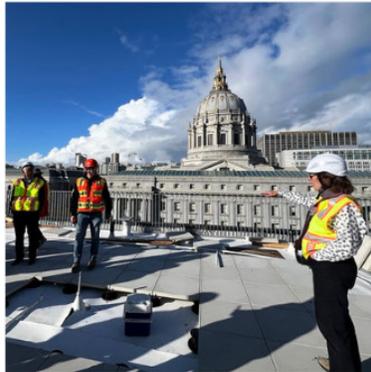
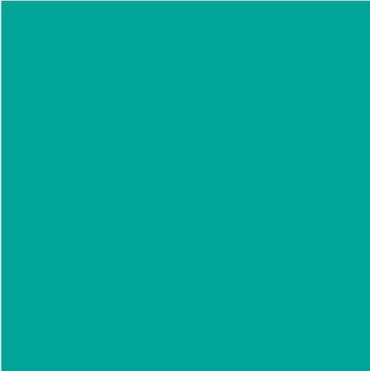




MAYOR'S OFFICE OF
HOUSING & COMMUNITY DEVELOPMENT



ANNUAL REPORT

FISCAL YEAR 2024-2025

San Francisco Mayor's Office of Housing and Community Development
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Table of Contents

Message from the Director	3
Overview of Plans and Reports	4
Organization Chart	5
About MOHCD	6
Our Work	8
Multifamily Housing	8
Community Development	14
Homeownership and Below Market Rate	15
Policy, Legislation, and Strategic Advocacy	17
Report Data	18
Figure 1. FY 2024–25 Funding Sources Utilized	19
Figure 2. FY 2024–25 Categories of Expenditures	19
Table 1. Housing Trust Fund Expenditures	20
Table 2. Affordable Housing Fund Summary	21
Table 3. Affordable Housing Fund Loan Expenditures	22
Table 4. Local Operating Subsidy Program (LOSP) Summary	23
Table 5. Senior Operating Subsidy (SOS) Program Summary	25
Table 6. Inclusionary Small Sites Program Summary	26
Table 7. Downtown Neighborhoods Preservation Fund Summary	27
Table 8. Affordable Housing Demographics	27
Table 9. Student Housing Monitoring	28
Table 10. Neighborhood Resident Housing Preference (NRHP) Program Summary	28
Table 11. Housing Preference Program Summary	29
Table 12. Downpayment Assistance Loan Programs Summary	30
Table 13. Evictions From MOHCD-Assisted Housing	30
Table 14. Cultural Districts 3-Year Progress Report	31
Figure 3. Community Development Performance Measures	32
Table 15. Community Development Grantees	34
Table 16. Loans Under Delegated Authority	36

MESSAGE FROM THE DIRECTOR



As Director of the Mayor's Office of Housing and Community Development (MOHCD), it is my privilege to present our Annual Report for Fiscal Year 2024–25. This year's report is more than a summary of programs and numbers. It is a testament to the resilience, dedication, and collaborative spirit that define our work and our city.

In a time marked by continued uncertainty, MOHCD has remained steadfast in our mission to ensure that San Franciscans have access to safe, stable, and affordable housing, and to invest in communities in ways that promote equity and opportunity. We have not only continued the hard work of expanding affordable housing and strengthening communities, but we have also deepened our resolve to meet economic and political challenges with creativity, compassion, and courage.

This year, MOHCD deepened its impact across San Francisco's neighborhoods through a wide range of community-centered accomplishments. The Housing division supported the construction or rehabilitation of over 1,100 affordable homes. These investments included major preservation efforts and new housing for families, seniors, educators, and formerly unhoused residents. The Community Development division launched a citywide engagement process to shape the next five-year strategy, resulting in a robust procurement process rooted in equity. The Homeownership and Below Market Rate (HBMR) division distributed 48 downpayment assistance loans, including targeted support for educators and first responders, and introduced Realtor Link to better connect residents with trained real estate professionals. The Finance and Administration division maintained fiscal excellence while overseeing the deployment of more than \$519 million in funding, and continued to strengthen data systems, compliance tools, and internal operations to support responsive and equitable service delivery.

None of this progress would be possible without the extraordinary people behind the work. I want to express my heartfelt appreciation to the MOHCD staff. Their professionalism, compassion, and commitment are the driving force behind every project and every resident served. We also acknowledge the support of Mayor Lurie's administration in advancing our shared goals for housing and community development.

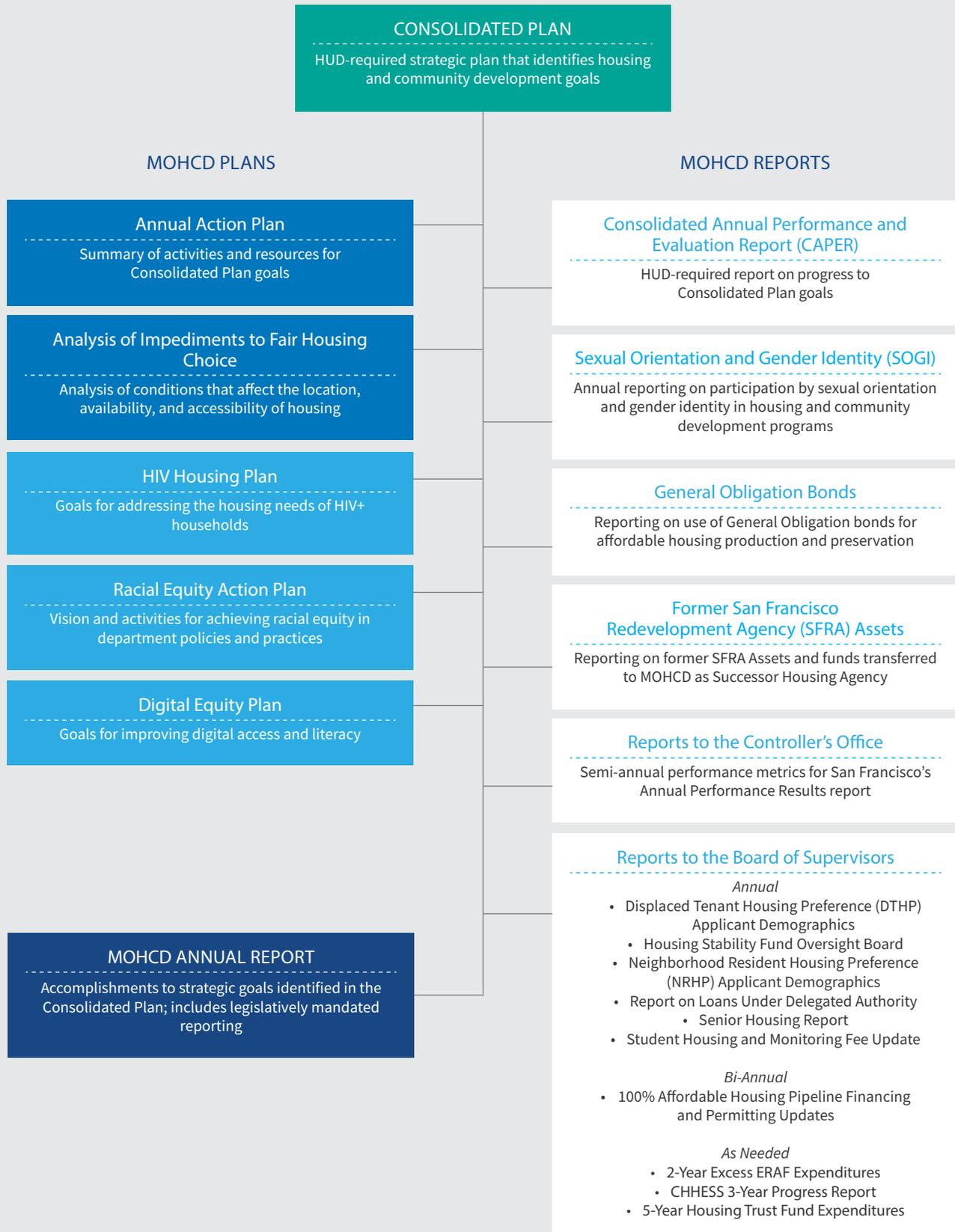
As we look ahead, we remain grounded in humility and hope. Thank you for your continued trust, support, and shared commitment to building a more inclusive and resilient San Francisco.

In Partnership,

A handwritten signature in blue ink, appearing to read "Daniel Adams". The signature is fluid and cursive, with a large initial "D" and "A".

Daniel Adams
Director, San Francisco Mayor's Office of Housing and Community Development

Overview of Plans and Reports



Organization Chart

as of June 30, 2025

MOHCD Director
Daniel Adams

Policy/Leg, Comms, & Admin	
Policy/Legislative Affairs	2
Communications	2
Executive Assistant	1

Deputy Director, Finance & Administration
Benjamin McCloskey

Fiscal

Finance Director	1
Sr. Fiscal Analyst	4
Accountant	4
Accounts Payable Clerk	1

HR and Ops

HR Director	1
Receptionist	2

IT Special Projects

Project Manager	1
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Data, Evaluation and Compliance

Director	1
Dir., Database Development	1
Program Eval. Manager	1
Data Analytics Manager	1
Data Analyst	1
Contracts & Ops Analyst V	1
Contracts & Ops Manager	1
Compliance Coordinator	1
Fiscal & Compliance Coordinator	1
Sr. Fiscal & Compliance Specialist	1

Deputy Director, Community Development
Julia Sabory

Community Services

Director	1
Program Manager	4
Sr. Comm. Dev. Specialist	4
Comm. Dev. Specialist	2
Tech Support	1

Housing Services

Director	1
Program Manager	4
Comm. Dev. Specialist	1
Sr. Comm. Dev. Specialist	4
Community Wellness & Safety Manager	1
Emergency Fund & Comm. Support Manager	1

Capital

Program Manager	1
Sr. Comm. Dev. Specialist	1

Deputy Director, Homeownership & BMR
Maria Benjamin

Homeownership

Director	1
Program Manager	2
Compliance Manager	1
Project Manager	5
Program Specialist	3
Program Assistant	1

BMR Rental, Lotteries and Housing Preferences

Director	1
Program Manager	3
Project Manager	2
Program Specialist	7

Inclusionary Housing Policy

Policy Manager	1
Asset Manager	1

Deputy Director, Housing
Lydia Ely

Asset Management and Preservation

Director	1
Program Manager	1
Project Manager	1
Project Manager V	1
Senior Project Manager	1
Asset Manager	4
Sr. Asset Manager	2
Portfolio Specialist	1

Joint Development

Director	1
Senior Project Manager	2
Project Manager	1
Loan Closing Manager	1
Assistant Loan Admin.	2

Housing Development

Director	1
Senior Project Manager	3
Project Manager	3

Construction Services

Director	1
Construction Rep.	4

Capacity Building and Special Projects

Director, Special Projects	1
----------------------------	---

V Vacant Position

120
TOTAL
MOHCD STAFF

ABOUT MOHCD

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

The department is organized into four divisions: Housing, Community Development, Homeownership and Below Market Rate (HBMR) programs, and Fiscal/Administrative. MOHCD also serves as the lead governmental partner for HOPE SF, the nation's first large-scale community development initiative aimed at creating inclusive, mixed-income, and thriving communities without the mass displacement of existing residents.

The **Housing** division focuses on creating housing policies and programs that create safe, stable, and affordable housing. Specifically, MOHCD's Housing division:

- » Guides and coordinates the City's policies for affordable housing;
- » Administers a variety of Federal, State, and local capital and operating subsidy programs to develop new affordable housing, acquire existing housing units, and preserve MOHCD's portfolio of more than 34,500 affordable units serving low and moderate-income households;
- » Along with the Community Development division, administers the City's Housing Trust Fund, which will invest approximately \$1 billion in affordable housing production and housing programs over the next 20 years; and
- » Monitors the long-term affordability and physical viability of the MOHCD-assisted affordable housing portfolio in accordance with Federal and local requirements.

The **Community Development** division strategically invests in community-based organizations and leads cross-departmental programs and initiatives to advance equitable outcomes for San Francisco residents. Specifically, MOHCD's Community Development division:

- » Administers major Federal grant programs, including the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program and Housing Opportunities for Persons with AIDS (HOPWA) program;
- » Manages local funds to support a wide range of service areas, including Housing-Based Portfolios, Community-Based Portfolios, and Place-Based Programs;
- » Holds the lead role in the City's digital equity work as the Office of Digital Equity (ODE), in partnership with the Department of Technology;
- » Serves as the lead department for the City's Cultural Districts program, in partnership with the Office of Economic and Workforce Development (OEWD), the Planning Department, and the Arts Commission;
- » Partners with community-based organizations and coalitions to engage residents and stakeholders in community planning activities; and
- » Works in close collaboration with the Mayor's Office and the Board of Supervisors to be responsive to emerging needs.

