

**Mayor's Office of Housing and Community Development**

City and County of San Francisco



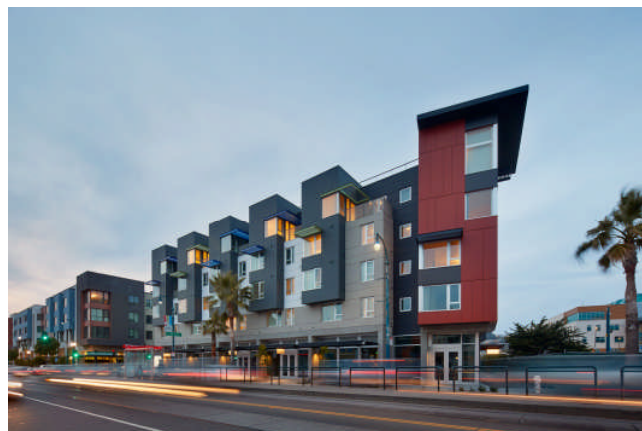
**Edwin M. Lee**

Mayor

**Olson Lee**

Director

**SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND  
COMMUNITY DEVELOPMENT  
ANNUAL PROGRESS REPORT  
FISCAL YEAR 2014-2015**





## A Message from the Mayor

San Francisco, our world-class city, is experiencing an unprecedented level of economic prosperity. As Mayor, it is my goal to ensure that all San Franciscans benefit from that prosperity in meaningful ways. In the Mayor's Office of Housing and Community Development's Annual Report, we see the challenges inherent in creating and maintaining healthy, vibrant neighborhoods across the economic spectrum as well as solutions that address those challenges. To that end, I set forth an Affordability Agenda in 2014 with an ambitious goal of constructing and rehabilitating at least 30,000 homes by 2020, of which at least one-third would be permanently affordable to low- and moderate-income families and at least half within economic reach of middle-income San Franciscans. I also articulated seven priority actions that must guide the work of MOHCD and all City Departments to achieve our goals, as follows:

- Protect residents from eviction and displacement;
- Stabilize existing, at-risk rent-controlled units;
- Create middle-income homeownership opportunities for first-time buyers;
- Revitalize and rebuild all of San Francisco's public housing;
- Build more permanently affordable housing, faster, by increasing funding and expanding public-private partnerships;
- Increase the available housing stock by continuing to build new market-rate homes, especially rental units; and
- Facilitate new construction through both process and infrastructure improvements.

In 2015, we built upon the previous year's achievements and recommitted the City's staff and resources to our shared prosperity goals. My 2015 affordability directives included:

- Development of new financial resources to help fund new and rehabilitated housing, including a historic \$310 million housing bond ballot measure and the accelerated availability of Housing Trust Fund resources;
- Curbing residential real estate speculation through initiatives like the Small Sites Program and increased funding for eviction defense;
- Expanding housing opportunities for the middle class by building on publicly-owned land and increasing down payment assistance options; and,
- Creating navigation tools for city services, especially online resources to help low-income and below-market renters find apartments they can afford.

MOHCD's Annual Progress Report details the specific implementation of our 2014-2015 affordability and prosperity goals and ongoing efforts to preserve our City's unique and treasured diversity. Examples of this work include, for example, our robust and in-progress public housing revitalization program; eviction defense actions that kept people in their homes; the launch of our Nonprofit Displacement Program to keep valued nonprofits in San Francisco; and our housing production schedule, which will bring us well over 10,000 new and rehabilitated units by 2020.

I am proud of these achievements and fully committed to doing more. Inclusive affordable housing and community development services that promote a diverse and healthy city remain integral to our unremitting efforts to keep San Francisco a place where people of all incomes, backgrounds, and aspirations find opportunity and thrive. We thank our many partners in these efforts, and look forward with dedication to new and greater successes.

Edwin M. Lee  
Mayor of San Francisco

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# Mayor's Office of Housing and Community Development

City and County of San Francisco



**Edwin M. Lee**

Mayor

**Olson Lee**

Director

## Message from Olson Lee

### Director, Mayor's Office of Housing and Community Development

The Mayor's Office of Housing and Community Development (MOHCD) coordinates the City's housing policy; provides financing for the development, rehabilitation, and purchase of affordable housing in San Francisco, and works to strengthen the social, physical, and economic infrastructure of San Francisco's low-income neighborhoods and communities in need.

MOHCD is organized into two divisions – Housing and Community Development.

The **Housing Division** provides financing for the development, rehabilitation and purchase of affordable housing in San Francisco. Specifically the **Housing Division**:

- Guides and coordinates the City's housing policy
- Administers a variety of financing programs
  - To help finance affordable housing development by non-profit and for-profit developers
  - To provide financial and educational assistance to first-time homebuyers
  - To finance housing rehabilitation costs for low-income homeowners
- Monitors the long-term affordability and physical viability of the City's stock of affordable housing under MOHCD's jurisdiction in accordance with Federal and local requirements.

The **Community Development Division** partners with the broader San Francisco community in efforts to strengthen the social, physical and economic infrastructure of San Francisco's low-income neighborhoods and communities in need. Specifically the **Community Development Division**:

- Administers several major federal programs
  - U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program
  - Emergency Solutions Grant (ESG) program [is this going to come out if ESG goes to the Homeless Department?]
  - Housing Opportunities for Persons with AIDS (HOPWA) program

- Along with the **Housing Division**, administers the City's landmark Housing Trust Fund of 2012, which will invest \$1.5 billion in affordable housing production and housing programs over the next 30 years.

Below is a summary of MOHCD's program and funding activities and accomplishments in Fiscal Year 2014-2015.

## REVENUE & FINANCING

- Secured HUD's approval for a nationally unique financing structure, bringing on debt and equity partners that will provide over \$750 million in construction financing, nearly \$300 million in permanent loans, and over \$500 million in tax credit equity for the transformation of **3,480 public housing units** under the **Rental Assistance Demonstration (RAD) Program**;
- Introduced a ballot measure for a **\$310 million general obligation bond** to help construct and preserve affordable housing for low and moderate-income San Franciscans;
- Closed loans for **67 multifamily projects** for approximately **\$102 million** in funds;
- Issued over **\$214 million in tax-exempt bonds** that helped finance the development or preservation of **659 affordable housing units**;
- Assisted in the purchase of **81 homes for first time homebuyers** through the **Downpayment Assistance Loan Program (DALP)**;
- Closed **5 Local Operating Subsidy Program contracts** for **\$28 million** in City funding that support **128 permanent supportive housing units**.

## HOUSING PRODUCTION

- Completed construction of **145 units** of affordable housing on **surplus City property**, including **51 units for formerly homeless families and Transition Age Youth**;
- Completed construction or rehabilitation of **941 units** of affordable housing for low-income families, seniors and individuals;
- Oversaw the development of **311 new**, permanently affordable units for low- and moderate-income families constructed through the City's **Inclusionary Housing Program**;
- Commenced construction on the 1<sup>st</sup> and 2<sup>nd</sup> phases of **HOPE SF's** second site, **Alice Griffith**;
- Commenced construction on the 2<sup>nd</sup> phase of **HOPE SF's Hunters View** project, Blocks 7 and 11.

## NEIGHBORHOOD STABILIZATION

- Launched the **Small Sites Program** in July 2014 and closed 2 Small Sites Program loans, preserving 24 units as affordable housing;
- Launched the **Complete Neighborhoods Program** for improving community facilities and public spaces in neighborhoods experiencing residential growth;

- Launched the **Nonprofit Displacement Fund**, a three-year initiative in collaboration with the Northern California Community Loan Fund and the San Francisco Arts Commission;
- Introduced legislation to establish a **Neighborhood Preference** for affordable housing and expanded the Ellis Act Housing Preference to include residents impacted by Owner Move-in evictions;
- Issued **64 new Certificate of Preference (COP)** certificates and assisted 18 COP households in accessing affordable housing;
- Issued **63 Ellis Act Housing Preference (EAHP)** certificates and 32 EAHP households secured housing;
- **1,620 tenants avoided immediate eviction, 3,770 tenants were referred to attorneys, and 732 tenants received rental assistance** through eviction prevention services;
- **Saved 27 homes from foreclosure**, and provided **83 homeowners** post-purchase, default and foreclosure counseling, through the Foreclosure Counseling Program.

#### **SERVICES FOR LOW-INCOME INDIVIDUALS AND COMMUNITIES IN NEED**

- **4,970 low-income individuals** received **legal counseling and representation** to protect their rights;
- **2,105 low-income individuals** were provided by **information and referral services** by their local neighborhood and community centers;
- **1,454 low-income individuals** received **financial education** to better protect their assets and increase their economic stability;
- **1,808 homeless individuals** were provided **emergency shelter** services;
- Provided ongoing operation support to maintain **113 beds in residential community facilities for long-term chronically ill people living with HIV/AIDS**;
- **700 transitional age youth** received **life skills** and other services;
- **15 community facilities** received needed **construction and rehabilitation**.

The full Annual Progress Report is available with additional details about the accomplishments above.

To learn more about MOHCD and our programs and policies, please see our website at [www.sf-mohcd.org](http://www.sf-mohcd.org).



