

Goals of Housing Pipeline Analysis

- Put all affordable housing commitments (MOHCD) on one page
- Complete HOPE SF and RAD
- Ensure an ongoing pipeline of affordable housing production
- Identify and Solve for any funding gaps

Revenues

- Assumes:
 - Growth in HTF annually per charter
 - Issue additional COPs for HOPE SF
 - Create IFD to leverage increment at Potrero and Sunnydale
 - Earlier years of projection for impact fees more certain than later years

20 year MOHCD Pipeline (2015 - 2035)

Uses	\$ (millions)	Units Produced / Preserved
Affordable Pipeline	\$ 944	3,598
SF Housing Authority	\$ 111	3,561
HOPE SF	\$ 604	2,034
Neighborhood Stabilization	\$ 113	656
Public Sites	\$ 31	100
Totals	\$ 1,803	9,949

- \$1.8 billion dollars in City resources over the next 20 years for affordable housing production and preservation

What do we accomplish with this pipeline?

- 10,000 low-income units by 2020
- HOPE SF fully funded and completed by 2035
 - Potrero complete FY 27-28
 - Sunnydale complete FY 34-35
- SF Housing Authority stabilized for 30 years
- New Neighborhood Stabilization and Public Sites Programs
- Continued new production pipeline including site acquisition and construction of 1-3 new low-income per year after FY18-19
- 20% of Affordable Pipeline units set aside for homeless

Additional Affordable Housing Projected to meet 2020 Goals

Additional Affordable Units Projected Through FY 20-21

Uses	\$ (millions)	Units Produced or Preserved
Inclusionary/BMR Units	N/A	1,489
Naturally Affordable Units	N/A	800
OCII Investments	N/A	1,701
Additional Down Payment Assistance	N/A	500

Totals

4,490

Pipeline Gaps / Opportunities

- Middle Income
- Sunnydale not complete for 20 years
- Continued demand for more affordable production and preservation
- Other?

\$250 Million G.O. Bond for Housing in 2015

Uses	\$ (millions)
Accelerate HOPE SF	\$ 80
Middle Income	\$ 80
Neighborhood Stabilization/Low Income	\$ 80
Additional Down Payment Assistance	\$ 10
<i>Totals</i>	\$ 250