The **Homeownership and Below Market Rate (HBMR)** programs division delivers affordable homeownership opportunities in San Francisco, implements the Inclusionary Affordable Housing Program*, and ensures that all City-sponsored affordable housing is accessible to the people it is intended to serve. Specifically, MOHCD's HBMR division:

- » Provides financial resources to advance sustainable homeownership opportunities for low- to middle-income households;
- » Governs policies and procedures for the occupancy of Inclusionary and other City- and OCII-sponsored BMR units;
- » Administers and monitors the marketing, distribution, and occupancy of all City-sponsored affordable housing and housing lottery preference programs; and
- » Monitors the long-term affordability and program compliance of affordable housing produced through the Inclusionary Affordable Housing Program and other City-sponsored homeownership programs.

*Inclusionary mandates require a given share of units in new residential projects be affordable for low- to middle-income households.

The **Finance and Administration** division ensures that the department has the financial, human, and technological resources necessary to manage San Francisco's affordable housing and community development investments and policies. Specifically, MOHCD's Finance and Administration division:

- » Ensures the department's financial obligations are paid swiftly and accurately, following appropriate procedures and internal controls;
- » Provides full-cycle accounting and finance support, including collections, disbursements, loan and grant accounting, and financial reporting;
- » Ensures accurate data management, regulatory compliance, and performance monitoring to support the department's strategic planning efforts, policy development, decision-making, reporting and communications;
- » Supports job applicants and employees from pre-employment through separation;
- » Works to become an industry leader in deploying new technologies to meet the needs of the department and San Francisco residents;
- » Provides excellent customer service within the department, to other City partners, to residents, and to community stakeholders;
- » Creates a welcoming environment for visitors and guests; and
- » Promotes equity, efficiency, collaboration, and belonging within the organization.

OUR WORK

MULTIFAMILY HOUSING

In Fiscal Year 2024–25, the Mayor’s Office of Housing and Community Development (MOHCD) made historic investments to expand and preserve affordable housing across San Francisco. Through the work of the Multifamily Housing division, the City closed over \$240 million in loans to support the development of 100% affordable housing projects, helping to ensure that more San Franciscans—families, seniors, transition-age youth, and formerly unhoused residents—have a safe and stable place to call home.

These investments supported both new construction and the revitalization of existing housing, with projects spanning neighborhoods such as Bernal Heights, Treasure Island, Balboa Reservoir, and the Western Addition. In addition to financing shovel-ready developments, MOHCD also initiated new pipeline projects focused on acquisition, preservation, and predevelopment, with targeted support for educators, seniors, and households experiencing homelessness.

PROPOSITION A 2024 BOND

Following the passage of Proposition A in March 2024, MOHCD began deploying the \$300 million bond approved by San Francisco voters. Of this total, \$30 million was allocated to support the acquisition and preservation of existing housing, while another \$30 million was designated for the development of housing for survivors of gender-based violence and human trafficking. The remaining \$240 million was directed toward advancing MOHCD’s broader affordable housing pipeline, enabling the City to accelerate progress on multiple fronts.

RESTORE-REBUILD INITIATIVE

The Housing division advanced two projects under the Restore-Rebuild Initiative, formerly known as Faircloth-to-RAD. This pilot program, administered in partnership with the San Francisco Housing Authority, is designed to recapitalize legacy affordable housing projects and accelerate the development of new ones.

By securing rare federal operating subsidies, the initiative reduces reliance on the City’s General Fund, enhances the ability of projects to leverage additional financing, and provides deeper affordability for extremely low-income households.

ACQUISITION AND PRESERVATION

In support of long-term affordability and anti-displacement goals, MOHCD invested over \$100 million to acquire and rehabilitate seven new affordable housing properties and support rehabilitation of one portfolio project. Among these were three large-scale “Big Sites” located in Districts 2 and 9, which together comprise more than 200 units. These acquisitions are part of a strategic effort to preserve affordability in high-opportunity neighborhoods and to prevent the loss of existing housing stock to speculative market forces.

MOHCD also collaborated with other City departments to advance two applications to the state’s HomeKey+ program, which provides funding for the acquisition and conversion of buildings into permanent housing for people experiencing homelessness.

\$240M

CLOSED IN LOANS TO SUPPORT THE DEVELOPMENT
OF 100% AFFORDABLE HOUSING PROJECTS



Mayor Daniel Lurie, alongside local officials, development partners, and community leaders, celebrate the joint ground breaking ceremony for 750 Golden Gate Avenue and 850 Turk Street. Photo courtesy of MidPen Housing.

HOPE SF DEVELOPMENT

FY 2024–25 was a landmark year for the HOPE SF initiative, which aims to transform San Francisco’s public housing communities into vibrant, mixed-income neighborhoods. For the first time, construction was underway at three of the four HOPE SF sites.

- **Hunters View:** The final 100% affordable replacement project—Blocks 14 and 17—received Temporary Certificate of Occupancy in June 2025, while Phase 3 infrastructure reached Notice of Completion.
- **Sunnydale:** Construction was completed on two new affordable housing communities, Amani and Nia (formerly known as Blocks 3A and 3B), and work began on Block 9, which will deliver 95 new units. Phase 3 infrastructure work is fully underway and is expected to be completed by mid-2026.
- **Potrero:** Phase 2 infrastructure improvements were completed and EVE Community Village, formerly known as Block B, received its Temporary Certificate of Occupancy in June 2025. The Potrero team also began mobilizing to demolish vacant buildings in the Potrero Annex to address safety concerns and prepare for future development.

AFFORDABLE HOUSING STABILIZATION

Even as new housing comes online, MOHCD remains focused on stabilizing the existing affordable housing ecosystem. Many project sponsors continue to face operational deficits due to rising costs and stagnant rental income in the post-COVID environment.

In response, MOHCD updated its Post-COVID Stabilization Policy in May 2025 to provide greater flexibility for sponsors. This included:

- Allowing temporary waivers of certain funding requirements;
- Encouraging resource-sharing across portfolios;
- Supporting process improvements to reduce unit vacancies;
- Offering First Come, First Served lease-up options to expedite occupancy;
- Pursuing legislative changes to reduce transfer tax burdens; and
- Amending the Residual Receipts policy to ease financial pressure on sponsors.

AFFORDABLE HOUSING COMPLETED IN FY24-25

1,006

AFFORDABLE UNITS COMPLETED



383 6th Avenue
(formerly 4200 Geary Boulevard)

No. of Units	No. of PSH Units
98	40
Priority Population	Seniors, Senior Veterans, Senior Homeless Adults
Sponsor(s)	TNDC
Sources of Capital	2019 GO Bonds, AHF inclusionary, CPMC, HCD-MHP, HCD Accelerator, FHLB AHP, Permanent Loan
Sources of Operating \$	CoC, VASH, SOS



600 7th Street

No. of Units	No. of PSH Units
221	120
Priority Population	Families, Homeless Adults, Homeless Families
Sponsor(s)	Mercy Housing
Sources of Capital	Housing Trust Fund, LMIHAF, AHF Inclusionary, AHF Housing Linkage, ERAF, HCD-NPLH, FHLB-AHP, Tax Credit Equity, Permanent Loan/1st Mortgage
Sources of Operating \$	LOSP



1360 43rd Avenue
Shirley Chisholm Village

No. of Units	No. of PSH Units
135	0
Priority Population	Educators, Adults, Families
Sponsor(s)	MidPen Housing
Sources of Capital	2015 GO Bonds, AHF Inclusionary, ERAF, Housing Trust Fund, Tax Credit Equity, GP Equity, Permanent Loan/1st Mortgage
Sources of Operating \$	N/A



HOPE SF Hunters View Phase III

No. of Units	No. of PSH Units
117	0
Priority Population	Families, HOPE SF
Sponsor(s)	The John Stewart Company
Sources of Capital	Certificates of Participation, HOME, HTSV Apple Fund, FHLB-AHP, Tax Credit Equity, Permanent Loan
Sources of Operating \$	PBV



HOPE SF Potrero Block B

No. of Units	No. of PSH Units
155	0
Priority Population	Families, HOPE SF
Sponsor(s)	BRIDGE Housing
Sources of Capital	2015 GO Bonds, 2019 GO Bonds, LMIHAF, HOME, HCD -AHSC, HCD-IIG, HCD Accelerator, Permanent Loan
Sources of Operating \$	PBV



F
 1529 Sunnydale Avenue
 Amani (HOPE SF Sunnydale Block 3A)

No. of Units	No. of PSH Units
79	0

Priority Population Families, HOPE SF

Sponsor(s) Related California and Mercy Housing

Sources of Capital 2015 GO Bonds, 2019 GO Bonds, 75 Howard Gift Funds, HOME, LMIHAF, HCD-AHSC, Tax Credit Equity, GP Equity, Permanent Loan

Sources of Operating \$ PBV



G
 1533 Sunnydale Ave
 Nia (HOPE SF Sunnydale Block 3B)

No. of Units	No. of PSH Units
89	0

Priority Population Families, HOPE SF

Sponsor(s) Related California and Mercy Housing

Sources of Capital 2015 GO Bonds, 2019 GO Bonds, 75 Howard Gift Funds, HOME, LMIHAF, HICD-IIG, HCD Accelerator, Permanent Loan

Sources of Operating \$ PBV



H
 240 Van Ness Avenue
 The Kelsey Civic Center

No. of Units	No. of PSH Units
112	0

Priority Population People Living with Disabilities, Adults, Families

Sponsor(s) Mercy Housing and The Kelsey

Sources of Capital Housing Trust Fun, AHF Inclusionary, AHF Jobs Housing Linkage, HCD-AHSC, CHA, FHLB-AHP, Fundraising, Permanent Loan

Sources of Operating \$ HUD Section 811

AFFORDABLE HOUSING UNDER CONSTRUCTION IN FY24-25

1,008

AFFORDABLE UNITS THAT BEGAN CONSTRUCTION OR WERE UNDER CONSTRUCTION



I
 160 Freelon Street

No. of Units	No. of PSH Units
85	22

Priority Population Families/Homeless Families/ Individuals Living with HIV

Sponsor(s) Related CA and SFHDC

Sources of Capital LMIHAF, AHF Inclusionary, AHF Jobs Housing, AHF JHL PSH, Eastern Neighborhood Funds, Downtown Neighborhood Preservation Fund, HCD-AHSC, Tax Credit Equity, Permanent Loan

Sources of Operating \$ LOSP



J
 750 Golden Gate Avenue

No. of Units	No. of PSH Units
75	0

Priority Population Adults, Families, Educators

Sponsor(s) MidPen Housing

Sources of Capital Housing Trust Funds, AHF Inclusionary, CPMC, HCD-LGMC, HCD-IIG, GP Equity, Tax Credit Equity, Permanent Loan

Sources of Operating \$ N/A



78 Haight Street

No. of Units	No. of PSH Units
63	32
Priority Population	Adults, Homeless Transitional Age Youth
Sponsor(s)	TNDC
Sources of Capital	2019 GO Bond, Market Octavia Fund, AHF Inclusionary, ERAF, Affordable Housing Fund, HCD-NPLH, FHLB-AHP, Tax Credit Equity
Sources of Operating \$	LOSP



2550 Irving Street

No. of Units	No. of PSH Units
90	37
Priority Population	Families, Homeless Families, Veterans
Sponsor(s)	TNDC
Sources of Capital	2019 GO Bonds, Condo Conversion Fees, CPMC, HCD-MHP, HCD-IIG, FHLB-AHP, LP Equity
Sources of Operating \$	LOSP



3300 Mission Street

No. of Units	No. of PSH Units
35	0
Priority Population	Adults, Small Households
Sponsor(s)	BHHC, TCDC, and MREG
Sources of Capital	2023 COPs, Housing Trust Funds, FHLB-AHP, Tax Credit Equity
Sources of Operating \$	N/A



1515 South Van Ness Avenue

No. of Units	No. of PSH Units
168	42
Priority Population	Families, Homeless Families, Individuals Living with HIV
Sponsor(s)	MEDA and CCDS
Sources of Capital	2019 GO Bonds, 2015 GO Bonds, LMIHAF, Housing Trust Fund, Eastern Neighborhood Fund, AHF Inclusionary, HCD-MHP, FHLB-AHP, Tax Credit Equity, Permanent Loan
Sources of Operating \$	LOSP



730 Stanyan Street

No. of Units	No. of PSH Units
160	64
Priority Population	Families, Homeless Families, Homeless Transitional Age Youth
Sponsor(s)	TNDC and CCDC
Sources of Capital	2019 GO Bonds, Van Ness Special Use District Funds, Housing Trust Fund, ERAF, AHF Inclusionary, HCD-NPLH, FHLB-AHP, Permanent Loan, LP Equity
Sources of Operating \$	LOSP, PBV



Sunnydale Block 9

No. of Units	No. of PSH Units
95	0
Priority Population	Families, HOPE SF
Sponsor(s)	Mercy CA and Related CA
Sources of Capital	2024 GO Bonds, 2019 GO Bonds, Housing Trust Fund, HOME, LMIHAF, HOPE SF General Funds, Tax Credit Equity, Permanent Loan, LP Equity
Sources of Operating \$	PBV