*This document serves as the Mayor's Office of Housing and Community Development's report on program and funding activities for Fiscal Year 2014-2015. Its purpose is to provide information and transparency regarding the production, rehabilitation, and program activities conducted by MOHCD in support of Mayor Lee's housing initiatives and the department's community development activities. The report also includes as exhibits copies of annual data reports required of MOHCD under the City's various Codes.*

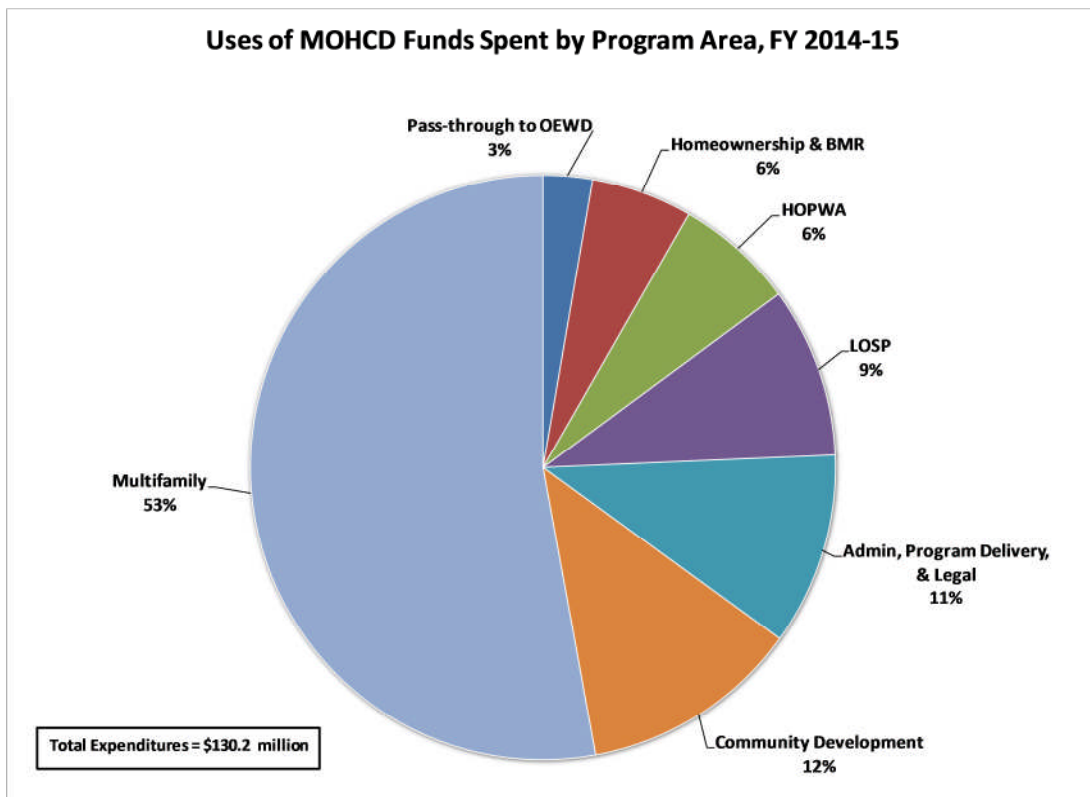
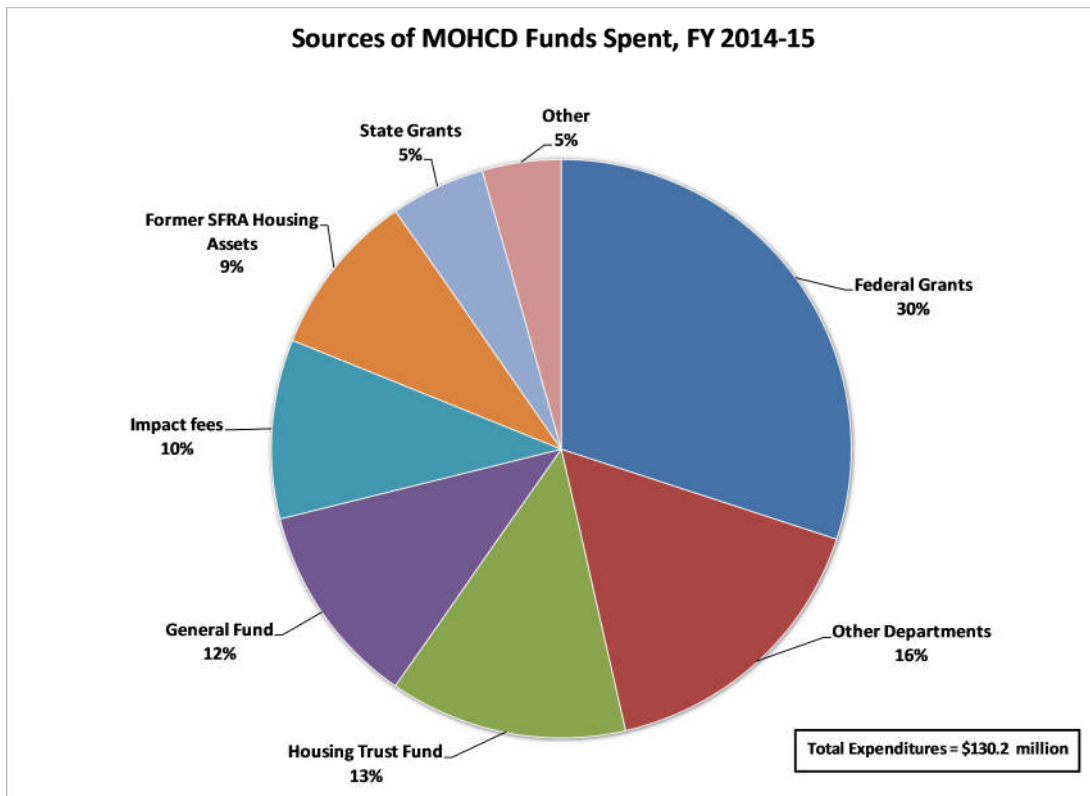
## **SECTION I: INTRODUCTION**

### ***Mayor's Office of Housing and Community Development: Mission***

The mission of the Mayor's Office of Housing and Community Development (MOHCD) is to coordinate the City's housing policy; to provide financing for the development, rehabilitation, and purchase of affordable housing in San Francisco; and to strengthen the social, physical, and economic infrastructure of San Francisco's low-income neighborhoods and communities in need.

MOHCD administers a variety of financing programs to enable the development and preservation of affordable housing, to assist low-income homeowners, and to help San Franciscans become first-time homebuyers. MOHCD is also responsible for monitoring and ensuring the long-term affordability and physical viability of the City's affordable housing stock.

MOHCD receives its funding from various sources including Federal entitlement grants from the U.S. Department of Housing and Urban Development, housing-related impact fees, and the Housing Trust Fund established with the passage of Proposition C in November 2012. A specific breakdown of the uses for the Housing Trust Fund for Fiscal Year 2014-2015 can be found on **Appendix Table 1**. Below are graphs illustrating the various sources of MOHCD's funding and how those funds are used for specific program areas.



The table below summarizes the MOHCD Affordable Housing Portfolio as of June 30, 2015.

<b>MOHCD Affordable Housing Portfolio as of June 30, 2015</b>	<b>Projects</b>	<b>Units</b>	<b>Beds</b>
<b><i>Multifamily Rental Housing</i></b> <sup>1</sup>	292	17,426	687
<b><i>Inclusionary Housing Programs</i></b>			
Rental <sup>2</sup>	57	765	
Ownership <sup>3</sup>	215	2,272	
<i>Outstanding Downpayment Assistance Loans</i>		412	
<b>Total</b>	<b>564</b>	<b>20,875</b>	<b>687</b>
1 Includes all projects that have active contracts with MOHCD, including contracts that were originally with SFRA. Types of Contracts: Ground Leases, Loan or Grant Agreements, Mortgage Revenue Bond Financing Regulatory Agreements and Participation or Disposition Agreements.			
2 Includes Planning Code Section 415 and Condo Conversion BMR			
3 Includes Planning Code Section 415, former SFRA ownership, and Condo Conversion BMR			

In addition, MOHCD administers community development programs that ensure the economic self-sufficiency of low-income San Francisco individuals and families; stabilize housing through eviction prevention, foreclosure counseling and access to housing programs; support homeless and emergency shelter programs; provide funds for community facilities rehabilitation; and offer targeted community-based organization technical assistance programs.

<b>MOHCD Performance Measure</b>	<b>2014-2015 Actual</b>
# of facilities assisted (CDBG and HOPWA)	14
# of public space improvement projects completed	0
# of individuals receiving public services through CDBG*	15,033
# of individuals receiving emergency shelter and homeless prevention services through ESG	2,662
# of individuals receiving services through HOPWA	630
# of individuals receiving services through General Fund activities	6,750
# of newly constructed low- and moderate-income rental units completed with public financial assistance	385
# of low- and moderate-income rental units rehabilitated or preserved with public financial assistance	25
# of homeownership opportunities or assistance received by first time homebuyers	259



Residents of Curran House in the Tenderloin

### ***Consolidated Plan***

MOHCD's programs and goals are further elucidated in MOHCD's *Consolidated Plan*, a five-year strategic plan that serves as a planning document for San Francisco's community development and affordable housing activities. The plan builds on a participatory process among residents, non-profit organizations, businesses and other stakeholders. The Consolidated Plan also serves as an application for federal funds under the following U.S. Department of Housing and Urban Development (HUD) formula grant programs:

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant (ESG);
- HOME Investment Partnerships (HOME); and
- Housing Opportunities or Persons With AIDS (HOPWA).

The current Consolidated Plan covers the period of July 2015 through June 2020. HUD approved the current Consolidated Plan in May 2015.

## SECTION II – DEFINING HOUSING NEEDS

San Francisco has one of the country's most expensive housing markets. The result for the City's low- and middle-income residents is often over-crowding, substandard conditions, and/or managing a heavy housing cost burden. In addition, high housing costs inhibit healthy, balanced economic growth regionally, as individuals and families seeking to live in the City and avoid long employment commutes are locked out of the local housing market.

