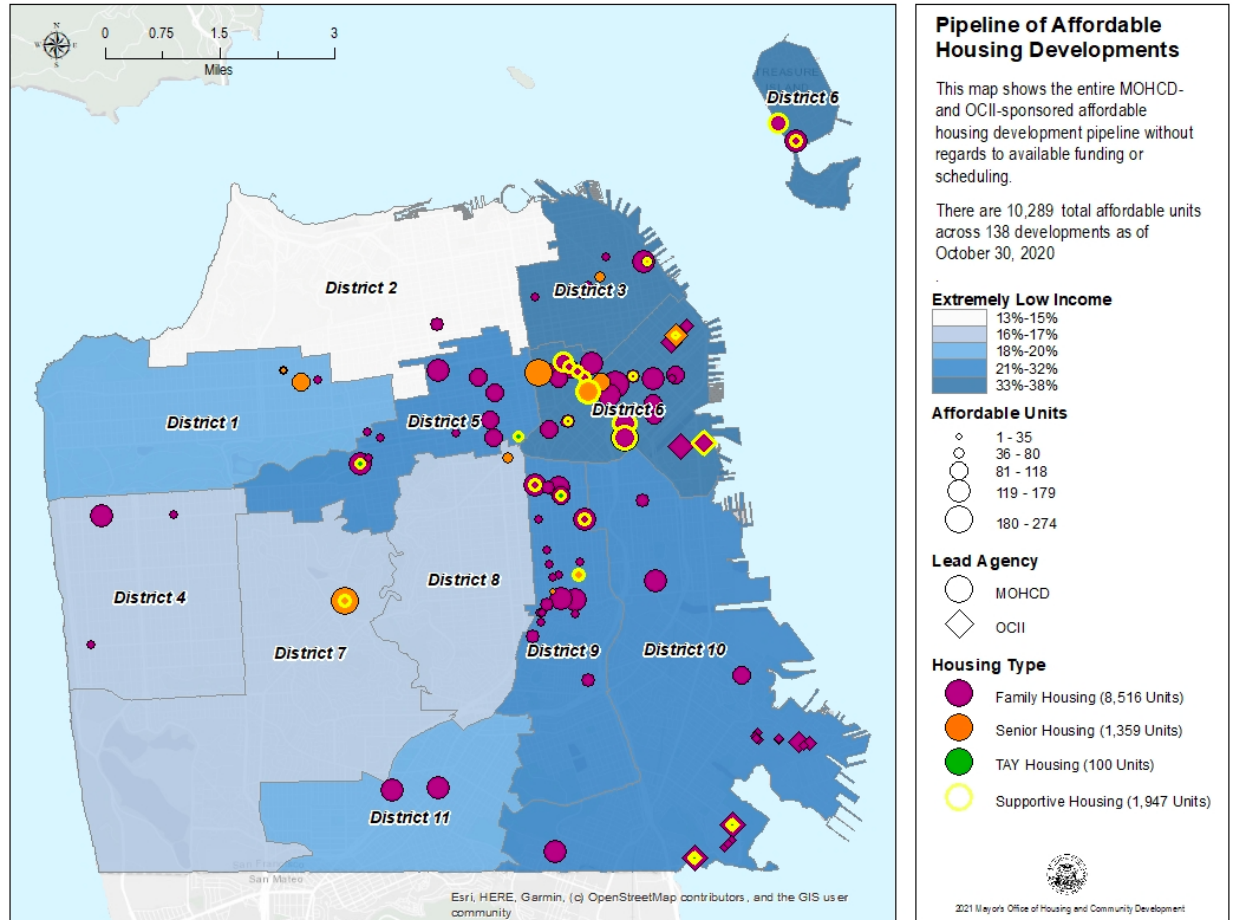


Housing Development Overview



Mayor's Office of Housing and Community Development
City and County of San Francisco

MOHCD Affordable Housing Pipeline



Mayor's Office of Housing and Community Development

How Sites Come Into the Pipeline



New Construction

- Notice of Funding Availability (NOFA)
- Surplus or Public Land
- Land Dedication
- Development Agreement
- Direct Acquisition

Preservation

- Notice of Funding Availability (NOFA)
 - Small and Large Sites
 - Existing Non-Profit Owned Rental Housing

Funding and Feasibility Principles



City's priorities:

- Maximize number of units delivered
- Reach broad spectrum of geography and needs
- Racial equity outcomes for BIPOC residents
- Target populations identified in Consolidated Plan
- Anti-displacement

Feasibility determined by:

- Availability of City and non-City funding
- Availability and cost of sites
- Market conditions

Social Housing Fund Legislation

In FY20-21, the Board of Supervisors created the Housing Stability Fund and appropriated \$10.05M to the fund:

Social Housing Developments must meet both criteria:

- Ownership of land and/or improvements by the City, non-profit, residents, or residents' association with permanent loan and regulatory agreements for life of project or no less than 99 years
- Serves income eligible households at maximum average 80% AMI based on zip code of area

Social Housing vs. Affordable Housing



	Affordable Housing	Social Housing
Ownership of Land	City	City, non-profit, residents, or residents' association
Ownership of Improvements	Limited Partnership with non-profit general partner and investor limited partner (required for tax credits)	City, non-profit, residents, or residents' association
Loan and Regulatory Agreements	<ul style="list-style-type: none"> • Ground lease of land from City to LP (99 years) • Declaration of Restrictions for MOHCD loan (55 years) • Other regulatory agreements (TCAC, HCD) 	Regulatory agreements for life of project or no less than 99 years
Affordability	<ul style="list-style-type: none"> • Generally average of 60% AMI • 2019 bond up to 80% AMI for LI and up to 120% AMI for MI • Tax credits up to 50%, 60% or 80% AMI • Small Sites up to 120% AMI with maximum average 80% AMI 	Maximum average of 80% AMI by zip code

Additional MOHCD Requirements



Racial Equity

- Solicitation includes racial equity component in scoring and developer selection
- Early and targeted marketing to reach BIPOC and vulnerable residents
- Partnerships with BIPOC-led developers

Fair Housing Compliance

- Lease up units through DAHLIA lottery system
 - Administer Chapter 47 preferences: Certificate of Preference (displaced from Western Addition), Displaced Tenant and Neighborhood Resident Preferences
- Compliance with all fair housing laws

Additional City Requirements



Social Policies in Affordable Housing:

- Accessibility
- Arts
- Digital Equity
- Environment
 - Electrification
 - Green roof
 - Public power
 - Recycled water
 - Zero waste
- Labor and Workforce
 - Prevailing wage
 - LBE/SBE
 - Local hire

Affordability Restrictions and Subsidies



Affordability Restrictions

- Funding sources set affordability requirements in regulatory agreements
- Rents tied to affordability level of unit not actual household income
- HUD adjusts AMI income and rent limits annually

Deeper Affordability

- Projects cannot serve households at or under 30% AMI without subsidies as tenant rents too low to meet operating costs
- Tenant-based subsidies:
 - DAAS and MOHCD funded shallow subsidies
 - SFHA portable vouchers
- Project-based subsidies:
 - Homeless specific subsidies include LOSP and CoC
 - Senior Operating Subsidy pilot program
 - SFHA administered project-based vouchers (on hold since 2017)

Immediate Needs

New Construction

- Backfill delayed inclusionary fees

Preservation

- Existing non-profit owned rental housing in need of recapitalization
- Small and Large site acquisitions
- Midtown operating deficit approximately \$1M/year

Comments & Questions



Completion of 108 units at 455 Fell (District 5)