next Door

Existing Affordable Housing

- ❖ 691 developments with 26,375 units of affordable rental and ownership housing
- ❖ Produced and preserved 7,832 affordable homes between 2014-2018, on track to achieve 10,000 units by 2020



Affordable Housing Pipeline

- ❖ 68 developments between MOHCD and OCII (former Redevelopment Agency) = 5,368 units
 - 3,320 units of Family housing
 - 628 units of Senior housing
 - 1,166 units of Supportive Housing for Homeless, plus 213 units of TAY housing

Senior Housing

- ❖ 4,781 dedicated senior units, of which 253 units for formerly homeless seniors
- ❖ 9,943 units occupied by seniors
- ❖ Pipeline: 95 Laguna (79 units); 735 Davis (52 units), 1296 Shotwell (94 units), Casa de la Mision (35 units), 1064 Mission (103 units), Transbay Block 2 East (169 units), 967 Mission (96 units)
- ❖ Preserved 2,192 units of seniors and disabled housing through RAD



55 Laguna, District 8



735 Davis, District 3



1296 Shotwell, District 9

Disabled Housing

- ❖ 10% of new construction units meet ADA accessibility requirements
- ❖ 1,935 dedicated disability units
- ❖ 5,523 units occupied by people with a disability
 - Physical/Mobility = 1,497
 - Mental/Developmental = 887
 - Hearing/Visual = 135
 - More than one disability = 614
 - Other = 239
- ❖ Pipeline: Eddy & Taylor (5 units)



Veterans Housing

- ❖ 2 buildings with 171 units for veterans
- ❖ Pipeline: 104 units Maceo May, 62 units at Edwin M. Lee Apartments



Edwin M. Lee Apartments, District 6

Preservation

❖ Small and Large Sites Acquisition

- 28 buildings with 205 units converted to permanent affordability
- Pipeline: 13 buildings with 133 units

❖ Public Housing

- HOPE SF
 - 535 public housing replacement units complete or under construction (0-60% AMI)
 - 212 new affordable units complete or under construction (0-60% AMI)
- RAD: 3,480 units of existing housing rehabilitated (0-60% AMI)

Anti-Displacement

❖ Tenant Right to Counsel

- \$5.8 million for FY 18-20 for full implementation
- Since July 1st, 805 total full-scope cases reported
- 334 cases closed, of which 242 or 73% resulted in the household staying in their home (ie evictions defeated)

❖ Tenant Rental Assistance

- 374 households received back-rent assistance in order to avoid eviction
- 42 households received move-in assistance in order to move into more stable housing

Anti-Displacement

❖ Housing Preferences in FY16-18

- 69 households took occupancy in new affordable housing using Displaced Tenant Housing Preference
- 188 households took occupancy in new affordable housing using Neighborhood Preference

❖ Homeowner Stabilization Efforts in FY16-18

- 28 low-income owners averted foreclosure and preserved their home through MOHCD Home Preservation Programs

Workforce/Middle-Income Housing

❖ Production Pipeline:

- 88 Broadway: 21 units will serve up to 100-120% AMI
- Francis Scott Key: 80 units will serve SFUSD educators up to 130% AMI

❖ Preservation

- Small and large sites: 205 units with households up to 120% AMI
- South Beach Marina Apartments: 101 units with households up to 120% AMI
- Bayside Village: 172 units with households up to 120% AMI

❖ Homeownership Assistance in FY17-18

- 42 new BMR/OCII ownership units for households up to 120% AMI
- 50 down payment assistance loans for households up to 175% AMI
- 23 SF educator households purchased housing
- Resold 49 BMR ownership units

❖ City Inclusionary Program

- Rentals will serve up to 130% AMI and ownership units up to 150% AMI



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