850 Turk Street

No. of Units No. of PSH Units

92 **0**

Priority Population Adults, Families

Sponsor(s) MidPen Housing

Sources of Capital Housing Trust Fund, Van Ness Special Use District, Market Octavia Fund, HCD-AHSC, HCD-IIG, Local Government Matching Grants, Tax Credit Equity, Permanent Loan

Sources of Operating \$ N/A



1633 Valencia Street

No. of Units No. of PSH Units

145 **145**

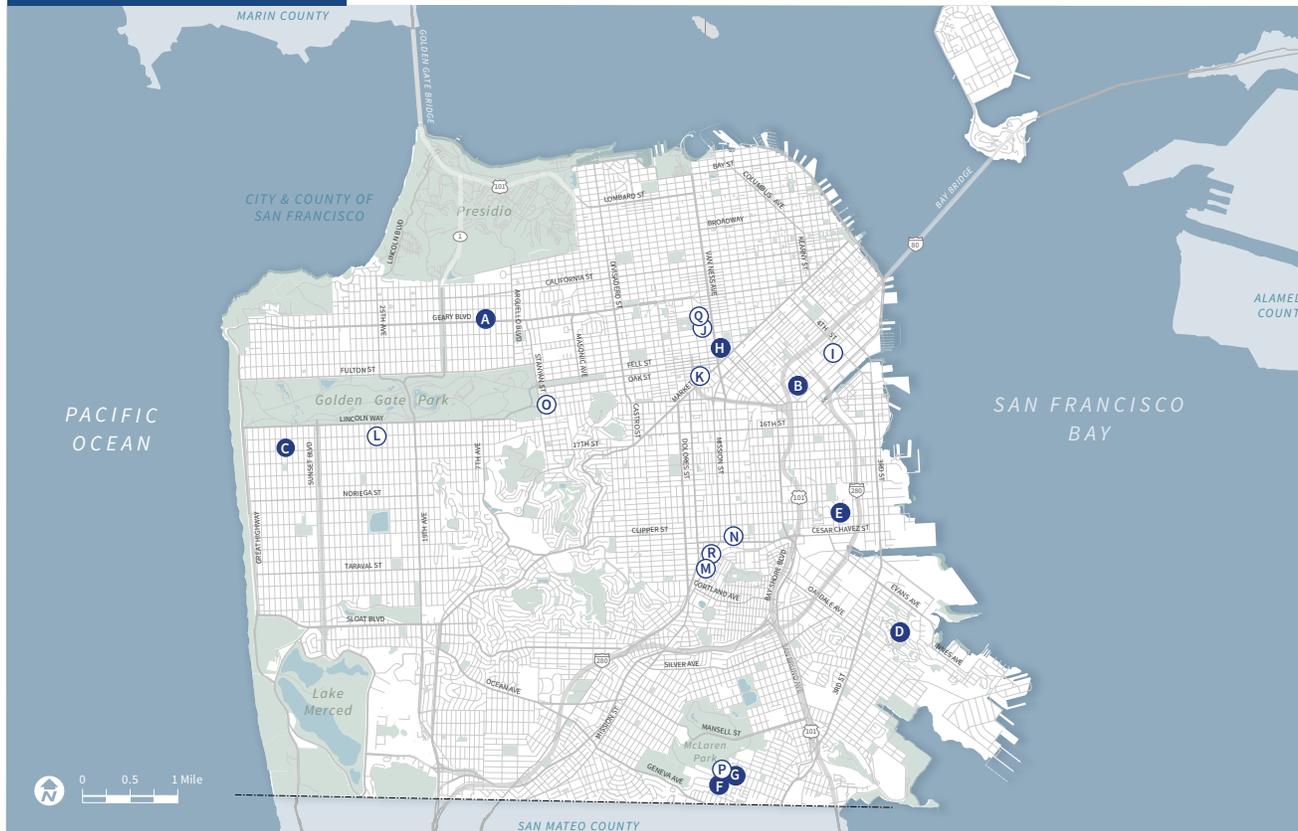
Priority Population Homeless Seniors

Sponsor(s) Mercy Housing

Sources of Capital SF Health & Recovery GO Bonds, FHLB-AHP, Tax Credit Equity, Permanent Loan, Sponsor Contribution

Sources of Operating \$ LOSP

Affordable Housing Projects Map



COMMUNITY DEVELOPMENT

In Fiscal Year 2024–25, the Community Development division managed 323 projects totaling \$133.1 million in investments across San Francisco neighborhoods. As illustrated in Figure 3 of the Report Data, grantees across all program areas exceeded both client activity and measurable outcome goals, underscoring the strength of the City’s nonprofit sector and the impact of sustained public funding.

MOHCD’s community development investments are organized into three core areas: Housing-Based Portfolios, Community-Based Portfolios, and Place-Based Programs—each designed to promote equity, stability, and opportunity.

HOUSING-BASED PORTFOLIOS

Focused on preventing displacement and supporting housing stability, MOHCD’s housing-based portfolios are comprised of Eviction Prevention and Housing Stabilization, Tenant Right to Counsel, and the Emergency Rental Assistance Program, which provide legal and financial support to residents at risk of eviction. Tenant-Based Rental Subsidies assist low-income households in affording market-rate housing, while Rental and Homeownership Counseling equips residents with tools for sustainable housing. Additional services include Affordable Housing Services and HIV Supportive Housing, which offer wraparound care for individuals living with HIV.

COMMUNITY-BASED PORTFOLIOS

Focused on addressing safety, justice, and economic mobility, MOHCD’s community-based portfolios are comprised of Gender-Based Violence Prevention and Intervention services, including emergency shelter, transitional housing, crisis lines, legal services, and prevention education; Legal Services, which is divided into Immigration and Civil Legal Services, supporting residents with legal needs related to status, housing, and employment; and the Resident Stabilization and Skill Building portfolio, which provides case management and programs that promote educational and economic advancement.

PLACE-BASED PROGRAMS

MOHCD’s place-based investments in FY 2024–25 focused on neighborhood resilience and inclusion. The Digital Equity initiative, in partnership with the Department of Technology, expanded the Fiber to Housing Program, delivering free high-speed internet to 7,303 units across 72 affordable and public housing properties.

The Community Development division also supported 27 capital rehabilitation and acquisition projects, improving nonprofit facilities to ensure safe, functional service environments.

Through the Cultural Districts Program, San Francisco’s ten Cultural Districts continued to support small businesses, cultural programming, and community services that preserve heritage and strengthen neighborhood identity. Each district partners with MOHCD to develop a CHHESS Report (Cultural History, Housing, and Economic Sustainability Strategies), guiding community-led strategies. In FY 2024–25, CHHESS Reports for the Leather & LGBTQ and Castro LGBTQ Cultural Districts were approved by the Board of Supervisors. The year also marked the third-year evaluation of the SOMA Pilipinas Filipino Cultural Heritage District (see Table 14 in Report Data), highlighting its continued efforts to celebrate Filipino identity and preserve cultural assets in the South of Market neighborhood.

323

PROJECTS TOTALING \$133.1 MILLION IN INVESTMENTS
ACROSS SAN FRANCISCO NEIGHBORHOODS



Performers at Fiesta de las Americas. Photo courtesy of Calle 24.

STRATEGIC PLANNING AND FUTURE DIRECTION

FY 2024–25 marked the conclusion of a five-year funding cycle that strengthened the City's infrastructure for housing stabilization, anti-displacement, and economic mobility. MOHCD launched a citywide engagement process to shape the next five-year strategy (2025–2030), aligning with HUD's 2025–2029 Consolidated Plan and guiding federal investments such as CDBG, HOME, ESG, and HOPWA.

Through listening sessions, surveys, and direct engagement with residents and stakeholders, MOHCD gathered critical input to inform future priorities. This inclusive process led to the launch of a new Request for Proposals (RFP), grounded in community feedback and aligned with long-term strategic goals.

The RFP emphasized coordinated, equity-centered strategies focused on:

- **Homeless Prevention:** Reducing displacement risk among vulnerable residents.
- **Housing Stability:** Supporting long-term housing solutions and wraparound services.
- **Community Safety and Neighborhood Vitality:** Addressing gender-based violence, expanding legal access, and investing in culturally rooted neighborhood initiatives.

This approach ensured that funding is aligned with the communities and populations experiencing the greatest need, reinforcing MOHCD's commitment to responsive, data-driven, and equitable public investment.



Mayor Daniel Lurie stands with community partners following an event for The Village SF, a forthcoming Native-led Wellness, Economic and Cultural Center. Photo courtesy of Friendship House.

HOMEOWNERSHIP AND BELOW MARKET RATE (HBMR)

In FY 2024–25, MOHCD continued to strengthen its homeownership programs and digital infrastructure to better serve San Franciscans seeking affordable housing opportunities. Through innovative tools, expanded eligibility, and targeted outreach, MOHCD advanced its mission to make homeownership more accessible and sustainable for low- and moderate-income households.

SUPPORTING BUYERS, SELLERS, AND AGENTS

In Spring 2025, MOHCD launched Realtor Link, a new tool to support homebuyers and sellers navigating City-sponsored homeownership opportunities. Realtor Link provides a curated directory of real estate professionals who have completed MOHCD training and have demonstrated experience representing clients in affordable housing transactions. The program not only supports buyers and sellers but also strengthens MOHCD's partnership with the real estate community by offering agents up-to-date training and resources. This collaborative approach ensures that participants in MOHCD's homeownership programs receive informed, high-quality representation throughout the sales process.

CERTIFICATE OF PREFERENCE PROGRAM EXPANSION

In alignment with State legislation passed in 2022, MOHCD expanded the Certificate of Preference (COP) program to include all former San Francisco Redevelopment Agency (SFRA) project areas. For OCII and former SFRA projects, the expansion also extended eligibility to descendants of households displaced by SFRA activities. In FY 2024–25, MOHCD processed 345 COP descendant certificate holders, making them eligible for affordable housing lottery preferences in both OCII and former SFRA project areas. This expansion represents a significant step toward restorative justice for families impacted by past redevelopment policies.

INNOVATIONS IN THE DAHLIA SYSTEM

MOHCD continued to improve the DAHLIA (Database of Affordable Housing Listings, Information, and Applications) platform in partnership with the San Francisco Digital Services team. These enhancements focused on improving the user experience for applicants and streamlining the leasing and sales process for developers and property managers. A new notification system within Salesforce was also implemented, allowing MOHCD to better monitor project milestones and prepare for onboarding new developments. These improvements have strengthened MOHCD's ability to support developers in meeting compliance requirements efficiently and proactively.

DOWNPAYMENT ASSISTANCE LOAN PROGRAMS (DALP)

In FY 2024–25, MOHCD received 483 applications for its Downpayment Assistance Loan Program (DALP), including 45 educators and 34 first responders. These applicants sought support from a \$15 million funding pool to purchase market-rate homes in San Francisco.

Targeted outreach to educators and first responders nearly doubled the number of applications received compared to the previous year. As a result, MOHCD anticipates that 30 to 40 families, including at least five first responders and five educators, will achieve homeownership through this program in the coming year.

Additionally, 18 first-time homebuyers received support through the DK-DALP program, further expanding access to homeownership for low- and moderate-income residents.

ADAPTING BMR RESALE POLICIES TO MARKET CONDITIONS

To address challenges in the stagnant condominium market, MOHCD implemented temporary adjustments to the eligibility criteria for Below Market Rate (BMR) resales. These modifications were designed to accelerate the resale process and reduce unit vacancies while maintaining the integrity of the City's affordable housing policies.

By offering greater flexibility in eligibility requirements, MOHCD helped homeowners navigate the resale process during a period of high interest rates and limited buyer demand. As a result, the number of BMR homeowners who successfully sold their units increased by 33%.

STREAMLINING THE BMR RENTAL LEASE-UP PROCESS

In response to leasing challenges in the middle-income rental market—particularly for Inclusionary and other BMR units priced at higher Area Median Income (AMI) levels—MOHCD introduced several process improvements to support developers and reduce vacancies.

- **Leasing Agent Hub:** Launched in Summer 2025, the Leasing Agent Hub is a centralized online resource that provides leasing agents with access to template forms, program manuals, and essential tools. Initially focused on Inclusionary housing, a version of the hub tailored to 100% affordable housing leasing agents is currently in development.
- **Improved Training:** MOHCD conducted a significant overhaul of training materials for leasing agents, helping to streamline the lease-up process and improve outcomes for both developers and applicants.



MOHCD staff members and partners. Photo courtesy of MOHCD.

POLICY, LEGISLATION, AND STRATEGIC ADVOCACY

In FY 2024–25, MOHCD advanced a comprehensive policy and legislative agenda to strengthen the City’s affordable housing infrastructure and streamline internal processes. Working closely with the Mayor’s Office and the Board of Supervisors, MOHCD successfully championed legislation that simplified financing and reporting requirements, while maintaining transparency and accountability.

