Permanent Supportive Housing Pipeline and MOHCD Introduction
February 2020

Mayor’s Office of Housing and Community Development

February 11, 2020

CITY AND COUNTY OF
SAN FRANCISCO
MAYOR LONDON N. BREED
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, Existing Affordable Homes
- **Protect**: Vulnerable Residents and Communities
- **Empower**: Communities + Neighborhoods, People Seeking Housing
Our Investment: Fiscal Year 2018-19*

MOHCD FY18-19 CATEGORIES OF EXPENDITURES

- Multifamily Housing Grants & Loans: 56%
- Grants to Nonprofit Organizations: 22%
- Homeowner Loans: 4%
- Salaries & Fringe: 5%
- Services of Other Departments: 2%
- Debt Service & Issuance: 2%
- Rental Assistance: 1%
- Departmental Non-Personnel: 1%
- Purchase & Maintenance of Property: 4%
- LOSP Program: 3%

Total expenditures = $271,399,447

* July 2018 – June 2019
Our Impact – Affordable Housing

Production Statistics:

On track to exceed 2014 goal to create or preserve **10,000 affordable homes by 2020**

- 8,181 completed (as of June 2019)
- Approximately 10,200 total affordable homes expected to be complete by end of 2020

**25,278 affordable homes total** in MOHCD’s portfolio (as of December 2018).
Production Statistics:

Since 2004, MOHCD has developed permanent supportive housing (PSH) to help address homelessness in San Francisco

- **3,333** PSH units in MOHCD’s portfolio (as of December 2018)

- Approximately **2,500** PSH units in MOHCD’s affordable housing pipeline (as of March 2019)
Examples of PSH Developed in SF

The Coronet, District 1
Zygmunt Arendt House, District 5
Bayview Hill Gardens, District 10
Our Impact – Community Services

34,104 individuals received community development and housing services in FY 2018-19, including:

- 4,207 assisted in accessing housing, including preparing successful rental application
- 529 with HIV/AIDS were more stably housed
- 1,731 received financial counseling, education and coaching
- 3,040 received homeownership pre-purchase education and counseling
- 254 new homeowners created
Our Impact – Community Services

(continued)

- **2,199** received legal representation in eviction cases
- **644** evictions were prevented
- **2,113** received legal representation in non-eviction cases, including immigration and other civil areas
- **1,525** received case management as an element of service connection
- **3,815** received training in life skills, academic skills, ESL and workplace readiness
Housing Need – Applications

Through the DAHLIA Housing Portal, MOHCD has received the following applications (as of December 2019):

- **378,126** applications for rental housing
  (since rental application launch in November 2016)

- **1,636** applications for ownership units
  (since ownership application launch in September 2018)
PSH NOFAs, RFQs and RFPs

- Since 2006, most MOHCD NOFAs include a PSH set aside of 20% - 50% of units

- We also issue 100% PSH NOFAs, RFQs and RFPs

- Developer selections are planned with the Department of Homelessness and Supportive Housing (HSH) to address PSH targets under the Strategic Plan

- Target populations include Adults, Seniors, Families, Transition Age Youth and MHSA / NPLH
MOHCD’s LOSP Portfolio

• Local Operating Subsidy Program (LOSP) was created in 2006 as key strategy to build PSH units under the 10 Year Plan to End Chronic Homelessness

• Residents pay 30% of income toward rent and the subsidy provides the remainder of funding needed to operate the units

• Other PSH units are supported through Continuum of Care, MHSA and PBV subsidies

• Currently there are around 1,300 LOSP units, budgeted at around $9.6 million in General Fund dollars for LOSP and additional General Fund dollars for services

• Applicants are referred through Coordinated Entry
What’s Next for MOHCD?

Approximately 11,000 affordable homes in the pipeline (4,200+ are fully funded and in construction or soon to start construction.)

$600 Million Affordable Housing Bond passed on November 2019 ballot. Will help create approximately 2,800 new affordable homes to serve a wide range of households (e.g., low-income, senior, public housing, educator, middle-income).
What’s Next Map

Pipeline of Affordable Housing Developments

This map shows the entire MOHCD- and OCHI-sponsored affordable housing development pipeline without regards to available funding or scheduling. There are 10,833 total affordable units across 123 developments as of December 20, 2016.

Number of Affordable Units

- 0 - 35
- 36 - 80
- 81 - 115
- 116 - 175
- 176 - 274

Lead Agency

- MOHCD
- OCHI

Housing Type

- Family Housing (4,948 units)
- Senior Housing (1,174 units)
- TAY Housing (554 units)
- Supportive Housing (4,488 units)*

Percent Extremely Low Income

- 12% - 15%
- 16% - 19%
- 20% - 24%
- 25% - 32%
- 33% - 38%

*Supportive Housing includes Family, Supportive Housing, Senior Housing, and TAY Housing.
MOHCD PSH Pipeline

• Including PSH units initially leased since Summer 2017, around 1,700 PSH Units in Pipeline
  – 590 or 35% targeted to families
  – 1,000 or 60% targeted to adults
  – 96 or 5% targeted to Transition Age Youth
  – MOHCD coordinates with HSH from NOFA stage, continuing with project planning, Loan Committee approvals, lease up and project operations
Look for These PSH Sites Currently Under Construction Around SF

• 735 Davis - 53 units, 15 PSH units for seniors

• 1950 Mission – 157 units, 40 PSH units for families

• 2060 Folsom – 127 units, 27 PSH units for TAY

• 3001 24th - 45 PSH units for seniors
Upcoming PSH Projects Starting Construction bet. 2020-2022

- **1064 Mission** – 153 PSH units for adults and 103 PSH units for seniors; includes 127 units targeted to No Place Like Home (NPLH) population
- **Maceo May on TI** – 104 PSH units for veterans
- **681 Florida** – 130 units, including 39 PSH units for families
- **Mission Bay South 9 and 53 Colton** – ~250 PSH units for adults from OCII and OEWD/private developer
- **78 Haight Street (Parcel U)** – 63 units, incl. 32 TAY units
- **180 Jones** – 72 studio units, including 36 PSH units
- **600 7th Street** – 179 units including 100 PSH studio/adult units and 20 PSH family units
- **730 Stanyan Street** – 120 family units, incl. ~40 PSH units
- **266 4th Street** – 70 units, incl ~ 34 PSH units
For more information on Pipeline

Go to DataSF

Data sets on Affordable Housing Portfolio and Pipeline that are updated quarterly

https://data.sfgov.org/Housing-and-Buildings/Affordable-Housing-Pipeline

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Stay Connected

- Find and apply for affordable housing on the DAHLIA SF Housing Portal: housing.sfgov.org
- More info and resources available on MOHCD’s website: sfmohcd.org
- Follow us on Facebook, Instagram + Twitter: @sfmohcd