### ***Lack of Affordability: Rental Housing***

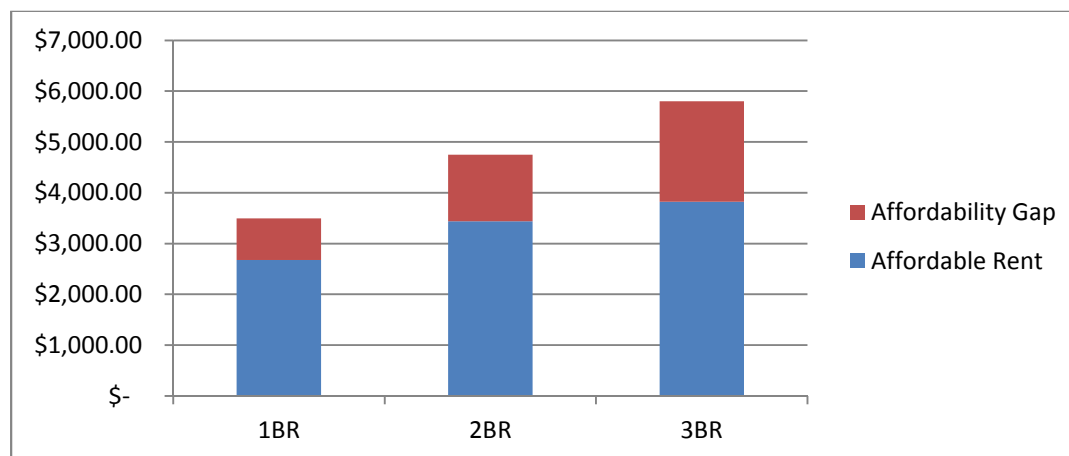
Low-income households face a significant gap between what they can afford and the price of available housing. According to HUD standards, renters earning 50% of AMI, or \$45,850 for a three-person household, should pay \$1,146 for a two-bedroom apartment, which is 30% of gross household income.<sup>1</sup> As of Q3 2015, the average San Francisco apartment rented for roughly four times that value (see table below).

The difference between an affordable rent and market-rate rent is commonly called the housing "affordability gap". The table below describes the affordable rent versus market rent for various income levels, and the affordability gap for 100% AMI. The subsequent illustration graphically represents the affordability gap at 120% AMI.

Household Size	Affordable Rent		Affordable Rent		Affordable Rent		2015 MARKET RENT (NON-RENT-CONTROLLED)*	Affordability Gap, 100% AMI
	100% AMI		120% AMI		150% AMI			
1	71,350	1,784	85,600	2,140	107,050	2,676	2,695 (studio)	(911)
2	81,500	2,038	97,800	2,445	122,250	3,056	3,495 (1BR)	(1,457)
3	91,700	2,293	110,050	2,751	137,550	3,439	4,750 (2BR)	(2,457)
4	101,900	2,548	122,300	3,058	152,850	3,821	5,800 (3BR)	(3,252)

\*Average available market-rate apartment rent, July 2015, Zumper

<sup>1</sup> "2015 Maximum Income by Household Size, Unadjusted AMI for HUD Metro Fair Market Rent Area that contains San Francisco," and "2015 Maximum Monthly Rent by Unit Type derived from the Unadjusted AMI," both available online at the MOHCD website at: <http://sf-moh.org/index.aspx?page=24> (March 6, 2015).



**Lack of Affordability: Ownership Housing**

While rental apartments are unaffordable to low-income residents, homeownership opportunities are out of reach for the vast majority of San Francisco households, including low-income, moderate-income, and above moderate-income residents. Only households earning well above 150% AMI are able to afford a typical San Francisco home. The table and graph below describe the average homeownership affordability gap facing residents of various income levels. Per HUD standards, monthly mortgage and utility costs that total 35% of household income are considered affordable.

Income Levels <sup>2</sup>	2015	
	Affordable Sales Price <sup>3,4</sup>	Affordability Gap <sup>5</sup>
150% AMI	\$620,000	(\$444,000)
120% AMI	\$479,000	(\$584,000)
100% AMI	\$385,000	(\$678,000)
<b>Median Home Value<sup>6</sup></b>	<b>\$1,119,000</b>	

Sources: Mayor’s Office of Housing, Federal Reserve Bank, San Francisco County Assessor’s Office, California HCD, Zillow, Seifel Consulting Inc.

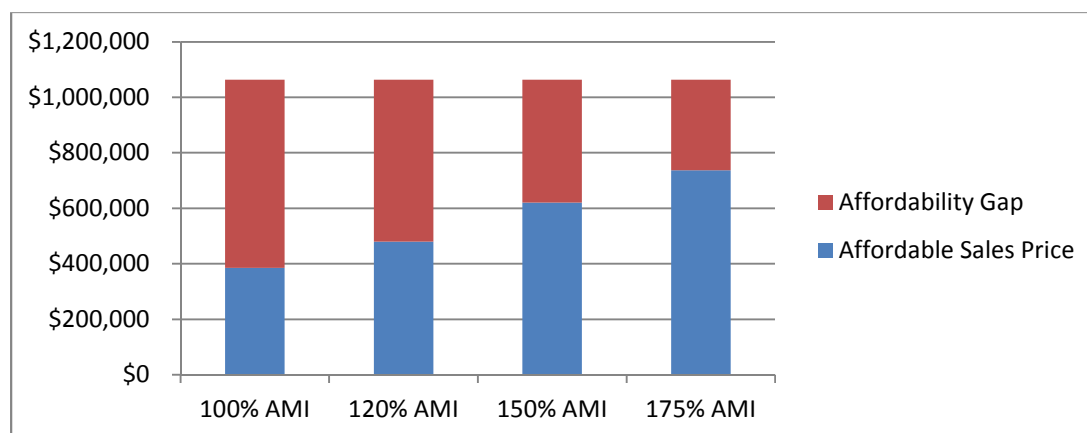
<sup>2</sup> Income categories are based on Maximum Income by Household Size published by HUD.

<sup>3</sup> Affordable sales prices and median sales prices are rounded to nearest \$1,000.

<sup>4</sup> Affordable sales price calculation assumes 33% of income is spent on housing, including taxes and insurance, a 10% downpayment, and 90% financing based on an annual average interest rate per the Federal Reserve Bank.

<sup>5</sup> Affordability gap equals affordable sales price minus median sales price for 2-bedroom unit.

<sup>6</sup> Zillow, November 2015 San Francisco Metro Report, “Current Home Value”.



San Francisco homeownership affordability gap, July 2015

### Housing Cost Burden & Over-Crowding

#### Cost-Burdened Households

HUD sets 30% as a manageable percentage of total household income devoted to housing costs. Data from the American Community Survey, 2010-2014 (which established median income for all San Franciscan households at \$78,300), reveals the high proportion of extremely low- and very low-income households that pay more than 30% of their incomes on rent.

HOUSING COSTS AS A PERCENTAGE OF INCOME	
Percent SF Households earning less than \$20,000	14.4%
Percent paying more than 30% of income on housing costs	83.0%
Percent SF Households earning between \$20,000 and \$34,999	10.0%
Percent paying more than 30% of income on housing costs	76.6%
Percent SF Households earning between \$35,000 and \$49,999	8.4%
Percent paying more than 30% of income on housing costs	63.6%
Percent SF Households earning between \$50,000 and \$74,999	12.9%
Percent paying more than 30% of income on housing costs	48.9%
Percent SF Households earning \$75,000 or more	51.1%
Percent paying more than 30% of income on housing costs	19.2%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

#### Overcrowding

The San Francisco Planning Department considers people “overcrowded” when they reside in a unit where the number of people exceeds one person per room. Many San Francisco households cope with the high cost of housing by doubling up with other families or living in small units not meant to accommodate the household’s size. According to the 2012 Census, 20,520, or 6% of all San Francisco households, were overcrowded. Of these households, 11,617 (3.4% of all households) were severely overcrowded, with more than 1.5 occupants per room. The table below further illustrates the problem.

Housing Type	Overcrowded		Severely Overcrowded	
	Count	Percentage	Count	Percentage
Owner-Occupied	5,110	4.10%	1,506	1.20%
Renter Occupied	15,410	7.20%	10,111	4.70%
All Households	20,520	6.00%	11,617	3.40%

Source: Census Bureau

### **The Need to Accommodate New Growth**

Overcrowding and excessive housing cost burdens highlight current San Franciscans' need for more affordable housing. San Francisco must also grapple with the need to accommodate the housing demands of a growing population. The Association of Bay Area Governments (ABAG) provides estimates of housing need through its Regional Housing Need Assessment (RHNA), conducted every 7 years. San Francisco's zoning code allows for even more residential development than is required by our RHNA allocation. However, due to limited funding resources and the high costs of housing development in San Francisco, the City's supply of affordable housing has not kept pace with demand. The need is particularly acute for moderate-income households, for whom there is no federal or state financing programs (such as low-income housing tax credits, which cap eligibility at 60% of AMI) that the City can leverage with its own subsidies.

The chart below outlines the RHNA targets built for 2007-2014 achieved as of December 2014 and the RHNA Allocation goals for 2015-2022.

As of 2015 Quarter 2	RHNA Allocation 2007-2014	Units Built to 2014 Q4	Percent of RHNA Goals Built and Entitled for 2007-2014	RHNA Allocation 2015-2022
<b>TOTAL UNITS</b>	<b>31,193</b>	<b>20,455</b>	<b>65.6%</b>	<b>28,869</b>
Above Moderate (>120% AMI)	12,315	13,391	108.7%	12,536
Moderate (80-120% AMI)	6,754	1,283	19.0%	5,460
Low Income (<80% AMI)	12,124	5,781	47.7%	10,873

Source: San Francisco Planning Department. \*Note that these totals do include Phase I of Hunter's Point (about 444 units) but do not include three entitled major development projects with a total of 22,830 net new units: Treasure Island, and ParkMerced, and the remaining phases of Hunter's Point.