In total, MOHCD facilitated the passage of 42 resolutions and ordinances related to affordable housing funding and community development grants. These legislative actions reflect MOHCD’s ongoing commitment to aligning policy with practice and ensuring that public resources are deployed efficiently and equitably.

STATE AND FEDERAL ADVOCACY

MOHCD remained active at the state and federal levels, advocating for policies and funding that support affordable housing development and preservation. In partnership with nonprofit organizations, MOHCD helped secure critical funding in the FY 2024–25 California state budget for affordable housing loan and grant programs.

MOHCD also supported the renewal of the state’s cap-and-trade program, which included up to \$800 million in funding for the Affordable Housing and Sustainable Communities (AHSC) program—an essential source of financing for transit-oriented, climate-resilient housing.

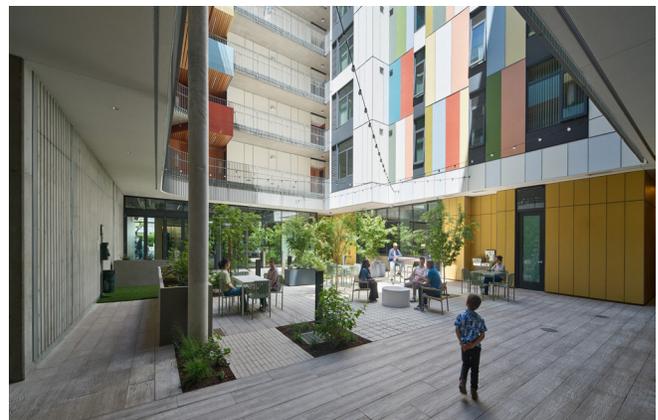
Two key state bills that MOHCD supported were signed into law in 2024:

- **Assembly Bill 480:** Allows developers to switch between allocated and certificated tax credits after award, ensuring that valuable financing tools are fully utilized.
- **Assembly Bill 1339:** Directs the California Department of Insurance to conduct a study and issue policy recommendations by 2031 to address the rising cost of insurance for 100% affordable and permanent supportive housing developments—an urgent issue for developers and operators alike.

At the federal level, MOHCD and the Mayor’s Office worked closely with San Francisco’s Congressional delegation to protect and preserve essential housing finance tools. During the federal reconciliation process, the City’s representatives successfully advocated for the retention of tax benefits associated with state, local, and private activity bonds, which are critical to funding affordable housing. The delegation also pushed back against proposed cuts to federal housing assistance programs.



View from Kelsey Civic Center rooftop. Photo courtesy of Bruce Damonte.



Kelsey Civic Center courtyard space. Photo courtesy of Bruce Damonte.



Walkway between Amani and Nia buildings. Photo courtesy of Keith Baker.

REPORT DATA

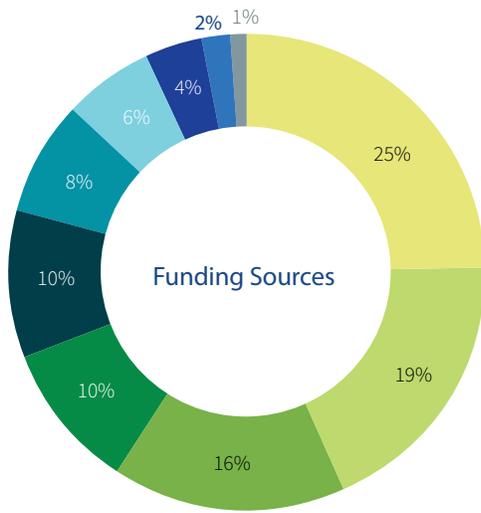
WHY MOHCD COLLECTS DATA

MOHCD collects data on race, ethnicity, sexual orientation, and gender identity, in order to ensure the programs and services we fund are addressing the needs of the historically underresourced communities we serve, and to report anonymous information to key funders, such as HUD.

TABLE OF CONTENTS

FIGURE 1.	FY 2024–25 FUNDING SOURCES UTILIZED
FIGURE 2.	FY 2024–25 CATEGORIES OF EXPENDITURES
TABLE 1.	HOUSING TRUST FUND EXPENDITURES
TABLE 2.	AFFORDABLE HOUSING FUND SUMMARY
TABLE 3.	AFFORDABLE HOUSING FUND LOAN EXPENDITURES
TABLE 4.	LOCAL OPERATING SUBSIDY PROGRAM (LOSP) SUMMARY
TABLE 5.	SENIOR OPERATING SUBSIDY (SOS) PROGRAM SUMMARY
TABLE 6.	INCLUSIONARY SMALL SITES PROGRAM SUMMARY
TABLE 7.	DOWNTOWN NEIGHBORHOODS PRESERVATION FUND SUMMARY
TABLE 8.	AFFORDABLE HOUSING DEMOGRAPHICS
TABLE 9.	STUDENT HOUSING MONITORING
TABLE 10.	NEIGHBORHOOD RESIDENT HOUSING PREFERENCE (NRHP) PROGRAM SUMMARY
TABLE 11.	HOUSING PREFERENCE PROGRAM SUMMARY
TABLE 12.	DOWNPAYMENT ASSISTANCE LOAN PROGRAMS SUMMARY
TABLE 13.	EVICCTIONS FROM MOHCD-ASSISTED HOUSING
TABLE 14.	CULTURAL DISTRICTS 3-YEAR PROGRESS REPORT
FIGURE 3.	COMMUNITY DEVELOPMENT PERFORMANCE MEASURES
TABLE 15.	COMMUNITY DEVELOPMENT GRANTEEES
TABLE 16.	LOANS UNDER DELEGATED AUTHORITY

FIGURE 1.
FY 2024-25 FUNDING SOURCES UTILIZED

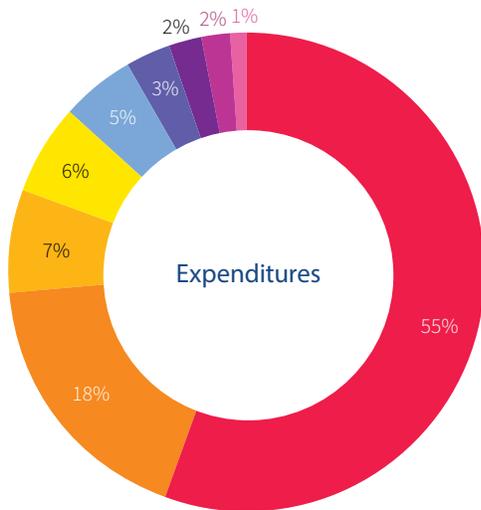


Funding Source	\$ Amount
General Fund	127,207,933
General Obligation Bond & Other Debt	98,814,317
OCOH	81,113,044
Housing Trust Fund	53,845,487
Federal Grants	50,388,846
Impact Fees	40,177,463
LOSP Workorder	32,543,471
Non-Federal Grants & Gifts	19,069,147
Former SFRA Housing Assets	8,360,888
Other	7,660,698

TOTAL FUNDING

\$519,181,296

FIGURE 2.
FY 2024-25 CATEGORIES OF EXPENDITURES



Expenditure	\$ Amount
Multifamily Housing Grants & Loans	285,705,299
Grants to Nonprofit Organizations	94,727,106
LOSP Program	35,877,464
Rental Assistance Programs	33,587,202
Salaries & Fringe	24,865,562
Homeowner Loans	14,714,476
Debt Service	12,432,173
Services of Other Departments	9,680,042
Departmental Non-Personnel*	7,591,972

TOTAL EXPENDITURES

\$519,181,296

* Includes maintenance of property

TABLE 1. HOUSING TRUST FUND EXPENDITURES

Downpayment Assistance Loan Program	
Program Area	FY 2024-25 Expenditures
Downpayment Assistance Loan Programs	\$3,192,170
First Responders Downpayment Assistance	\$416,000
Subtotal	\$3,608,170.00
Housing Stabilization Programs	
Program Area	FY 2024-25 Expenditures
Existing Homeowner Loans	\$159,442
Housing Counseling and Assistance	-
Eviction Defense/Prevention and Tenant Housing Stabilization	\$10,571,854
Small Site Acquisition/Rehab	\$11,179,078
Subtotal	\$21,910,374
Complete Neighborhoods Infrastructure	
Program Area	FY 2024-25 Expenditures
Grants for neighborhood improvements	\$188,341
Subtotal	\$188,341
Affordable Housing Development	
Program Area	FY 2024-25 Expenditures
Multifamily Housing Loans and Grants	\$18,058,901
Multifamily Housing Loans and Grants - COP funded	-
Debt Service & Issuance	\$1,026,650
Subtotal	\$19,085,551
Program Delivery	\$8,702,203
TOTAL Housing Trust Fund Expenditures	\$53,494,639

TABLE 2. AFFORDABLE HOUSING FUND SUMMARY

Source of Funds:	Inclusionary	Jobs-Housing	Market/Octavia	Eastern Neighborhood Mission & SOMA	Eastern Neighborhoods Alternative Inclusionary	Van Ness & Market Residential SUD	Expedited Condominium Conversion Program
Code Reference:	PC 415 / PC 419	PC 413	PC 416.5	PC 423.5	PC 417	PC 424	Subdiv 1396.4
Ending Balances 6/30/24	\$28,754,122	\$16,883,952	\$5,342,947	\$8,052,391	\$3,840,931	\$1,443,307	\$8,268,129
Add Back 6/30/24 Encumbrances	\$9,357,487	\$4,021,724	\$12,816,117	\$20,424			\$469,595
<i>Adjusted Previous Year</i>	(\$2,735,481)						
Beginning Balances 7/01/24	\$35,376,128	\$20,905,676	\$18,159,064	\$8,072,815	\$3,840,931	\$1,443,307	\$8,737,724
Fee Payments	\$1,463,919	\$1,693,609					
Other Revenues	\$10,346,353	\$2,132,258	\$461,007	\$134,147		\$52,589	\$339,843
Less Expenditures	(\$11,807,748)	(\$3,499,191)	(\$11,338,076)	(\$4,920,424)			(\$1,507,525)
Less Loan Encumbrances	(\$6,513,497)	(\$4,938,763)	(\$5,574,404)			(\$1,400,000)	(\$469,595)
Ending Balances 6/30/25	\$28,865,155	\$16,293,589	\$1,707,591	\$3,286,538	\$3,840,931	\$95,896	\$7,100,447
FY 2024-25 Project Expenditure Details							
2901 16th Street		\$851,305		\$1,900,000			\$1,500,000
2976 23rd Street	\$79,379						
1360 43rd Avenue							
266 4th Street							
600 7th Street							
150 9th Street							
Balboa Reservoir Building A		\$1,313,283					
88 Broadway		\$13,699					
239 Clayton Street	\$15,963						
53 Colton Street							
735 Davis Street							
650 Divisadero Street			\$838,076				
2676 Folsom Street	\$1,975						
160 Freelon Street	\$1,361,359						
936 Geary Street							
750 Golden Gate Avenue	\$399,230	\$393,130					
78 Haight Street	\$1,762,963		\$10,500,000				
125 Mason Street							\$7,525
1950 Mission Street							
1979 Mission Street		\$927,774					
MTA Bryant Street	\$358,210						
528 Natoma Street				\$3,000,000			
300 Ocean Avenue							
Potrero Phase II							
1515 South Van Ness Avenue	\$4,112,357						
730 Stanyan Street							
240 Van Ness Avenue							
38-42 Washburn Street				\$20,424			
Project Delivery Costs	\$486,601						
Administrative Expenditures	\$3,229,711						
TOTAL Expenditures	\$3,716,312	\$3,499,191	\$11,338,076	\$4,920,424	\$0	\$0	\$1,507,525

* Negative loan amounts reflect funding source adjustments.

TABLE 3. AFFORDABLE HOUSING FUND LOAN EXPENDITURES

FY 2024-25 Affordable Housing Fund Loan Expenditures: Unit Details								
	Inclusionary	Jobs-Housing	Market/Octavia	Eastern Neighborhood Mission & SOMA	Expedited Condominium Conversion Program	Total FY24-25 Expenditures	# of Units Assisted	Type of Housing
2901 16th Street		\$851,305		\$1,900,000	\$1,500,000	\$4,251,305	61	Adults
2976 23rd Street	\$79,379					\$79,379	14	Adults
Balboa Reservoir Building A		\$1,313,283				\$1,313,283	158	Families
88 Broadway		\$13,699				\$13,699	124	Families, Formerly Homeless
239 Clayton Street	\$15,963					\$15,963	8	Families
650 Divisadero Street			\$838,076			\$838,076	106	Families, Formerly Homeless
2676 Folsom Street	\$1,975					\$1,975	10	Families
160 Freelon Street	\$1,361,359					\$1,361,359	84	Families, Formerly Homeless
11 Frida Kahlo Way				\$20,424		\$20,424	127	Families
750 Golden Gate Avenue	\$399,230	\$393,130				\$792,360	74	Educators, Families
78 Haight Street	\$1,762,963		\$10,500,000			\$12,262,963	64	Adults, Formerly Homeless, TAY
125 Mason Street					\$7,525	\$7,525	80	Families
1979 Mission Street		\$927,774				\$927,774	136	Formerly Homeless
MTA Bryant Street	\$358,210					\$358,210	98	Families
528 Natoma Street				\$3,000,000		\$3,000,000	4	Families
1515 South Van Ness Avenue	\$4,112,357					\$4,112,357	167	Families, Formerly Homeless
Project Delivery Costs	\$486,601					\$486,601		
Administrative Expenditures	\$3,229,711					\$3,229,711		
Administrative Expenditures	\$3,183,377					\$3,183,377		
TOTAL Expenditures	\$11,807,748	\$3,499,191	\$11,338,076	\$4,920,424	\$1,507,525	\$33,072,964	1,315	

Note: The columns for Eastern Neighborhoods Alternative Inclusionary and Van Ness & Market Residential SUD have been removed from the table as there were no reported values associated with these categories during the reporting period.

