



# San Francisco's Affordable Housing for Families & Housing Trust Fund

P r e s e n t a t i o n   B y :

M A Y O R ' S   O F F I C E   O F   H O U S I N G

CITY AND COUNTY OF  
**SAN FRANCISCO**



# AGENDA

- MOH Overview
- Housing Trust Fund
- Affordable Housing Pipeline  
Overview with focus on family  
housing



# MOH Overview

**The Mayor's Office of Housing (MOH) is the housing finance agency of the City, using federal and local funds to create and preserve affordable housing.**

- Federal – HOME, CDBG
- Local – Hotel Tax, Jobs Housing Linkage Fees, Inclusionary Housing Fees
- Local – Housing Trust Fund starting July 2013 for 30 years

**Redevelopment Agencies were eliminated in Feb. 2012 ending around \$50 million annual investment in affordable housing**

- MOH inherited SFRA's pipeline of units and funding gaps
- With SFRA's affordable housing projects, MOH's Pipeline has grown to over 8,000 units
- Negotiations are ongoing with the State Department of Finance regarding funding of existing obligations of former SFRA projects



# MOH PROGRAMS

## Affordable Rental Development & Preservation

### City Housing Plans and Initiatives\*:

- 2010-2015 Consolidated Plan
- San Francisco 10 Year Plan to Abolish Chronic Homelessness
- HOPE SF
- Transition Age Youth Housing Plan
- Continuum of Care
- Redevelopment Area Plans

\* Partial List



# Housing Trust Fund

**Passage of the Housing Trust Fund Charter Amendment was critical to continuing the development of this robust pipeline. The Housing Trust Fund will play a critical role to fund:**

- Completion of 3,000 units for chronically homeless in 10 Year Plan (including 325 units for families)
- Completion of 400 units for homeless Transition Age Youth
- Acquisition & Rehab of buildings to preserve them as permanent affordable housing
- Continued implementation of HOPE SF to revitalize public housing
- Acquisition, predevelopment and construction of new affordable housing for diverse target populations



# Housing Trust Fund

It is a general fund allocation that starts at \$20 million in Year 1 and is projected to grow to \$50.8 million in Year 12

\$1.2 billion will be directed toward affordable housing over the 30 year term

1. Long term source of funding for affordable rental housing production for low income households.
2. Expand and fund new homeownership and housing stabilization programs for S.F.'s low and moderate income households.
3. Stimulate production of moderate income BMR and market rate housing by reducing residential production costs associated with the City's inclusionary housing program.



# Housing Trust Fund

- Will be awarded based on typical Notices of Funding Availability (NOFAs) and Requests for Proposals (RFPs)
- Funding Requests will be reviewed by the Citywide Affordable Housing Committee – recommendation to Mayor
- Prioritization of HTF funding, along with other local and federal sources, will be included as part of the City's 5 Year Consolidated Plan process.
  - Hearings on Housing Needs for the next 5 Year Con Plan update will begin in Summer 2014; Draft out Spring 2015



# Affordable Housing Pipeline

- MOH's current pipeline has grown to over 8,000 units
- Target populations include Homeless, Transition Age Youth, Seniors, Families, Disabled, Moderate Income Homeownership and Public Housing Replacement
- Housing to benefit Low and Moderate Income Families include:
  - Low Income Rental Units for Families, including supportive housing
  - Moderate Income Homeownership
  - Public Housing Replacement
- Of the 700 units of new construction projects currently under or completing construction, 41% are targeted to families
  - Low Income Families - 210 units (30%)
  - Public Housing Replacement - 80 Units (11%)





# Affordable Housing Pipeline

- Family Units make up 70% of the new construction units in the pipeline, with 5,302 units planned to be built over the next 20 years
  - Affordable Rental Units at 50% Area Median Income and below – 2,848 or 38%
  - Permanent Supportive Housing Units targeted to Homeless Families at 20% Area Median Income and below – 160 units or 2%
  - Moderate Income Homeownership – 329 units or 4%
  - Public Housing Replacement Units in HOPE SF program – 1,965 units or 26%

TOTAL Family Units in New Construction Pipeline: 5,302 or 70%
- Moderate Income and First Time Homebuyer Units
  - Moderate income and ownership units are produced through the City's BMR program
  - MOH has first time homebuyer assistance for moderate income households



# 474 Natoma

60 units of affordable family housing under construction  
to be completed in 2014



# 1075 Le Conte

72 units for homeless families and TAY under construction  
to be completed in Fall 2013



# 1180 4<sup>th</sup> Street

150 units of family housing in Mission Bay including  
25 units for homeless families  
under construction to be completed in Fall 2014





# Hunter's View Phase I

First phase of Hunters View HOPE SF recently completed  
80 Public Housing Replacement & 26 Tax Credit units  
total of 106 units



# Upcoming Family Projects to start construction soon

Broadway Sansome (75 units) and 1100 Ocean (70 units)



# Family Housing

- The pipeline has a substantial number of affordable rental units for families at different income levels
- Housing Trust Fund and other sources will be critical to keep moving the pipeline forward
- New Family NOFA or Request for Proposals may be released in 2014
- 2015 Consolidated Planning process is an opportunity to voice the needs for family housing