For more information on San Francisco's housing needs, please see:

- [San Francisco Housing Element](#)
- [San Francisco Consolidated Plan](#)
- [San Francisco: Analysis of Impediments to Fair Housing](#)



### **SECTION III – ADDRESSING HOUSING NEEDS: POLICY INITIATIVES**

While MOHCD's policies and programs respond directly to local needs, they also must address larger, systemic conditions that influence the City's housing and community development concerns. These may be state-centered, e.g., the looming question of how to accommodate projected population growth throughout the state over the next 20 years. They may also be national in origin, e.g., the need to use local resources to preserve public housing in light of inadequate federal funding over several decades. This section discusses critical local, state, and federal policies that guide MOHCD's annual work program and goals.

#### ***Local Policy***

During Mayor Lee's 2014 State of the City address, he set forth specific and ambitious housing targets for 2020 to address the City's housing shortage:

- Construction of 30,000 new and rehabilitated homes throughout the City;
- At least one-third of those homes permanently affordable to low and moderate income families;
- The majority of those homes within financial reach of working, middle income San Franciscans.

To accomplish these ambitious housing targets, Mayor Lee called together over 100 of the City's housing leaders, developers, advocates and property owners to work with City staff as a "Housing Working Group". He asked these stakeholders to examine strategies to increase housing production and lower housing costs, develop a plan for their execution, and form a coalition around their implementation. Three subgroups formed, each with a specific focus: 1) making the entitlements process more efficient so that housing could come online faster; 2) finding ways to increase production, especially of affordable housing; and 3) identifying resources to further subsidize affordable and middle-income housing.

#### ***Highlights of Housing Working Group recommendations and accomplishments:***

- Implemented "Priority Processing" by the Planning and Building Departments for projects providing a minimum of 20% inclusionary units on-site and 30% off-site.
- Implemented assignment of projects on a "case management" basis at the Planning Department to give developers one point of contact in the approvals process.
- Launched development of a detailed housing target website to track and report the progress of housing projects through the public review and approvals process, in order to create accountability and ensure that 30,000 units can be achieved by 2020.
- Implemented improved and expanded use of Community Plan Exemptions under the California Environmental Quality Act (CEQA) to more efficiently process projects that are consistent with a community plan and its accompanying Environmental Impact Report.
- Implemented and continuing progress toward additional CEQA-related review changes to increase efficiency.

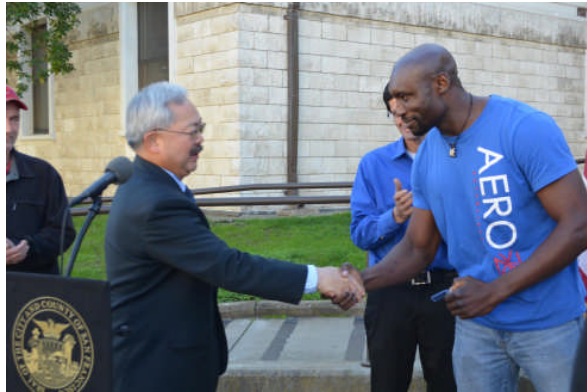
- Commenced public outreach and discussion to create incentives for additional affordable housing production through application of State density bonus law.
- Created an amendment package for the Inclusionary Affordable Housing Program to maximize both on-site and off-site affordable housing production incentives (amendments are pending - see below for specifics).
- Prioritized public lands for housing program to achieve increased affordable housing development on publicly-owned sites.
- Commenced the use of new financing vehicles to lower the cost of capital and produce more affordable housing faster, such as the Housing Accelerator Fund, leveraged philanthropic capital investments, and new bonded City debt.

### **San Francisco's Affordable Housing Policy: Proposition K**

The Mayor's Housing Working group's hard work was bolstered in the summer of 2014 when the Mayor and the Board of Supervisors, recognizing the urgency of the City's housing needs, placed a measure on the November ballot to adopt the Mayor's housing goals as City policy. On November 4, 2014, San Francisco voters overwhelmingly supported Proposition K, a statement that established as City policy that:

- by 2020, the City will help construct or rehabilitate at least 30,000 homes. More than 50% of the housing will be affordable for middle-class households, with at least 33% affordable for low- and moderate-income households;
- the City will attempt to ensure that 33% of new housing in areas that are rezoned to provide more residential development is affordable to low- and moderate-income households;
- the Mayor and Board of Supervisors will create a funding strategy to build new affordable housing, to purchase land for affordable housing, to preserve existing rental units, and to fund public housing rehabilitation;
- by January 1, 2015, the Mayor and the Board of Supervisors introduce legislation requiring a regular review of the ratio of affordable to market-rate housing production; and,
- the Board of Supervisors will hold an annual hearing on progress toward the City's housing goals and work with the Mayor to accomplish them.

On April 25, 2015, the Board of Supervisors passed Ordinance 53-15, which codified in the City's Planning Code the annual hearing and reporting requirements defined in Proposition K.



Mayor Ed Lee shakes the hand of Alfred Okonigbom, a new resident at Veterans Academy in the Presidio

### ***Additional Local Policy Work***

Additional key local policy work undertaken by MOHCD and stakeholders resulted in three key legislative efforts that were introduced in FY 2014-2015:

- the introduction of legislation to create a neighborhood occupancy preference in affordable housing,
- a package of amendments to the City's Inclusionary Housing Program that would strengthen alternatives to paying the Affordable Housing Fee, and
- a ballot measure calling for a General Obligation Bond to speed the production of housing affordable to a range of San Franciscans

### **Neighborhood Preference**

On June 9<sup>th</sup>, 2015, the Mayor introduced legislation co-sponsored by Supervisors Breed, Cohen, Christensen, and Wiener that would create a new Neighborhood Occupancy Preference for affordable housing and would expand the existing Ellis Act Housing Preference to include tenants displaced through the Owner Move-In (OMI) provision of the Rent Ordinance. While the legislation was introduced in FY 2014-2015, public hearings, amendments, and final passage occurred in late 2015.

### **Amendments to the Inclusionary Housing Program**

The Mayor tasked his Housing Working Group to identify ways to help bring additional affordable units online quickly. In response, it developed a set of draft amendments to Article 4 of the Planning Code that would add alternatives to paying the Inclusionary Housing Fee, streamline procedures related to the Off-Site alternative, and make a number of other clarifying and procedural changes. The proposed amendments include:

- **Creation of a "Dial."** Adds an option to allow a project sponsor to increase the targeted pricing and AMI level of on- or off-site units in exchange for providing more units.
- **Addition of a "Small Sites" Alternative.** Adds an alternative in which developers of small projects have the option to direct their fee toward the acquisition of rental buildings at risk of conversion to market in the neighborhood of the principal project.

- **Procedures for Implementing the Offsite alternative.** Includes a set of amendments that aim to strengthen the Offsite alternative.
- **Additional changes.** Included in the package of amendments to Article 4 are non-substantive changes intended to clarify requirements, definitions, and streamline procedures.

The amendments were drafted over the course of the summer of 2015, and introduced in September 2015.

### Housing Bond

To further advance his housing goals of 30,000 housing units by 2020, Mayor Lee introduced in June 2015 a \$310 million General Obligation Bond for the November 2015 ballot. The Bond would create new affordable housing units, speed up the rebuilding of public housing, protect existing residents in rent-controlled housing, and expand rental and homeownership opportunities for our city's workforce, including first responders, educators, non-profit workers, and service employees. Acknowledging the City's well documented affordability gap for both rental and ownership housing across a range of income levels,<sup>7</sup> the capital investment in housing made possible by the 2015 Housing Bond would help to stabilize existing neighborhoods and increase the livability of our city. Increasing access to safe and affordable housing would, in turn, promote diversity, social equity, and economic vitality – cornerstones that support our thriving city. The measure qualified for the consideration by San Francisco voters on the November 2015 ballot.

The 2015 Affordable Housing Bond proposes four categories of investments, each of which supports a range of incomes:

Program Categories	GO Bond
Public Housing	\$80 million
Affordable Housing (up to 80% AMI)	\$100 million
Middle-Income Housing (80% AMI and above)	\$80 million
Mission Area Plan	\$50 million
Total	\$310 million

<sup>7</sup> The 2014 Housing Inventory Report is available online at: [http://www.sf-planning.org/ftp/files/publications\\_reports/Housing\\_Inventory\\_2013.pdf](http://www.sf-planning.org/ftp/files/publications_reports/Housing_Inventory_2013.pdf) (April 16, 2015).

**State Policy**

State law requires every local government to adopt a "Housing Element" as part of its General Plan and to demonstrate how the community plans to meet the existing and projected housing needs of people at all income levels. As discussed in Section II, the Regional Housing Needs Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each locality's housing policy must pursue and memorialize in its Housing Element.

The Association of Bay Area Governments and the Metropolitan Transportation Commission develop San Francisco's RHNA allocation, in conformance with the "Plan Bay Area", a long-range integrated transportation and land-use/housing strategy for the nine-county San Francisco Bay area. Plan Bay Area, and, accordingly, San Francisco's RHNA goals, must 1) accommodate future population growth, and 2) reduce greenhouse gas emissions from cars and light trucks. The City's focus on affordable housing, from low-income to moderate-income units, directly pursues the broader state mandates applicable to all Californians that seek to create sustainable, transit-oriented, and productive communities in which people can live close to the places where they work and play, eliminating the need for long commutes that inflict hardship on families and harm the environment. To that end MOHCD and its City partners have worked to improve the use of an important funding program that will help meet those goals, the Affordable Housing and Sustainable Communities (AHSC) Program.

**Affordable Housing and Sustainable Communities**

The AHSC Program will provide grants and affordable housing loans for infill and compact transit-oriented development and infrastructure. Projects funded by the AHSC Program must demonstrate how they support reduction of greenhouse gas emissions by increasing accessibility of housing, employment centers and key destinations via low-carbon transportation options (walking, biking and transit), resulting in fewer vehicle miles traveled.