TABLE 4. LOCAL OPERATING SUBSIDY PROGRAM (LOSP) SUMMARY

FY 2024-2025 Local Operating Subsidy Program (LOSP) Summary							
Project Name	Address	Sponsor(s)	Target Homeless Population	# Assisted Units	# PSH Units	# PSH Units with LOSP Operating Contract/ Bldg	LOSP Operating Amount Expended
1064 - 1066 Mission	1064 - 1066 Mission Street	Episcopal Community Services / Mercy Housing California	Adults / Seniors	256	256	256	\$4,263,596
10th & Mission Family Housing	1390 Mission Street	Mercy Housing California	Families	135	44	44	\$724,138
1100 Ocean	1100 Ocean Avenue	Mercy Housing California	TAY	70	25	19	\$601,921
1180 Fourth Street	1180 4th Street	Mercy Housing California	Adults / Families	149	50	50	\$898,222
149 Mason Street Apartments	149 Mason Street	Tenderloin Neighborhood Development Corporation	Adults	55	55	55	\$1,280,201
383 6th Avenue (fka 4200 Geary)	383 6th Avenue	Tenderloin Neighborhood Development Corporation	Seniors	97	20	10	\$155,811
455 Fell Street Apartments	455 Fell Street	Mercy Housing California	Families	107	33	33	\$696,672
600 7th Street	600 7th Street	Mercy Housing California / Episcopal Community Services	Families / Adults	220	120	120	\$1,934,349
735 Davis Senior	735 Davis Street	BRIDGE Housing / John Stewart Company	Seniors	52	15	15	\$339,784
990 Polk	990 Polk Street	Tenderloin Neighborhood Development Corporation	Seniors	109	50	20	\$627,660
Arlington Hotel	472 Ellis Street	Mercy Housing California	Adults	153	105	38	\$443,652
Armstrong Place	5600 3rd Street	BRIDGE Housing	Seniors	116	23	23	\$344,941
Arnett Watson Apartments	650 Eddy Street	HomeRise	Families / Adults	83	83	79	\$1,416,403
Bayview Hill Gardens	1075 Le Conte Avenue	Mercy Housing California	Families / Adults	72	72	22	\$321,814
Bishop Swing Community House	275 10th Street	Episcopal Community Services	Adults	134	134	75	\$427,892
Broadway Sansome Family Housing	235 -295 Broadway Street	Chinatown Community Development Center	Families	74	37	37	\$812,017
Casa Adelante - 2060 Folsom	2060 Folsom Street	Mission Economic Development Agency / Chinatown Community Development Center	TAY	126	29	29	\$616,041
Casa Adelante - 681 Florida (fka 2070 Bryant)	681 Florida Street	Tenderloin Neighborhood Development Corporation	Families / Adults	129	39	39	\$584,516
Casa de la Mision	3001-3021 24th Street	Mercy Housing California	Seniors	44	44	44	\$970,406
Casa Quezada	35 Woodward Street	Mission Action	Adults	52	52	52	\$1,235,715
Diva Hotel	440 Geary Street	Episcopal Community Services	Adults	121	121	121	\$2,489,125
Edith Witt Senior Community	66 9th Street	Mercy Housing California	Adults	106	27	11	\$311,467
Edward II	3151-3155 Scott Street	HomeRise	TAY	24	24	24	\$869,016
Folsom + Dore Apartments	1346 Folsom Street	Tenderloin Neighborhood Development Corporation	Adults / Families	96	40	20	\$215,200
Granada Hotel	1000 Sutter Street	Episcopal Community Services	Adults	212	212	212	\$3,333,993
HomeRise Mission Bay	410 China Basin Street	BRIDGE Housing Corporation / HomeRise	Adults	140	140	140	\$1,932,451
Hotel Essex	684 Ellis Street	HomeRise	Adults	84	84	44	\$446,293

FY 2024-2025 Local Operating Subsidy Program (LOSP) Summary

Project Name	Address	Sponsor(s)	Target Homeless Population	# Assisted Units	# PSH Units	# PSH Units with LOSP Operating Contract/ Bldg	LOSP Operating Amount Expended
Jazzie Collins	53 Colton Street	HomeRise	Adults	96	96	96	\$1,641,132
John Burton Advocates for Youth Housing Complex	800 Presidio Avenue	Booker T. Washington Community Service Ctr / John Stewart Company	TAY	49	25	25	\$747,672
Kelly Cullen Community	220 Golden Gate Avenue	Tenderloin Neighborhood Development Corporation	Adults	172	172	81	\$1,021,955
La Fénix at 1950	1950 Mission Street	BRIDGE Housing / Mission Housing Development Corporation	Families	155	40	40	\$535,635
Monterey Boulevard Apartments	403 Monterey Avenue	Bernal Heights Neighborhood Center	Families	4	4	4	\$100,529
Mosaica Family Apartments	680 Florida Street	Tenderloin Neighborhood Development Corporation	Families	92	20	20	\$250,500
Mosaica Senior Apartments	655 Alabama Street	Tenderloin Neighborhood Development Corporation	Seniors	24	11	11	\$141,047
Parkview Terraces	871 Turk Street	Chinatown Community Development Center / Bayside Communities	Seniors	100	20	20	\$345,047
Plaza Apartments	988-992 Howard Street	Tenderloin Neighborhood Development Corporation	Adults	106	106	53	\$567,425
Railton Place	242 Turk Street	The Salvation Army	TAY	40	40	40	\$369,787
Rene Cazenave Apts	25 Essex Street	HomeRise	Adults	120	120	68	\$459,631
Richardson Apartments	365 Fulton Street	HomeRise	Adults	120	120	64	\$827,082
Tahanan	833 Bryant Street	Mercy Housing California	Adults	145	145	145	\$2,450,615
The Coronet	3595 Geary Boulevard	BRIDGE Housing	Seniors	148	25	25	\$225,003
Vera Haile Senior Housing	129 Golden Gate Avenue	Mercy Housing California	Seniors	89	18	3	\$154,115
Zygmunt Arendt House	850 Broderick Street	HomeRise	Seniors	46	46	30	\$861,717
Total				4,522	2,942	2,357	38,992,188

TABLE 5. SENIOR OPERATING SUBSIDY (SOS) PROGRAM SUMMARY

Project Name	Address	Sponsor(s)	Target Population	Total Units	Units with SOS Operating Contract	SOS Budget
FY 2023-24						
1296 Shotwell	1296 Shotwell St	Chinatown Community Development Center / Mission Economic Development Agency	Seniors	94	40	\$394,552
735 Davis	735 Davis St	Bridge Housing and John Stewart Company	Seniors	53	13	\$96,446
1005 Powell	1005 Powell St	Chinatown Community Development Center	Seniors	64	35	\$324,366
Total				211	88	\$815,364
FY 2024-25						
1296 Shotwell	1296 Shotwell St	Chinatown Community Development Center / Mission Economic Development Agency	Seniors	94	40	\$409,289
735 Davis	735 Davis St	Bridge Housing and John Stewart Company	Seniors	53	13	\$100,304
1005 Powell	1005 Powell St	Chinatown Community Development Center	Seniors	64	35	\$337,340
4200 Geary	4200 Geary Blvd	Tenderloin Neighborhood Development Corporation	Seniors	98	30	\$421,065
Total				309	118	\$1,267,998
FY 2025-26						
1296 Shotwell	1296 Shotwell St	Chinatown Community Development Center/ Mission Economic Development Agency	Seniors	94	40	\$424,396
735 Davis	735 Davis St	Bridge Housing and John Stewart Company	Seniors	53	13	\$104,316
1005 Powell	1005 Powell St	Chinatown Community Development Center	Seniors	64	35	\$350,384
4200 Geary	4200 Geary Blvd	Tenderloin Neighborhood Development Corporation	Seniors	98	30	\$437,907
Transbay 2 West	TBD	Chinatown Community Development Center	Seniors	151	60	\$867,904
1939 Market	1939 Market	Mercy Housing / Openhouse	Seniors	187	74	\$1,028,685
Total				647	252	\$3,213,592
FY 2026-27						
1296 Shotwell	1296 Shotwell St	Chinatown Community Development Center / Mission Economic Development Agency	Seniors	94	40	\$455,751
735 Davis	735 Davis St	Bridge Housing and John Stewart Company	Seniors	53	13	\$108,488
1005 Powell	1005 Powell St	Chinatown Community Development Center	Seniors	64	35	\$364,867
4200 Geary	4200 Geary Blvd	Tenderloin Neighborhood Development Corporation	Seniors	98	30	\$455,424
Transbay 2 West	TBD	Chiantown Community Development Center	Seniors	151	60	\$902,620
1939 Market	1939 Market	Mercy Housing / Openhouse	Seniors	187	74	\$1,069,832
Total				647	252	\$3,356,982

TABLE 6. INCLUSIONARY SMALL SITES PROGRAM SUMMARY

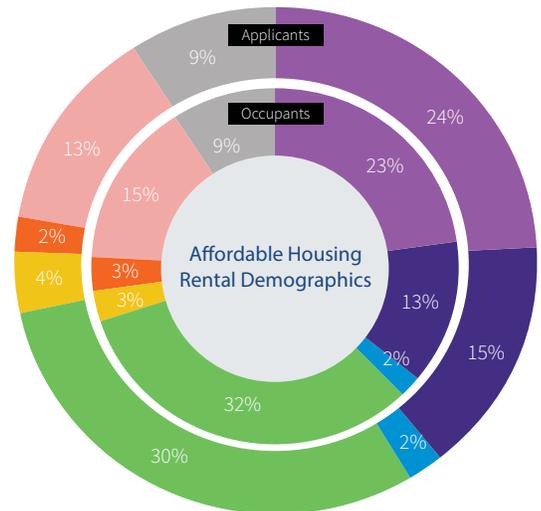
Fee Revenue & Interest Received															
FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	TOTAL
\$6,745	\$153,668	\$918,694	\$3,070,553	\$2,461,460	\$8,573,592	\$3,993,720	\$1,489,673	\$2,264,847	\$2,892,297	\$515,012	\$442,958	\$220,628	\$268,389	\$180,487	\$27,452,723
Expenditures															
Project/Expenditure	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25					TOTAL
380 San Jose Avenue	\$1,050,839	\$380,714													\$1,431,553
642-646 Guerrero Street	\$1,481,708	\$118,306													\$1,600,014
70-72C Belcher Street	\$1,581,460	\$118,087			\$424,663										\$2,124,210
1684-1688 Grove Street	\$1,102,025	\$161,151	\$11,794												\$1,274,970
1500 Cortland Avenue	\$176,556	\$677,165	\$408,279												\$1,262,000
1015 Shotwell Street		\$2,579,602	\$401,398												\$2,981,000
2217 Mission Street		\$2,264,152		\$181,709	\$162,139										\$2,608,000
462 Green Street		\$1,509,536	\$21,303	\$408,653	\$726,508										\$2,666,000
3840 Folsom Street		\$859,604	\$258,472	\$174,123											\$1,292,199
2976 23rd Street			\$721,724	\$13,472	\$8,884	\$544,204	\$181,716		\$375,300	\$79,379					\$1,924,679
568-570 Natoma Street			\$266,333	\$64,855			\$59,609		\$49,202						\$439,999
29-35 Fair Avenue			\$1,165,381	\$268,992	\$74,627										\$1,509,000
534-536 Natoma Street			\$1,251,475	\$148,266	\$75,259										\$1,475,000
60 28th Street			\$100,000												\$100,000
1411 Florida Street				\$66,736											\$66,736
239 Clayton Street							\$344,037			\$15,963					\$360,000
2676-2682 Folsom Street							\$368,025		\$1,975						\$370,000
300 Ocean Avenue							\$697,000								\$697,000
936 Geary Street							\$1,200,000								\$1,200,000
Encumbrance Balance on June 30	\$2,406,846	\$2,669,180	\$2,293,321	\$2,004,578	\$909,990	\$290,527	\$108,811	\$65,165	\$122,638	\$122,638					\$1,947,725
Balance available															