*Highlight AHSC Program Awards:*

On June 15, 2015 the California Strategic Growth Council approved the award of two San Francisco projects for a total of \$15,000,000 in AHSC funding. An additional project would have received AHSC if funding was not capped per jurisdiction but is being considered in a subsequent funding round.

**Federal Policy**

MOHCD uses annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), among other federal programs, to implement its programs and policies. Accordingly, MOHCD adheres to federal policies attached to such funds, including:

**Affirmatively Furthering Fair Housing**

All MOHCD programs must further the purposes of the Fair Housing Act, which are to improve integrated living patterns and overcome historic patterns of segregation; reduce racial and ethnic concentrations of poverty; reduce racial and other disparities between distinct communities; and to respond to disproportionate housing needs by protected class.



Veterans Johnnie Browning and Kevin Chenevert, both residents at the Stanford at 250 Kearny, bond over preparing a meal

## SECTION IV – IMPLEMENTING HOUSING DEVELOPMENT: HOUSING PRODUCTION

### ***Addressing Housing Needs: MOHCD Affordable Housing Production and Preservation***

In order to address housing needs, MOHCD manages programs and furthers policies that produce new affordable rental housing; preserve the City's existing affordable housing stock; provide opportunities for homeownership; prevent displacement and improve housing conditions for existing residents; and provide support to community-based organizations for a myriad of housing assistance programs. In addition, MOHCD is responsible for monitoring and ensuring the long-term affordability and physical viability of the City's stock of affordable housing through its Asset Management Program.

MOHCD's specific housing production and preservation programs include:

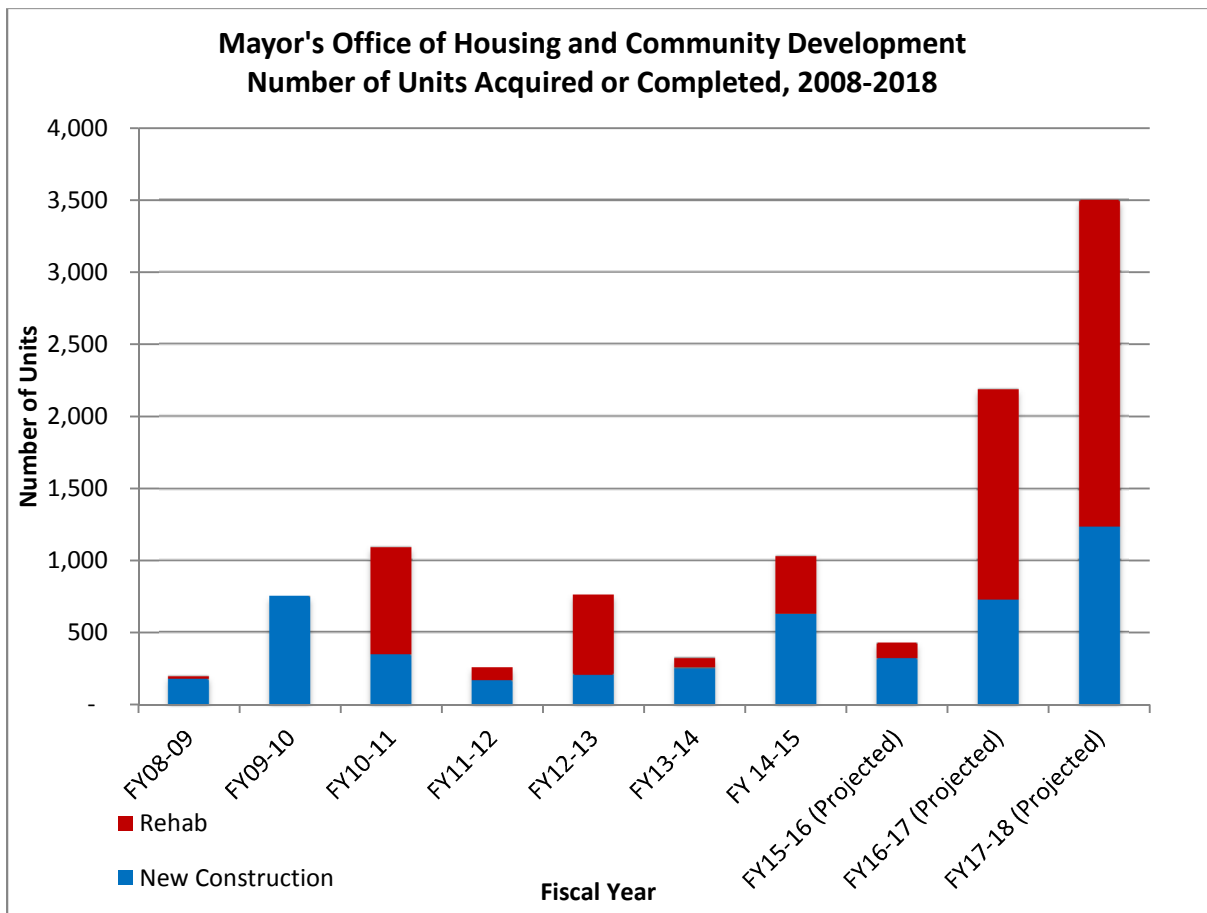
- 100% Affordable, Multi-family Lending, including development work on City-owned Public Sites
- Local Operating Subsidy Program (LOSP)
- Transition Age Youth (TAY) Housing Plan
- Housing Opportunities for People With AIDS (HOPWA)
- Home Health & Safety
- Below Market Rate Inclusionary Housing Program – Rental and Ownership
- Small Sites Acquisition Program
- Tax-exempt Bond Issuances
- HOPE SF
- Rental Assistance Demonstration Program (RAD) for San Francisco's public housing

### **100% Affordable, Multifamily Rental Housing Lending**

MOHCD creates new affordable housing and preserves the City's existing housing stock using federal and local sources. MOHCD makes deferred payment loans that leverage the additional federal, state, and private funding sources. MOHCD funding sources include HOME and CDBG grant funds from HUD, the City's Housing Trust Fund proceeds, local impact fees (e.g., Jobs-Housing Linkage Fees and Affordable Housing Fees), and funding generated from former San Francisco Redevelopment Agency housing projects, among others. The graph below illustrates MOHCD's housing production rate since 2008, and projected through FY 2016-2018. MOHCD affordable housing production data is also provided in **Appendix Table 2**.

### ***Highlights for Multifamily Rental Production/Preservation***

MOHCD closed 67 loans for a total amount of over \$102 million in Fiscal Year 2014-2015, supporting over 1,600 units of affordable housing.



**Surplus Property Ordinance/Public Sites**

In 2002 the Surplus City Property Ordinance was enacted by the Board of Supervisors, which established a procedure for identifying surplus City property under the jurisdiction of non-Enterprise departments. The ordinance also declared City policy that such property be used for the development of or funding of affordable housing, especially housing for the homeless. Since the Ordinance's passage, 15 properties transferred to MOHCD's jurisdiction, of which 2 were transferred to the Recreation and Park Department for open space use and 2 were developed into 100% affordable housing, such as Broadway Sansome Apartments. The remaining 11 properties remain under MOHCD's jurisdiction for evaluation of their use.





Broadway-Sansome Apartments, completed in 2015 on surplus City property

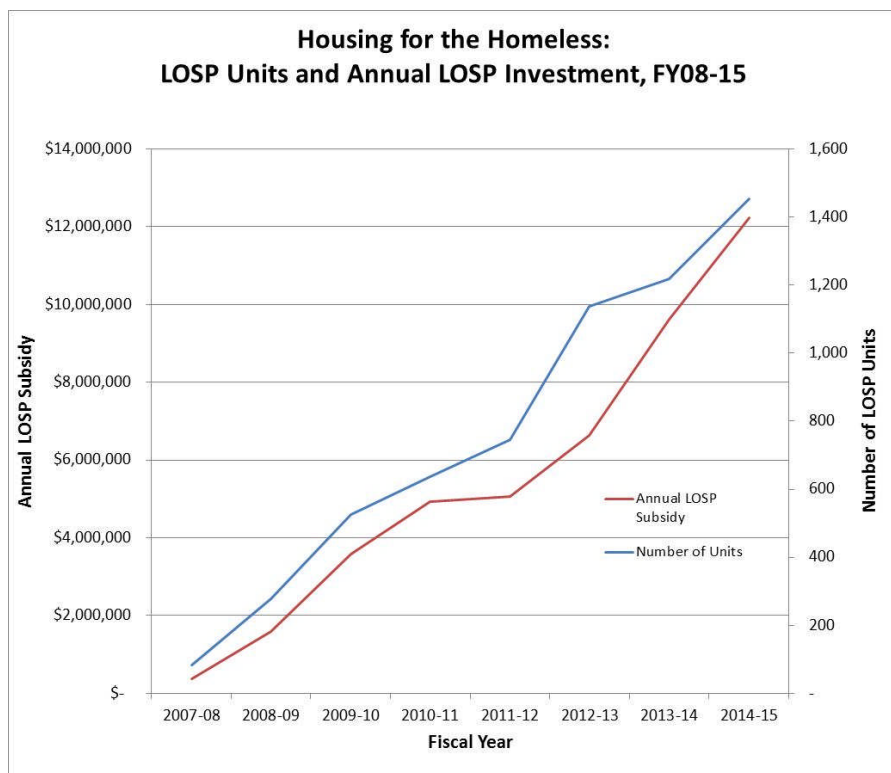
As part of Mayor Ed Lee's 2014 call for action to combat San Francisco's affordability challenges, he directed City agencies to examine their underutilized sites for housing development. In response, an inter-agency working group began drafting principles to guide potential development of the sites that evolved into the Public Land for Housing program. Since transfer of surplus properties owned by the City's General Fund departments is governed by the Surplus Property Ordinance, the Public Land for Housing program began with select sites owned by enterprise agencies and education institutions (non-General Fund departments) such as the San Francisco Municipal Transportation Agency (SFMTA), the Port, Public Utilities Commission (PUC), and the San Francisco Unified School District (SFUSD).

#### *Highlights of Surplus Property and Public Sites Program*

MOHCD completed construction of Broadway-Sansome Apartments (surplus Department of Public Works land) and 1100 Ocean Avenue Apartments (surplus SFMTA land) in March 2015. MOHCD also issued a Request for Proposal (RFP) for the development of SFUSD's 1950 Mission site and is working on issuing RFPs for the Port's Seawall 322-1 site and SFMTA and BART's Balboa Park Upper Yard site.

#### **LOSP for Supportive Housing**

The City and MOHCD are committed to ending chronic homelessness by producing service-enriched, permanent housing for chronically homeless individuals, seniors, and families and committing City financing to support this housing's operations through the City's Local Operating Subsidy Program (LOSP). To date MOHCD, Department of Public Health and Human Services Agency have produced nearly 3,000 units of supportive housing with additional units planned in the pipeline. The LOSP program subsidizes nearly half of the 3,000 units of housing for the homeless created since 2004 and is projected to fund the additional units in the City's supportive housing pipeline. Below is a chart illustrating the number of supportive housing units produced and supported by LOSP since 2008.



**Transition Age Youth (TAY) Housing Plan**

Youth ages 16 through 24 are often disconnected from education, employment, and social support systems, and most challenged with finding affordable and safe housing. To address this issue, the Transition Age Youth Work Plan and Recommendations was created by the Task Force on Transitional Youth, convened by Mayor Newsom in 2007. The Work Plan put forth a goal of providing 400 housing units for homeless and marginally -housed transitional age youth over 5 years, as well as funding for emergency housing assistance and eviction prevention.

*Highlights of the Transition Age Youth Housing Plan*

140 new permanent supportive TAY housing units were created in 9 different projects with approximately 50 additional units planned in MOHCD’s housing pipeline. MOHCD commissioned an assessment of the TAY Housing Plan in late 2014. The assessment found certain parts of the housing system seemed to be working to address TAY’s needs while other areas could be improved. MOHCD is now working with the Human Services Agency and TAY service providers and stakeholders to address those needed improvements.



1100 Ocean Avenue Apartments, which includes 24 TAY housing units

### **Housing Opportunities for Persons with HIV/AIDS**

For people living with HIV/AIDS, the need for affordable housing is a significant and pervasive concern. To address that need, MOHCD administers the Housing Opportunities for Persons with AIDS Program (HOPWA), which provides capital to construct HOPWA housing units as well as subsidies and services to help people living with HIV/AIDS stay in their homes. To date, HOPWA has financed a total of 444 units of affordable housing reserved for Persons Living With HIV/AIDS (PLWHA) in Residential Care Facilities for the Chronically Ill and supportive housing sites. Residential Care Facilities for the Chronically Ill (RCF-CIs) are state-licensed facilities for persons requiring 24-hour care that provide assistance with activities of daily living (e.g. bathing, dressing). An additional 22 beds are transitional or emergency shelter beds. The HOPWA program also provides targeted housing assistance to households impacted by HIV/AIDS. “Targeted housing assistance” is defined as tenant-based subsidy programs limited to PLWHA or project-based subsidies for housing operated for PLWHA.

#### *Highlights of the HOPWA Program*

512 households are assisted with targeted housing assistance; 444 units of affordable housing for PLWHA have been developed and an additional 14 units are in the housing pipeline.



Maurice, a Catholic Charities client at Leland House

### **HIV/AIDS Housing 5-Year Plan**

In February 2014, the Mayor's Office of Housing and Community Development (MOHCD), the Department of Public Health (DPH), and the Human Services Agency (HSA) launched a strategic planning process to create a revised HIV/AIDS housing plan for the City and County of San Francisco. The plan was finalized on December 24, 2014. The Plan's five goals included:

- Goal 1: Maintain current supply of housing/facilities dedicated to supporting PLWHA
- Goal 2: Increase supply of housing/facilities dedicated to supporting PLWHA
- Goal 3: Increase resources available for subsidizing/making & keeping housing more affordable for PLWHA
- Goal 4: Expanded access to services for PLWHA that help increase housing stability
- Goal 5: Improved efficiency and quality of the housing and service delivery system

To read the full report, please go to the MOHCD website at <http://www.sfmohcd.org/index.aspx?page=25>.

### **Below Market-Rate Inclusionary Housing Program**

Section 415 of the San Francisco Planning Code establishes San Francisco's Inclusionary Affordable Housing Program, which requires residential developments with 10 or more units to pay an Affordable Housing Fee. In lieu of the fee, project sponsors can opt to designate 12%-15% (depending on particular location, timing and other development conditions) of their on-site units as affordable, or provide off-site affordable housing equivalent to 20% of their units. MOHCD, together with the Planning Department, the Planning Commission and the Department of Building Inspection, works with developers to determine fees and to designate, market, and monitor Below Market Rate (BMR) units. Specifically, MOHCD works with developers to bring BMR units online, through the following program management activities: pricing units; approving and monitoring the marketing process; administering and monitoring lotteries; qualifying applicants; preparing closing documents which govern the restrictions on

BMR units; monitoring the units for the life of the restrictions, and assisting in the reselling and re-renting of BMR units.

MOHCD's Inclusionary portfolio includes over 2,000 ownership and 1,600 rental BMR units. In addition, MOHCD has assumed the oversight, management, and monitoring of the BMR program associated with the former San Francisco Redevelopment Agency, which includes a portfolio of 850 rental and 900 limited equity ownership units.<sup>8</sup> 311 units were produced in 2014-2015 through the inclusionary housing program.

### **Citywide Affordable Housing Fund**

The Citywide Affordable Housing Fund is a special revenue fund which receives fee revenue from the following sources: Jobs Housing Linkage Program, Inclusionary Affordable Housing Program, Market and Octavia Affordable Housing Program, Eastern Neighborhoods Housing Fund, and Expedited Condominium Conversion Program. Revenue in the Fund is used exclusively for the development of affordable housing in San Francisco. **Appendix Table 3** summarizes the current status of the fund and the amounts approved for disbursement but not yet disbursed. **Appendix Table 4** shows the numbers and types of housing units assisted.

### **Tax Exempt Bond Issuances**

In addition to providing direct subsidies through grants and loans, MOHCD supports affordable housing development through the issuance of tax-exempt multifamily housing revenue bonds (TE Bonds). TE Bonds support a variety of housing types, including 100% affordable rental developments built or rehabilitated by nonprofit sponsors and mixed-income projects (with a minimum of 20% of total units affordable to very low-income households) that are traditionally the purview of market-rate developers. An essential financing tool for affordable housing production, TE Bonds also generate annual issuer fees, which the City recycles into MOHCD's housing pipeline, thus extending financial resources available for affordable housing.

#### *Highlights of Tax Exempt Bond Program*

As noted in **Appendix Table 5**, in 2014-2015, MOHCD issued \$214,961,088 in tax-exempt bonds that resulted in the development of or preservation of 659 units and \$537,403 in fees.<sup>9</sup>



Vera Haile Senior Community and the new St. Anthony's Dining Room

<sup>8</sup> See Appendix Table 5 for a summary of BMR activities by unit type.

<sup>9</sup> Bond issuances result in a fee calculated as 25 basis points for all projects.

### **Small Sites Acquisition Program**

The Small Sites Program (SSP) is an acquisition and rehabilitation loan program for multi-family rental buildings of 5 to 25 units. MOHCD created the program to protect and establish long-term affordable housing in smaller properties throughout San Francisco that are particularly vulnerable to market pressure, as evidenced by the City's rising property sales volume, increased eviction rates and escalating tenant rents. SSP's specific program goals are to: 1) stabilize housing for current tenants at any income level, provided that at least 75% of the building's tenants have an average income at or below 80% of area median income (AMI); 2) create additional long-term affordable housing by restricting the buildings' occupancy to households averaging 80% AMI, over time, and 3) ensure that SSP buildings have the positive cash flow necessary to be self-sustaining and provide loan repayments that MOHCD can recycle into new preservation acquisitions.

#### *Highlights for Small Sites Program*

The Small Site Program launched on July 24, 2014, with applications accepted starting in August 2014. The first SSP funding allocation was \$3 million, with new infusions of funds scheduled every year. MOHCD closed 2 Small Sites Program loans by July 2015, stabilizing 24 units as long-term affordable housing for its existing tenants. Please see **Appendix Table 6** for a summary of the Small Sites Program revenue expenditures of its Inclusionary Housing Fee source.

### **Home Health & Safety**

Over half of San Francisco's housing was built before 1940; therefore they are more likely to contain lead-based paint, be energy-inefficient, and have long-term repair needs. MOHCD helps low-income homeowners address these issues with two programs to improve the health and safety of their homes with the [Owner-Occupied Housing Rehabilitation Loan Program](#) and Lead Hazard Control Program.

### **Evictions from MOHCD-Supported Housing**

MOHCD is required to annually report the number of tenants receiving evictions notices, unlawful detainer notices filed in court, and the number of tenants who have been evicted from housing in which MOHCD has a loan agreement or lease with an affordable housing provider. This is pursuant to the Administrative Code change made by the Board of Supervisors in January 2015. Please see **Appendix Table 7** for more information about these evictions.