TABLE 7. DOWNTOWN NEIGHBORHOODS PRESERVATION FUND SUMMARY

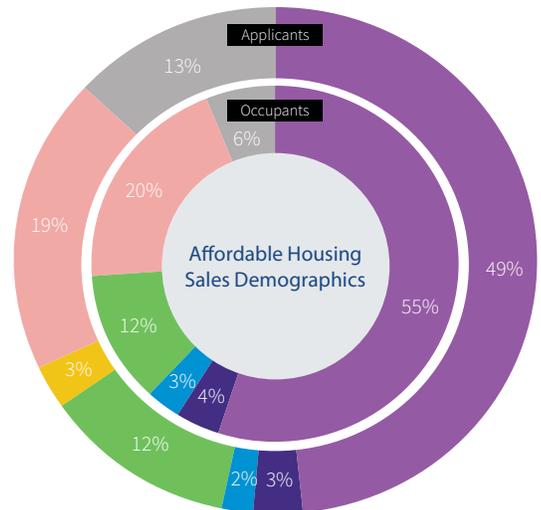
Fee Revenue & Interest Received									
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
	\$17,672,361	\$408,345	\$371,668	\$95,740	\$83,028	\$246,108	\$379,256	\$281,774	\$19,538,280
Funds Disbursed & Encumbered									
Number and Type of Housing Unit	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	TOTAL
1201 Powell Street 17 units, mix of studios and 1-bedrooms, for families		\$5,925,856							\$5,925,856
266 4th Street Project site deemed infeasible			\$1,017,960				\$399,053		\$1,417,013
936 Geary 31 units, studios, for seniors and formerly homeless individuals									\$4,280,000
Balance available									\$7,915,411

TABLE 8. AFFORDABLE HOUSING DEMOGRAPHICS*

Demographics for Affordable Housing Rentals**		
547 units (new and re-rental)	Applicants***	Occupants***
Asian	27,190	144
Black	16,879	81
Indigenous	2,441	12
Latino	33,792	200
Middle Eastern/West Asian or North African	4,604	18
Pacific Islander	1,757	16
White	14,749	93
Unknown	9,953	57
Total	111,365	621
Unduplicated Count	101,414	546



Demographics for Affordable Housing Sales**		
65 units (new and resale)	Applicants***	Occupants***
Asian	264	38
Black	19	3
Indigenous	10	2
Latino	64	8
Middle Eastern/West Asian or North African	14	0
Pacific Islander	0	0
White	105	14
Unknown	68	4
Total	544	69
Unduplicated Count	493	65



* Includes Inclusionary and 100% Affordable Housing units

** Listings in which the last unit was leased/sold, or re-rental/sale units that were leased/sold, in FY24-25

*** Duplicated counts - persons who identified with more than one race/ethnicity are counted under multiple race/ethnicity categories

TABLE 9. STUDENT HOUSING MONITORING

FY 2024-25 California College of the Arts				
Address	Master Lease	Total Number of Units	Number of Students Enrolled at Lease Half-time	Number of Students in Good Standing
75 Arkansas Street	August 06, 2018 plus 9 years	3 Two-Bedroom Units 27 Four Bedroom Units	168	168
188 Hooper Street	Owned by California College of the Arts	254 Studios 2 One-Bedroom Units 15 Three-Bedroom Units 9 Four Bedroom Units	584	584

TABLE 10. NEIGHBORHOOD RESIDENT HOUSING PREFERENCE (NRHP) PROGRAM SUMMARY

FY 2024-25 Neighborhood Resident Housing Preference (NRHP) Program						
Eligible Projects	Project Name	District	Lottery Date	NRHP Units	NRHP Applicants	Total Applicants
Ownership	Maison Pacific	3	4/6/2023	3	20	88
	Total			3	20	88
Inclusionary Rental	1830 Alemany	11	3/25/2022	23	739	4,956
	38 Harriet Street	6	11/21/2019	2	614	3,219
	Alta Potrero	10	10/16/2020	11	775	6,066
	Astella	6	10/1/2021	12	909	4,360
	Modera Rincon Hill	6	11/30/2020	9	1111	5,857
	The Fitzgerald	9	5/3/2023	5	1,381	5,489
	Total			62	5,529	29,947
100% Affordable Rental	Islais Place	11	10/12/2023	40	1445	9,914
	Shirley Chisholm Village	4	5/14/2024	53	572	8,402
	Star View Court	6	5/16/2024	8	466	3,411
	Total			101	2,483	21,727

Projects by Supervisor District			
District	Projects	Total NRHP Units	Total NRHP Applicants
District 1	0	0	0
District 2	0	0	0
District 3	1	3	20
District 4	1	53	572
District 5	0	0	0
District 6	4	31	3,100
District 7	0	0	0
District 8	0	0	0
District 9	1	5	1,381
District 10	1	11	775
District 11	2	63	2,184
Total	10	166	8,032

TABLE 11. HOUSING PREFERENCE PROGRAM SUMMARY

Certificate of Preference (COP) FY 2024-25	
New COP Certificates Issued	409
Original Displaced Household Member	64
Displaced Household Member Descendant	345
COP Placements to Rental Housing	4
COP Placements to Ownership Housing	0
Total Housed	4

Displaced Tenants Housing Preference (DTHP) FY 2024-25	
DTHP Certificates Issued	
Ellis Act Eviction	40
Owner Move-In Eviction	17
Fire Victim Displacee	51
Expiring Restrictions	6
Unlawful Residential Unit	1
Total Issued	115
DTHP Placements to Rental Housing	29
DTHP Placements to Ownership Housing	2
Total Housed	31

Neighborhood Resident Housing Preference (NRHP) FY 2024-25	
New Developments with NRHP	
9 Rental Developments / 163 Units	
1 Ownership Developments / 3 Units	
Total Applications for NRHP-eligible Projects	51,762
NRHP Applicants in Completed Projects	8,032
NRHP Placements to Rental Housing	129
NRHP Placements to Ownership Housing	3
Total Housed	132

	Unit Type						
	Total Listings	Total Units	First-Come, First-Served (FCFS) Units	COP Units	COP Decendants Units	DTHP Units	NRHP Units
New Rental	9	426		426		81	163
New Sale	1	9		9		1	3
Re-Rental	37	121		121		81	0
Re-Sale	56	56		56		49	0
Total	103	612		612		212	166

Lottery Preference Program				
	COP	DTHP	NRHP	
# of Units Available	612	212	166	
# of Applications	139	280	8,032	
# of Unique Certificate Holders	81	177	N/A	
# of Occupants Who Rented	4	29	129	
# of Occupants Who Purchased	0	2	3	

TABLE 11. HOUSING PREFERENCE PROGRAM SUMMARY (CONT.)

Where they came from and where they were housed									
Supervisor District	COP			DTHP			NHRP		
	Applicants	Successful Applicants	Occupants	Applicants	Successful Applicants	Occupants	Applicants	Successful Applicants	Occupants
District 1	0	0	0	9	2	0	4	0	0
District 2	1	0	0	5	1	0	7	0	0
District 3	4	0	0	12	3	1	93	3	3
District 4	0	0	1	12	2	2	562	22	22
District 5	8	1	0	22	2	0	1,169	11	0
District 6	6	0	0	11	3	10	1,905	38	49
District 7	5	2	0	12	1	0	7	0	0
District 8	1	0	0	10	2	0	3	0	0
District 9	2	0	1	37	4	3	744	2	6
District 10	25	1	0	16	2	3	1,343	15	11
District 11	1	0	2	23	7	12	2,136	61	63
Outside of SF	28	0	-	8	2	-	59	2	-
Total	81	4	4	177	31	31	8,032	154	154

TABLE 12. DOWNPAYMENT ASSISTANCE LOAN PROGRAMS SUMMARY

FY 2024-25 Downpayment Assistance Loan Programs Summary		
Loan Program/Purchase Type	Number of Loans Distributed*	Amount of Loans Distributed
DALP: Purchase of BMR Home	11	\$783,091
DALP: Purchase of Market-Rate Home	11	\$3,623,275
Teacher Next Door: Purchase of BMR Home	2	\$40,000
Teacher Next Door: Purchase of Market-Rate Home	2	\$80,000
Legacy In Town: Purchase of BMR Home	2	\$76,000
Dream Keeper DALP: Purchase of Market-Rate Home	18	\$7,174,385
City Second Loan Program: Purchase of Market-Rate Home	8	\$2,299,900
First Responders DALP: Purchase of Market-Rate Home	1	\$416,000
Educator DALP: Purchase of Market-Rate Home	1	\$220,000

* Some households received loans from more than one program.

TABLE 13. EVICTIONS FROM MOHCD-ASSISTED HOUSING *

Number of Housing Developments	274
Number of Affordable Units	18,161
Number of Households (HHs) in the Units During the Period	19,297

Households Receiving Eviction Notices	% of Housholds	Unlawful Detainer Actions Filed in Court	% of Housholds	Total Number of Evictions	% of Housholds
265	1.37%	141	0.73%	57	0.30%

* Includes data from 274 reports, out of 395 expected.

TABLE 14. CULTURAL DISTRICTS 3-YEAR PROGRESS REPORT

SOMA Pilipinas CHHESS Strategies		
Policy Area	Strategy	Key Progress & Accomplishments
Cultural Heritage Preservation	Develop and support SOMA Pilipinas Filipino cultural heritage archive and living legacy	Hosted MAKIBAKA Exhibition (20+ artists), “Sa Amin” documentary, and 50+ MAHAL Jeepney Ethnotours to share Filipino history
	Expand access to Filipino arts education & programs	Sponsored indigenous dance classes and 20+ cultural programs (e.g., Liwanag Anthology, Dugo, FACINE); promoted arts online
	Expand and strengthen programs serving Filipino children and youth	Led ethnotours, co-hosted Parol Lantern Festival (2,000+ attendees), and held 15+ annual parol-making workshops for 500+ participants
Housing & Tenant Protections	Protect and stabilize buildings and Filipino tenants	Advocated for small sites acquisition (e.g., 40–42 Sycamore), developed 2024 Housing Plan, and secured landmark status for Mint Mall and Hall
	Build capacity for residential acquisition and rehabilitation	Advanced a culturally competent housing org and secured funding for site acquisition and rehab
	Increase language and culturally competent housing readiness	Partnered with BiSHoP and SOMCAN to maintain funding for culturally and linguistically appropriate housing services
Arts & Culture	Strengthen and stabilize Filipino arts organizations and artists	Helped Kularts secure permanent space and funding, commissioned 20 emerging artists, and expanded grant access for Filipino artists
	Develop a SOMA Pilipinas Arts Master Plan	Completed “Illuminating Yerba Buena” report with 10 lighting recommendations, SOMA Masterplan, and Design Toolkit to guide 2026 Arts Master Plan
	Create Design Guidelines and Public Realm Toolkit	Released 2024 SOMA Pilipinas Design Toolkit and began work on Community Objective Design Standards with Planning
	City support for public realm improvements	Secured legislation for district’s first gateway, funded public art, and completed 12 new murals
	Development of a Cultural Conservator	Partnered with SFAC’s Shaping Legacy Project, hosted story circles, and secured \$550K for a monument honoring Filipino resilience
Economic & Workforce Development	Strengthen nonprofits’ ability to sustain community workers	Launched Community Workers Sustainability Fund for 50 nonprofit staff and promoted Filipino small businesses through festivals and Jeepney tours
	Further develop Mission St. as a commercial corridor	Supported UNDSVCVRD to incubate Filipino businesses and led Jeepney tours highlighting Mission and 3rd Street business clusters
	Support merchant association development	Convened Filipino small businesses for networking and advocacy, resulting in a \$2M fund for those impacted by the pandemic and APEC restrictions
	Strategic planning for Filipino access to family-sustaining jobs	Collaborated with City departments to create language certification pathways and strengthen hiring pipelines for Filipino speakers
Placekeeping & Placemaking (Land Use)	Strengthen the Youth and Family Special Use District	Integrated the Youth and Family SUD into the 2024 Housing Plan and upheld its family-serving principles across the district
	Increase community-based ownership and stewardship of land and space	Activated City-owned venues like YBCA for cultural events, improved Yerba Buena East Garden, and used 5th & Mission garage for the MAHAL Jeepney
	Include Filipino displacement in Planning’s racial equity plan	Led efforts on Planning’s Social Equity Council and contributed to Phase II strategies on housing equity, downtown recovery, and community investment
Cultural Competency	Develop a barangay center/ co-location hub	Five legacy Filipino organizations acquired buildings, reducing the need for shared service spaces and increasing community stability
	Strengthen and expand language access	Launched a Filipino Translation and Interpretation Certificate at City College (2025) with 20 students per cohort and began developing certification and employment pathways
	Invest in sustainability of Filipino community-based organizations	Advocated for funding and helped establish the API Equity Fund, enabling four legacy organizations to purchase buildings and stabilize operations
	Develop a community health report on Filipinos in SF	Began data review to identify gaps and create a roadmap for a comprehensive Filipino health report in San Francisco

FIGURE 3.
COMMUNITY DEVELOPMENT PERFORMANCE MEASURES

Program Areas



Access to Civil Justice



Access to Housing



Access to Opportunity



Eviction Prevention and Housing Stabilization



HIV Supportive Housing



Community Building



Financial Capability

Investment Area

Housing Stabilization

Strategy

Pre-Eviction Housing Law Services



Performance Measure

Individuals receiving legal representation

FY 24-25 Goal	Actual	% of Goal
509	533	105%

Strategy

Rental Housing Counseling



Performance Measure

Individuals receiving assistance in accessing housing, including preparing for successful rental application

FY 24-25 Goal	Actual	% of Goal
2,619	3,439	131%

Strategy

Homeownership Counseling



Performance Measure

Individuals provided with pre-purchase education and counseling

FY 24-25 Goal	Actual	% of Goal
1,800	3,534	196%

Strategy

Homeownership Counseling



Performance Measure

Number of new homeowners created

FY 24-25 Goal	Actual	% of Goal
50	70	140%

Strategy

Housing Placed-Based Services



Performance Measure

Residents participating in community building activities across HOPE SF, RAD and SRO sites

FY 24-25 Goal	Actual	% of Goal
4,000	19,476	487%

Strategy

Housing Placed-Based Services



Performance Measure

Residents that complete 50% of the goals from case management plans

FY 24-25 Goal	Actual	% of Goal
150	222	148%

Strategy

Tenant Right to Counsel, Tenant-Based Rental Subsidies, and Tenant Counseling and Education



Performance Measure

Individuals receiving full legal representation

FY 24-25 Goal	Actual	% of Goal
1,730	2,191	127%

Strategy

Tenant Right to Counsel, Tenant-Based Rental Subsidies, and Tenant Counseling and Education



Performance Measure

Individuals receiving tenant education and counseling

FY 24-25 Goal	Actual	% of Goal
800	1,438	180%

Strategy

Tenant Right to Counsel, Tenant-Based Rental Subsidies, and Tenant Counseling and Education



Performance Measure

Individuals receiving ongoing rental subsidies

FY 24-25 Goal	Actual	% of Goal
220	596	271%

Strategy

Tenant Right to Counsel, Tenant-Based Rental Subsidies, and Tenant Counseling and Education



Performance Measure

Individuals whose evictions have been prevented

FY 24-25 Goal	Actual	% of Goal
865	1,081	125%

Strategy

HOPWA Housing and Long-Term Rental Subsidies and Supportive Services



Performance Measure

Individuals living with HIV receiving subsidies and vouchers

FY 24-25 Goal	Actual	% of Goal
176	165	94%

Strategy

HOPWA Housing and Long-Term Rental Subsidies and Supportive Services



Performance Measure

Individuals receiving acuity-based assessments for housing placements

FY 24-25 Goal	Actual	% of Goal
150	262	175%

Investment Area

Anti-Displacement

Strategy

Immigration and Family Law
Legal Services



Performance Measure

Individuals receiving legal
representation

FY 24-25 Goal	Actual	% of Goal
2,829	2,848	139%

Strategy

Convening and Collaboration



Performance Measure

Residents engaged in opportunities for
neighborhood involvement

FY 24-25 Goal	Actual	% of Goal
8,000	14,256	178%

Strategy

Convening and Collaboration



Performance Measure

Cultural events, arts, cultural activities,
and public place keeping projects
completed by Cultural Districts

FY 24-25 Goal	Actual	% of Goal
30	56	187%

Strategy

Convening and Collaboration



Performance Measure

Activities or projects completed that
sustained a neighborhood's art, culture,
tradition, way of life, history or overall
ecosystem by Cultural Districts

FY 24-25 Goal	Actual	% of Goal
30	114	380%

Strategy

Convening and Collaboration



Performance Measure

Projects completed that address
stabilization and economic
growth needs in communities and
neighborhoods by Cultural Districts

FY 24-25 Goal	Actual	% of Goal
588	562	96%

Investment Area

Economic Self-Sufficiency

Strategy

Consumer Law, Employment
Law, and Benefits Advocacy Services



Performance Measure

Individuals receiving legal
representation

FY 24-25 Goal	Actual	% of Goal
824	985	120%

Strategy

Community-Based Services



Performance Measure

Individuals receiving case management
as an element of service connection

FY 24-25 Goal	Actual	% of Goal
926	1,423	154%

Strategy

Community-Based Services



Performance Measure

Individuals who complete at least 50%
of the goals from case management
plan

FY 24-25 Goal	Actual	% of Goal
642	823	128%

Strategy

Community-Based Services



Performance Measure

Individuals trained in academic,
workplace and life skills

FY 24-25 Goal	Actual	% of Goal
2,085	2,498	120%

Strategy

Financial Capability Services



Performance Measure

Individuals receiving credit counseling
and repair services

FY 24-25 Goal	Actual	% of Goal
944	1,189	126%

Strategy

Financial Capability Services



Performance Measure

Individuals provided with financial
counseling, education, and coaching

FY 24-25 Goal	Actual	% of Goal
800	1,188	149%

TABLE 15. COMMUNITY DEVELOPMENT GRANTEES

- 3rd Street Youth Center & Clinic
- AIDS Legal Referral Panel of the SF Bay Area
- APA Family Support Services
- Asian and Pacific Islander Wellness Center, Inc. (dba San Francisco Community Health Center)
- Asian Law Caucus
- Asian Pacific American Community Center
- Asian Women’s Shelter
- ASIAN, Inc.
- Asociacion Mayab
- Bay Area Community Resources, Inc.
- Bay Area Legal Aid
- Bayview Hunters Point Center for the Arts and Technology (dba BAYCAT)
- Bayview Hunters Point Multipurpose Senior Services, Inc.
- Bernal Heights Neighborhood Center
- Booker T. Washington Community Service Center
- Boys & Girls Clubs of San Francisco
- BRIDGE Regional Partners, Inc.
- Catholic Charities CYO of the Archdiocese of San Francisco
- Causa Justa :: Just Cause
- Center for Empowered Politics Education Fund, fiscal sponsor of the California Domestic Workers Coalition
- Center for Immigrant Protection dba The LGBT Asylum Project
- Center for Immigrant Protection dba The LGBT Asylum Project, fiscal sponsor of Parivar Bay Area
- Centers for Equity and Success, Inc.
- Central American Resource Center - CARECEN - of Northern California
- Chinatown Community Development Center, Inc.
- Chinese Newcomers Service Center
- Chinese Progressive Association, Inc., fiscal sponsor of Excelsior Works!
- Coleman Children and Youth Services
- Collective Impact, DBA Mo’ Magic
- Community Awareness Resources Entity
- Community Forward SF, Inc.
- Community Initiatives, fiscal sponsor of El/La Para TransLatinas
- Community Vision Capital & Consulting
- Community Youth Center of San Francisco
- Consumer Credit Counseling Service of San Francisco dba BALANCE
- Corporation for Supportive Housing
- County of San Mateo
- Donaldina Cameron House
- En2action, Inc
- Episcopal Community Services of San Francisco
- Eviction Defense Collaborative, Inc.
- Family Connections Centers (Fiscal Sponsor to Portola Neighborhood Association)
- Filipino Community Development Corporation (FCDC)
- Filipino-American Development Foundation
- Filipino-American Development Foundation, fiscal sponsor of Filipino Community Center
- Filipino-American Development Foundation, fiscal sponsor of Pin@y Educational Partnerships (PEP)
- Filipino-American Development Foundation, fiscal sponsor of SoMa Pilipinas
- Filipino-American Development Foundation, fiscal sponsor South of Market Community Action Network
- Five Keys Schools and Programs
- FOTC - SF Bay Area
- Freedom West Homes Corporation
- Front Porch Communities Foundation
- Good Samaritan Family Resource Center of San Francisco
- Goodwill of the San Francisco Bay
- Gum Moon Residence Hall
- Homeless Children’s Network
- Homeless Prenatal Program, Inc.
- Homeownership San Francisco
- Homies Organizing the Mission to Empower Youth (HOMEY)
- Housing and Economic Rights Advocates
- Housing Rights Committee of San Francisco, Inc.
- Huckleberry Youth Programs, Inc.
- International Indian Treaty Council
- Intersection, fiscal sponsor of The American Indian Cultural Center of San Francisco
- Japanese Community Youth Council, fiscal sponsor of Japantown Cultural District
- Kaboom!
- Kultivate Labs
- La Raza Centro Legal, San Francisco
- La Raza Community Resource Center, Inc.
- Larkin Street Youth Services
- Lavender Youth Recreation and Information Center, Inc.
- Legal Assistance to the Elderly, Inc.
- Legal Services For Children, Inc.
- LightHouse for the Blind and Visually Impaired
- Lower Polk Community Benefit District
- Lower Polk Community Benefit District, fiscal sponsor of the San Francisco Apartment Association
- Lyon-Martin Community Health Services
- Maitri Compassionate Care
- Mercy Housing California
- Mercy Housing California XVII, A California Limited Partnership
- Miss Major and Alexander L. Lee’s TGIJP
- Mission Action, Inc.
- Mission Asset Fund
- Mission Economic Development Agency
- Mission Housing Development Corporation
- Mission Language and Vocational School
- Mission Neighborhood Centers, Inc.
- MyPath
- Native American Health Center, Inc.
- Nihonmachi Legal Outreach (dba Asian Pacific Islander Legal Outreach)
- Northeast Community Federal Credit Union
- One Treasure Island
- Open Door Legal
- Openhouse
- Parents for Public Schools of San Francisco
- Pomeroy Recreation and Rehabilitation Center
- Potrero Hill Neighborhood House
- PRC
- Public Health Foundation Enterprises, Inc. (dba Heluna Health), fiscal sponsor of SisterWeb
- Rafiki Coalition for Health and Wellness

COMMUNITY DEVELOPMENT GRANTEES (CONT.)

- Rebuilding Together San Francisco
- Richmond District Neighborhood Center, Inc.
- Safe & Sound
- Samoan Community Development Center, Inc.
- San Francisco African American Arts and Cultural District
- San Francisco Community Empowerment and Support Group, Inc.
- San Francisco Housing Development Corporation
- San Francisco Housing Development Corporation, fiscal sponsor of Dev Mission
- San Francisco Study Center, Incorporated, fiscal sponsor of American Indian Cultural District
- San Francisco Study Center, Incorporated, fiscal sponsor of AND Architecture + Community Planning
- San Francisco Study Center, Incorporated, fiscal sponsor of Black Women Revolt Against Domestic Violence
- San Francisco Study Center, Incorporated, fiscal sponsor of Calle 24 Latino Cultural District
- San Francisco Study Center, Incorporated, fiscal sponsor of the Bill Sorro Housing Program
- San Francisco Women's Centers
- Self-Help for the Elderly
- SF CLOUT
- Shanti Project
- SOMArts, fiscal sponsor of Leather and LGBTQ Cultural District
- Southeast Asian Development Center
- Sunset District Community Development (dba Sunset Youth Services)
- Swords to Plowshares: Veterans Rights Organization
- Tabernacle Community Development Corporation
- Tabernacle Community Development Corporation, fiscal sponsor of FRH Consulting LLC
- Tenderloin Housing Clinic, Inc.
- Tenderloin Neighborhood Development Corporation
- The African Advocacy Network
- The African American Art & Culture Complex
- The Arc San Francisco
- The Bar Association of San Francisco
- The Friendship House Association of American Indians
- The Justice and Diversity Center of the Bar Association of San Francisco
- The Justice and Diversity Center of the Bar Association of San Francisco, fiscal sponsor of the Cooperative Restraining Order Clinic
- The Regents of the University of California, on behalf of its San Francisco campus
- The San Francisco Chapter of the A. Phillip Randolph Institute
- The San Francisco Lesbian Gay Bisexual Transgender Community Center
- The San Francisco Lesbian Gay Bisexual Transgender Community Center, fiscal sponsor of Castro LGBTQ Cultural District
- The Southeast Asian Community Center
- The Tides Center, fiscal sponsor of the Arab Resource and Organizing Center
- The Transgender Advocates For Justice and Accountability Coalition
- The Transgender District Company
- United Playaz, Inc.
- United Way of the Bay Area
- Wah Mei School
- Wah Mei School, fiscal sponsor of Sunset Chinese Cultural District
- West Bay Pilipino Multi-Services, Inc.
- Westside Community Mental Health Center
- Without Walls Community Development Corporation
- Wu Yee Children's Services
- Young Community Developers
- Young Community Developers, fiscal sponsor of Black Women Revolt Against Domestic Violence
- Young Men's Christian Association of San Francisco (Bayview Branch)
- Young Men's Christian Association of San Francisco (Chinatown Branch)
- Young Men's Christian Association of San Francisco (Urban Services Branch)