### ***Re-Envisioning Public Housing: HOPE SF and San Francisco Housing Authority Portfolio***

#### **HOPE SF**

MOHCD continues to be the lead implementing agency for the real estate development component of HOPE SF, the Mayor's signature anti-poverty initiative that works to revitalize the four largest and most distressed public housing sites as mixed-income developments. The real

estate and infrastructure component of HOPE SF requires the complete demolition and rebuilding of the four sites along with new streets, parks and open spaces, and community space that will physically reconnect these sites to their surrounding neighborhoods. HOPE SF also included family-focused community building, neighborhood based health and wellness supports, integrated neighborhood education supports, targeted early care supports, economic mobility pathways for opportunity youth and community policing. In total, the City's HOPE SF initiative will replace 1,904 public housing units, add 1,026 new affordable housing units serving low- and very-low income households, and provide 2,357 workforce units for sale and for rent. The HOPE SF public housing sites are:

- Hunters View – 267 public housing units
- Alice Griffith – 256 public housing units
- Potrero Terrace and Annex – 606 public housing units
- Sunnydale-Velasco - 775 public housing units

*Highlights for HOPE SF:*

- Alice Griffith, the second HOPE SF project, began construction on its initial phase, an off-site senior housing development.
- Alice Griffith commenced construction on-site with Phase 1 and 2 consisting of 184 replacement and affordable housing units in March 2015.
- Sunnydale and Potrero are continuing their community building activities as described in their Transformation Plans funded by their successful Choice Neighborhoods Initiative Planning Grants awarded by HUD to both sites in 2012.

**SFHA Portfolio Transformation – Rental Assistance Demonstration (RAD) Program**

In Fiscal Year 2014-2015, MOHCD continued its partnership with the San Francisco Housing Authority (SFHA) and the Department of Housing and Urban Development (HUD), toward rehabilitating 3,491 units of public housing and transferring those units to community-based nonprofit ownership through HUD's program known as Rental Assistance Demonstration (RAD). The value of RAD Phases 1 and 2 is approximately \$2 billion for 3,491 units. With the completion of over \$750 million in construction repairs, the portfolio's preservation is ensured. Please see **Appendix Table 8** for a complete list of the RAD Program projects.

*Highlights for RAD:*

- Securing HUD approvals for a nationally unique financing structure
- Bringing on debt and equity partners that will provide over \$750 million in construction financing; nearly \$300 million in permanent loans; and over \$500 million in tax credit equity
- Conclusion of architectural, and engineering predevelopment work for Phase 1 and commencement of construction/rehabilitation
- Completion of a temporary relocation plan that will ensure that not one household will be permanently displaced because of the rehab work

- Authorization of over \$40 million in City financing for 1,425 units in 14 buildings for Phase 1, through which permanent affordability of the housing will be guaranteed
- Commencement of predevelopment work on Phase 2, comprised of 2,066 units in 14 buildings



## SECTION V – ASSISTING HOMEOWNERS AND INCREASING HOUSING STABILITY

### ***BMR Programs: Unit Production and Down Payment Assistance***

As mentioned in Section IV, MOHCD works with developers to bring Below Market Rate (BMR) homeownership and rental units online. MOHCD currently has just under 3,000 ownership BMR and 2,450 rental BMR units in its portfolio. While these units are typically priced to be affordable to households earning 90% of AMI, MOHCD offers further down payment assistance through its [BMR-DALP](#) program, available to first-time homebuyers purchasing a BMR unit. See **Appendix Table 9** for more information on MOHCD's BMR program activity.

### **Down Payment Assistance Programs**

In addition to BMR-DALP, MOHCD has administered its Down Payment Assistance Loan Program (DALP) since 1997. DALP offers down payment and closing cost assistance loans to low- and moderate-income first-time homebuyers purchasing a single-family home, including condominiums and townhouses, in San Francisco that they will occupy as owners. The DALP is subordinate to a first mortgage lender and requires no payments for 40 years. The principal amount plus an equitable share of the appreciation is due and payable at the end of the term, or repaid upon sale or transfer. DALP loans have an extremely low loss rate (less than 1%).

MOHCD's implementation of its DALP program has expanded over the years to serve particular San Francisco residents who provide essential services to the City, including first responders, teachers, and police. Specifically MOHCD administers the [First Responders Downpayment Assistance Loan Program \(FRDALP\)](#), which assists members of the police, fire and Sherriff departments; [Teacher Next Door Program \(TND\)](#), which assists teachers employed by San Francisco Unified School District in purchasing a first home in San Francisco, and [Police In The Community Program \(PIC\)](#) that helps police officers buy their first home in San Francisco.

MOHCD also administers the [Mortgage Credit Certificate Program \(MCC\)](#), which assists first-time homebuyers in their ability to qualify for a mortgage and reduce their effective mortgage interest rate through an increased Federal income tax credit. Since 2004, MOHCD has issued 607 Mortgage Credit Certificates totaling over \$288 million in tax benefits to San Francisco low- and moderate-income first-time homebuyers.

Please see **Appendix Table 10** for more information regarding MOHCD DALP loan activities.

### ***Housing Preference Programs***

MOHCD manages two programs giving preference to certificate holders in affordable housing lotteries and on waiting lists. MOHCD staff act as advocates for its housing preference certificate holders and work with them to qualify for available affordable housing opportunities. The **Certificate of Preference Program** gives preference to residents displaced by the San

Francisco Redevelopment Agency ("Agency") in the 1960's and 70's when the Agency was implementing its federally-funded urban renewal program. In 2012, the responsibility of overseeing the Certificate of Preference Program was transferred to MOHCD. MOHCD currently assists over 800 certificate holders under this program in applying for housing opportunities.

The **Ellis Act Housing Preference (EAHP) Program** implements the Ellis Act Displacement Emergency Assistance Ordinance by creating procedures and regulations for a Displaced Tenant Preference for individuals evicted from their rent-controlled units because of the Ellis Act. The program launched in April 2014 is proposed to expand to Owner Move-In Evictions under Board of Supervisor legislation in 2016.

Please see **Appendix Table 11** for more information regarding housing preference program activities.

### ***Pre- and Post-Purchase Programs***

In partnership with nonprofit homebuyer counseling agencies, MOHCD provides prospective homebuyers with free access to education and financial assistance programs to help them navigate the complex process of purchasing a first home, negotiating a fair mortgage, and entering a transaction that is not without risk. **Appendix Table 12** summarizes the results of homebuyer programs supported by MOHCD. **Appendix Table 24** provides a list of MOHCD supported homebuyer counseling agencies.

MOHCD also works with its assisted homeowners to maintain healthy housing costs as a percentage of income. BMR and DALP homeowners have taken advantage of historically low mortgage interest rates by refinancing their first mortgages with MOHCD approval. MOHCD's approval ensures that homeowners do not take on risky or predatory loans and over-leverage their homes with additional debt. See **Appendix Table 13** for more details on Post Purchase BMR homeowner refinancing activities. MOHCD also supports community-based foreclosure counseling to help homeowners at risk of foreclosure, as summarized in **Appendix Table 12**. Even at the height of the foreclosure crisis, MOHCD units experienced a foreclosure rate of less than 1%.

### **Mortgage Assistance Loan Program**

In order to preserve San Francisco neighborhoods MOHCD launched the Mortgage Assistance Loan Program (MALP) in June 2015. MALP assists low to moderate-income homeowners (up-to 120% AMI) who are at risk of losing their home to foreclosure due to financial hardship by providing a deferred loan to reinstate or pay down the first mortgage loan, unaffordable HOA dues or Special Assessments or other debt. MALP loans are up to \$50,000 and mimic MOHCD's DALP in that a homeowner never makes a payment until they move.

### ***Homeownership and BMR Outreach and Education***

MOHCD utilizes several strategies to ensure that its communities and partners are well informed about BMR program details, eligibility requirements, changes, and new opportunities, including but not limited to: a partnership with Homeownership SF to conduct first-time homebuyer fairs, courses and one-on-one counseling about purchasing a BMR home; an updated curriculum for housing counselors to ensure their information is relevant and current; a quarterly newsletter sent to all MOHCD-assisted homeowners with beneficial information and resources to ensure successful homeownership; public information sessions in partnership with housing developers prior to each lottery conducted; and development of an online application system, which will improve the BMR application process for MOHCD partners and consumers. **Appendix Table 14** contains information on MOHCD homeownership training opportunities.

### ***Tenant Counseling and Eviction Prevention Services***

MOHCD-funded community based organizations provide counseling to low-income tenants and homeless individuals about their rights and opportunities in the rental market. MOHCD also supports legal assistance to prevent unjust evictions. **Appendix Table 15** summarizes the results of the range of tenant counseling and eviction prevention programs supported by MOHCD. **Appendix Table 24** provides a full list of MOHCD-supported tenant counseling and eviction prevention services.

*Highlight: Eviction Prevention Full-Scope Representation:* In 2014-15, MOHCD responded to the eviction prevention crisis by providing an additional one million dollars to expand full scope representation to individuals facing eviction, who otherwise would not have access to attorney representation when facing an unlawful detainer lawsuit. Through these dollars, the City reduced the number of individuals who remain unrepresented to an all-time low, and having full legal representation greatly reduces the likelihood that a renter will lose their housing. Through a multiple-partner collaborative approach, the City provided culturally and linguistically competent services throughout communities and neighborhoods to stabilize housing in the most cost effective way – by preventing evictions.



A couple of Compass Family Services' young clients

## SECTION VI – DEFINING COMMUNITY DEVELOPMENT NEEDS

MOHCD envisions community development as a holistic model that is contributed to by many stakeholders, including neighborhood residents, the public sector and the private sector. It is a collaborative and responsive process among these stakeholders that can be in response to historical inequities and operates within the City's socio-political context. It is inherently local: successful community development solutions are customized to their local needs. MOHCD's community development investments seek specifically to support traditionally marginalized and vulnerable populations, including immigrants, victims of domestic violence, LGBT persons, and persons with disabilities. More information on these populations and why MOHCD targets services and programs focusing on these communities follows. MOHCD also focuses on specific high-need neighborhoods with services and community building, and oversees the neighborhood-specific South of Market Community Stabilization Fund.