TABLE 16. LOANS UNDER DELEGATED AUTHORITY

FY 2024-25 Loans Under Delegated Authority							
Project	Project Type	Agreement Date	Funding Source	Funded Amount	Repayment Mechanism or Interest Type	Rate	Term
Predevelopment	750 Golden Gate	7/2/2024	Housing Trust Fund; Affordable Housing Inclusionary	\$3,000,000	Residual Receipts	3%	57 yrs
Small Sites	528 Natoma	7/2/2024	PASS and SSP Soft Debt	\$3,237,000	Amortizing, Residual Receipts, Deferred	0.96-3.87%	40yrs
Homeownership	SHRP	7/9/2024	General Fund	\$53,161	Forgivable	N/A	3
Homeownership	SHRP	7/18/2024	General Fund	\$34,705	Forgivable	N/A	3
Homeownership	DKDALP	7/19/2024	General Fund	\$474,000	Shared Appreciation	45%	Until Sale
Homeownership	WBG	7/19/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	BMR DALP	7/22/2024	CalHome Mortgage Assistance	\$61,000	Shared Appreciation	17%	30
Homeownership	BMR DALP	7/23/2024	CalHome Mortgage Assistance	\$59,000	Shared Appreciation	13%	30
Small Sites	2198 Cayuga	8/6/2024	Housing Stability Fund	\$3,525,000	Residual Receipts	3%	40 yrs
Homeownership	FRDALP	8/14/2024	Housing Trust Fund	\$416,000	Shared Appreciation	36%	Until Sale
Homeownership	DKDALP	8/15/2024	General Fund	\$337,600	Shared Appreciation	46%	Until Sale
Homeownership	WBG	8/15/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DALP	8/16/2024	Housing Trust Fund	\$388,000	Shared Appreciation	52%	Until Sale
Predevelopment	1515 SVN	8/19/2024	2015 GO Bond, Affordable Housing Fund Inclusionary	\$3,180,991	Residual Receipts	3%	57yrs
Acquisition	772 + 758 Pacific	8/20/2024	CDBG, HTF	\$3,067,731	forgivable	0%	5yrs
Homeownership	DALP	8/23/2024	Housing Trust Fund	\$500,000	Shared Appreciation	51%	Until Sale
Homeownership	DALP	8/23/2024	Housing Trust Fund	\$304,000	Shared Appreciation	40%	Until Sale
Predevelopment	2205 Mission	8/27/2024	Certificates of Participation	\$2,749,078	forgivable	0%	3 yrs
Preservation	2425 Post Street	8/27/2024	ERAF, Housing Stability Fund	\$3,326,000	Residual Receipts	3%	55 yrs
Homeownership	BMR DALP	8/30/2024	1996 GO Bond	\$88,000	Shared Appreciation	17%	30
Homeownership	SHRP	8/30/2024	General Fund	\$42,715	Forgivable	N/A	3
Homeownership	HELP	9/4/2024	Housing Trust Fund	\$36,015	Shared Appreciation	0.11	30
Homeownership	DKDALP	9/6/2024	General Fund	\$333,500	Shared Appreciation	48%	Until Sale
Homeownership	WBG	9/6/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DALP	9/16/2024	2015 GO Bond & 2019 GO Bond	\$490,000	Shared Appreciation	48%	Until Sale
Homeownership	DKDALP	9/20/2024	General Fund	\$374,000	Shared Appreciation	47%	Until Sale
Homeownership	WBG	9/20/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DKDALP	9/27/2024	General Fund	\$409,400	Shared Appreciation	48%	Until Sale
Homeownership	WBG	9/27/2024	General Fund	\$30,000	Forgivable	N/A	3
Predevelopment	249 Pennsylvania	9/30/2024	2023 Certificates of Participation	\$1,035,881	Deferred	3%	55 yrs

FY 2024-25 Loans Under Delegated Authority (Cont.)

Project	Project Type	Agreement Date	Funding Source	Funded Amount	Repayment Mechanism or Interest Type	Rate	Term
Homeownership	DALP	10/4/2024	2019 GO Bond	\$202,000	Shared Appreciation	17%	Until Sale
Predevelopment	1979 Mission PSH	10/7/2024	AHF, LMIHAF	\$3,500,000	Residual Receipts	3%	57yrs
Homeownership	SHRP	10/7/2024	General Fund	\$22,992	Forgivable	N/A	3
Homeownership	DKDALP	10/11/2024	General Fund	\$496,570	Shared Appreciation	43%	Until Sale
Homeownership	WBG	10/11/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	BMR DALP	10/15/2024	CalHome Mortgage Assistance	\$50,000	Shared Appreciation	13%	30
Homeownership	DKDALP	10/24/2024	General Fund	\$500,000	Shared Appreciation	42%	Until Sale
Homeownership	WBG	10/24/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DKDALP	11/4/2024	General Fund	\$270,000	Shared Appreciation	46%	Until Sale
Homeownership	WBG	11/4/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	HELP	11/4/2024	Housing Trust Fund	\$28,311	Shared Appreciation	0.04	30
Homeownership	DALP	11/5/2024	Housing Trust Fund	\$218,500	Shared Appreciation	39%	Until Sale
Homeownership	SHRP	11/6/2024	General Fund	\$37,481	Forgivable	N/A	3
Homeownership	DKDALP	11/12/2024	General Fund	\$301,000	Shared Appreciation	47%	Until Sale
Homeownership	WBG	11/12/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DALP	11/14/2024	Housing Trust Fund	\$475,000	Shared Appreciation	42%	Until Sale
Homeownership	DKDALP	11/15/2024	General Fund	\$390,000	Shared Appreciation	46%	Until Sale
Homeownership	WBG	11/15/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	EDALP	11/19/2024	2019 GO Bond	\$220,000	Shared Appreciation	29%	Until Sale
Homeownership	TND	11/19/2024	2019 GO Bond	\$40,000	Forgivable	N/A	10
Homeownership	DKDALP	11/22/2024	General Fund	\$339,275	Shared Appreciation	45%	Until Sale
Homeownership	WBG	11/22/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DKDALP	12/5/2024	General Fund	\$498,750	Shared Appreciation	38%	Until Sale
Homeownership	DKDALP	12/5/2024	General Fund	\$311,560	Shared Appreciation	28%	Until Sale
Homeownership	WBG	12/5/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	WBG	12/5/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	HELP	12/5/2024	Housing Trust Fund	\$35,559	Shared Appreciation	0.05	30
Homeownership	DKDALP	12/6/2024	General Fund	\$431,730	Shared Appreciation	47%	Until Sale
Homeownership	WBG	12/6/2024	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	DKDALP	12/12/2024	General Fund	\$261,400	Shared Appreciation	42%	Until Sale
Homeownership	WBG	12/12/2024	General Fund	\$30,000	Forgivable	N/A	3

FY 2024-25 Loans Under Delegated Authority (Cont.)

Project	Project Type	Agreement Date	Funding Source	Funded Amount	Repayment Mechanism or Interest Type	Rate	Term
Homeownership	SHRP	12/23/2024	General Fund	\$33,505	Forgivable	N/A	3
Homeownership	HELP	1/28/2025	Housing Trust Fund	\$23,007	Shared Appreciation	0.07	30
Homeownership	BMR DALP	1/30/2025	CalHome Mortgage Assistance	\$64,000	Shared Appreciation	18%	30
Predevelopment	1979 Mission Family	1/31/2025	Affordable Housing Inc Funds, Low-Mod Income Housing Asset Funds	\$3,000,000	Residual Receipts	3%	57 yrs
Homeownership	DKDALP	1/31/2025	General Fund	\$467,000	Shared Appreciation	36%	Until Sale
Homeownership	WBG	1/31/2025	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	TND	1/31/2025	2019 GO Bond	\$40,000	Forgivable	N/A	10
Homeownership	DKDALP	2/13/2025	General Fund	\$496,000	Shared Appreciation	47%	Until Sale
Homeownership	WBG	2/13/2025	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	CSLP	2/19/2025	1996 GO Bond	\$123,000	Shared Appreciation	17%	Until Sale
Homeownership	CSLP	2/24/2025	City Second	\$116,000	Shared Appreciation	20%	Until Sale
Homeownership	CSLP	2/28/2025	1996 Go Bond	\$335,500	Shared Appreciation	48%	Until Sale
Preservation	1135-1175 Ellis	3/7/2025	CDBG, CPMC, Housing Trust Fund	\$4,158,967	Residual Receipts	2175%	55yrs
Predevelopment	Balboa Reservoir Bldg E	3/18/2025	CPMC	\$1,000,000	Residual Receipts	3%	57yrs
Preservation	421 Leavenworth St (Sierra Madre)	3/23/2025	CDBG	\$2,804,437	Residual Receipts	482%	55 yrs
Preservation	125 6th (The Rose)	3/24/2025	CPMC, 2023 COP	\$4,550,000	Residual Receipts	3%	55yrs
Homeownership	DALP	3/28/2025	Housing Trust Fund	\$461,775	Shared Appreciation	47%	Until Sale
Homeownership	CSLP	3/28/2025	City Second	\$282,000	Shared Appreciation	35%	Until Sale
Homeownership	BMR DALP	3/28/2025	CalHome Mortgage Assistance	\$51,000	Shared Appreciation	13%	30
Homeownership	DALP	3/31/2025	2015 GO Bond & 2019 GO Bond	\$316,000	Shared Appreciation	42%	Until Sale
Predevelopment	2530 18th	4/15/2025	Our City Our Home	\$2,000,000	Deferred	3%	5 yrs
Preservation	160 Eddy St (William Penn Hotel)	4/15/2025	CDBG, CHRP, CPMC	\$3,958,725	Residual Receipts	3%	55yrs
Homeownership	CSLP	4/15/2025	1996 GO Bond	\$297,000	Shared Appreciation	47%	Until Sale
Homeownership	SHRP	4/16/2025	General Fund	\$22,135	Forgivable	N/A	3
Homeownership	BMR DALP	4/18/2025	CalHome Mortgage Assistance	\$96,109	Shared Appreciation	20%	30
Homeownership	TND	4/18/2025	Housing Trust Fund	\$20,000	Forgivable	N/A	10
Construction	850 Turk	4/25/2025	Housing Trust Fund, Van Ness Special Use District, Market & Octavia Program Funds	\$6,317,000	Residual Receipts	0%	57 yrs
Preservation	172-180 6th St (The Dudley)	4/25/2025	CPMC, HTF	\$2,942,275	Residual Receipts	3%	55 yrs

FY 2024-25 Loans Under Delegated Authority (Cont.)

Project	Project Type	Agreement Date	Funding Source	Funded Amount	Repayment Mechanism or Interest Type	Rate	Term
Small Sites	3554 17th (Hazel Betsey), 1652 Eddy (Positive March), 195 Woolsey (195 Woolsey) = Bernal Bundle	4/25/2025	PASS MR, PASS BMR, PASS Def, HTF ENP, General Funds ENP and 2023 COP	\$4,911,000	Residual, Deferred, Amortization		42 and 55 yrs
Preservation	Alice Griffith (Phase 1, 2 and 3A)	4/30/2025	Housing Trust Fund	\$500,000	Residual Receipts	3%	57yrs
Homeownership	CSLP	5/1/2025	1996 GO Bond	\$357,000	Shared Appreciation	39%	Until Sale
Homeownership	CSLP	5/5/2025	City Second	\$398,400	Shared Appreciation	42%	Until Sale
Predevelopment	Sunnydale Block 3A (Commercial)	5/9/2025	General Fund	\$499,000	Residual Receipts	3%	57yr
Homeownership	DALP	5/14/2025	Housing Trust Fund	\$75,000	Shared Appreciation	10%	Until Sale
Homeownership	CSLP	5/16/2025	1996 GO Bond	\$391,000	Shared Appreciation	48%	Until Sale
Homeownership	DALP	5/27/2025	Housing Trust Fund	\$193,000	Shared Appreciation	40%	Until Sale
Homeownership	HELP	6/13/2025	Housing Trust Fund	\$38,150	Shared Appreciation	0.09	30
Homeownership	TND	6/13/2025	Housing Trust Fund	\$20,000	Forgivable	N/A	10
Homeownership	DKDALP	6/18/2025	General Fund	\$482,600	Shared Appreciation	48%	Until Sale
Homeownership	WBG	6/18/2025	General Fund	\$30,000	Forgivable	N/A	3
Homeownership	BMR DALP	6/18/2025	1996 GO Bond	\$51,000	Shared Appreciation	14%	30
Homeownership	BMR DALP	6/18/2025	CalHome Mortgage Assistance	\$85,830	Shared Appreciation	20%	30
Predevelopment	Balboa Reservoir Infrastructure	6/20/2025	IIG	\$5,000,000	None	5%	10
Homeownership	LIT	6/25/2025	Legacy in Town	\$38,000	Forgivable	N/A	10
Homeownership	BMR DALP	6/26/2025	1996 GO Bond	\$98,000	Shared Appreciation	18%	30
Homeownership	BMR DALP	6/27/2025	CalHome Mortgage Assistance	\$79,152	Shared Appreciation	20%	30
Homeownership	LIT	6/30/2025	Legacy in Town	\$38,000	Forgivable	N/A	10