### *Vulnerable Populations*

#### **Immigrants**

Individuals with limited English skills or low educational attainment are especially at risk for unemployment or underemployment. Immigrants often fall within these categories, and San Francisco has historically been a haven for immigrants. According to the 2009 American Community Survey, San Francisco ranked fourth among the country's 25 largest cities by percentage of foreign born-residents in the nation. Currently, an estimated 36% of San Francisco's 837,442 residents are immigrants. San Francisco has an estimated 30,000 undocumented immigrants, who are especially vulnerable, subject to deportation and unable to access many employment opportunities due to their undocumented status.<sup>10</sup> Language barriers impact immigrants' ability to access necessities such as employment, healthcare, and police protection. Twenty-three percent of the San Franciscan population is of limited English proficiency (LEP), meaning that they speak English less than "very well"<sup>11</sup>, with the percentage within the Asian population even higher at forty-five percent.

MOHCD's services to immigrants span all service modalities, including legal services, domestic violence, and financial literacy. MOHCD ensures that its programs are culturally and linguistically competent and reflect the diversity of the San Francisco community.

<sup>10</sup> *Unauthorized Immigrants in California*, 2011, Public Policy Institute of America

<sup>11</sup> 2012 American Community Survey.



Cameron House staff assisting a senior client

### Survivors of Domestic Violence

Domestic violence includes both physical abuse and economic abuse.<sup>12</sup> Economic abuse can include an abuser preventing survivors from working and accessing bank accounts, credit cards or transportation, among other isolating tactics. Financial security is the number one predictor of whether or not a survivor of domestic violence will get free and stay free from abuse. Research shows that women with economic skills are more likely to leave abusive situations and sustain themselves and their families in the long run.<sup>13</sup>

### People Living with HIV/AIDS

The City of San Francisco continues to have the nation's highest per capita prevalence of cumulative AIDS cases, and AIDS is both the fourth leading cause of death among all male residents age 25-54 and the leading cause of death among Latinos in that age group.<sup>14</sup> The number of persons living with AIDS in San Francisco has increased by 10% over the last decade, rising to 9,545 by June, 2015 from 8,671 in 2005.<sup>15</sup> Through June 30, 2015, a cumulative total of 29,741 cases of AIDS have been diagnosed in San Francisco<sup>16</sup>, accounting for nearly 3% of all AIDS cases ever identified in the US as of the June, 2015 (n=1,217,863) and nearly 19% of all AIDS cases diagnosed in California (n=159,329), despite the fact that San Francisco County contains only 2% of the state's population.<sup>17</sup> As of June 30, 2015, an estimated 16,014 San Franciscans were living with AIDS or HIV, representing 13% of California's living AIDS or HIV cases,<sup>18</sup> for a staggering citywide prevalence of 1,879 cases of HIV per 100,000.

<sup>12</sup> Facts on Domestic Violence and Economic Abuse, the Allstate Foundation Domestic Violence Program website, accessed 2014.

<sup>13</sup> "Integrating Asset-Building Strategies into Domestic Violence Advocacy," Clearinghouse Review, Journal of Poverty Law and Policy, July-August 2009 report in Deborah K. Anderson & Daniel G. Saunders, "Leaving an Abusive Partner: An Empirical Review of Predictors, the Process of Leaving, and the Psychological Well-being," 4 Trauma, Violence, & Abuse 163 (2003); Ola W. Barnett, "Why Battered Women Do Not Leave: Part 1: External Inhibiting Factors Within Society, 1 Trauma, Violence, & Abuse" 343 (2000)

<sup>14</sup> San Francisco Department of Public Health, HIV Health Services, 2012-2014 Comprehensive HIV Health Services Plan, May, 2012.

<sup>15</sup> San Francisco Department of Public Health, Population Health Division, HIV Semi-Annual Surveillance Report, San Francisco, CA, June 2015.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

## **Lesbian, Gay, Bisexual, Transgender (LGBT) Community**

Many segments of the LGBT population face economic instability, which pushes vulnerable LGBT citizens out of San Francisco and threatens to destroy the diversity and tolerance for which the city is known. The economic development of the LGBT community is impeded by widespread societal homophobia, transphobia, and discrimination. Discrimination has an economic impact on the LGBT community because it erects barriers to finding and retaining employment and housing, and accessing health care and education. Isolation and the lack of support experienced by many LGBT persons exacerbate existing economic challenges.

## **Seniors and Persons with Disabilities**

According to the 2014 American Community Survey, approximately 86,000 San Franciscans have at least one disability. Disability prevalence is highest among seniors, with 37% of seniors reporting one or more disabilities. The total number of younger adults ages 18 to 64 with a disability is approximately the same as the number of seniors with disabilities. 10% of the people who live in San Francisco have disabilities. Many of these individuals rely exclusively on social security income for survival. It is unsurprising, then, that persons with disabilities are far more likely to live in poverty than the general population. Those who are disabled are more than twice as likely to live in poverty compared to their non-disabled counterparts (23% to 10%)<sup>19</sup>.

## ***South of Market Community Stabilization Fund***

San Francisco's South of Market Neighborhood is a vibrant and diverse community that has experienced significant development over the last ten years. Historically, it was an industrial working class neighborhood that has been home to many low-income and immigrant residents, as well as the organizations and businesses that serve them. While the neighborhood has been shifting since the 1970s with the construction of Yerba Buena Gardens and Moscone Center, the last decade has brought rapid change to the area due to its attraction of the City's biotech and internet businesses and employees. In response to the rapid development that was occurring in the neighborhood, the Board of Supervisors established the South of Market Community Stabilization Fund in August 2005 (the "Fund"). This legislation imposes a SoMa community stabilization impact fee of \$10.95 per net additional square foot of residential space in the Rincon Hill area. The purpose of the fee is to assist vulnerable SoMa residents and support affordable housing, economic development and community cohesion. In addition to these fees, the Fund will also receive approximately \$6 million of the Community Improvements fees levied on the same projects. This additional \$6 million is to be used for infrastructure projects and capital projects that benefit the Fund's priority populations. The Fund is administered through MOHCD, which staffs a Board of Supervisors (BOS)-appointed Community Advisory Committee

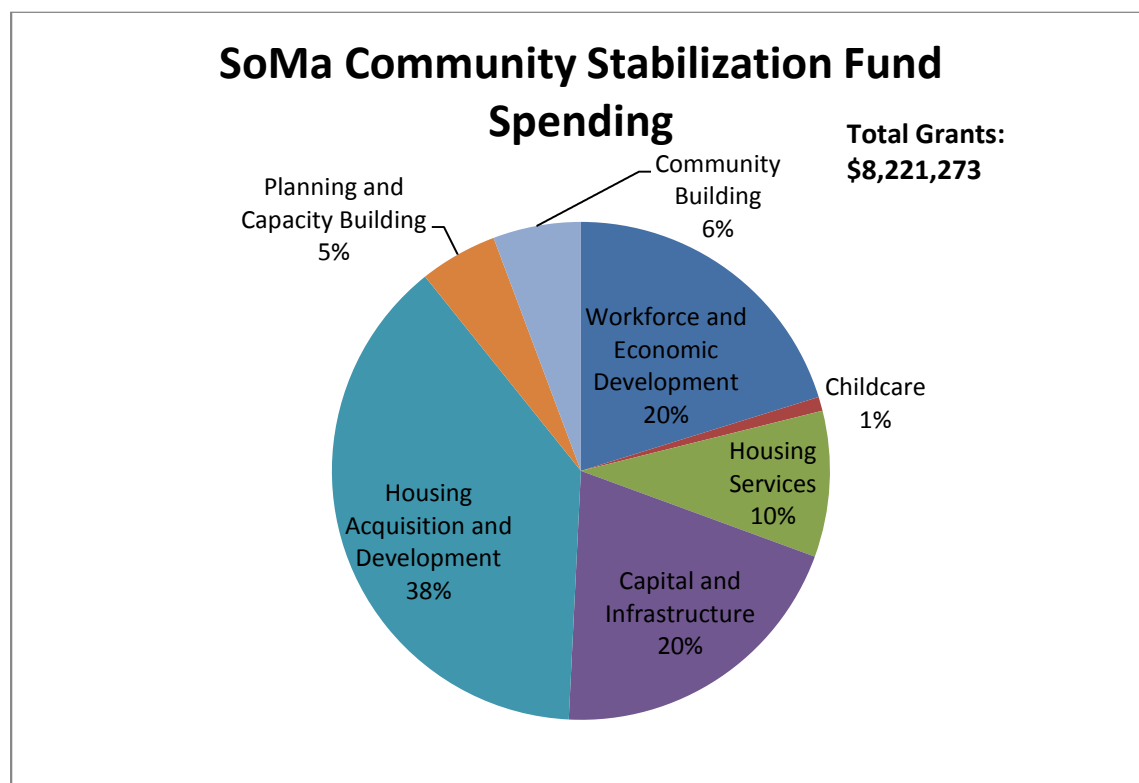
<sup>19</sup> Assessment of the Needs of San Francisco Seniors and Adults with Disabilities, 2012, San Francisco Department of Aging and Adult Services.

to advise the BOS and MOHCD on expenditures from the fund.

The Fund’s investments are directed toward the following four areas:

- Housing – Increase access to perpetually affordable housing opportunities for existing residents of SoMa;
- Jobs and Income – Support economic and workforce development for low-income residents and community serving businesses;
- Community Cohesion and Neighborhood Communication – Strengthen community networks and infrastructure to build neighborhood unity, self-determination and equity in SoMa; Preserve the social heritage of the neighborhood;
- Physical Infrastructure - Improve the infrastructure and physical environment of the neighborhood.

MOHCD has spent approximately \$8.2 million dollars to date on 50 projects, 38% of which went toward affordable housing in the neighborhood, while the remainder went to a variety of services and community stabilization/community building activities. For a list of projects supported by the SoMa Community Stabilization Fund in FY’s 2013-15, please see **Appendix Table 16**.





Episcopal Community Services' CHEFS (Conquering Homelessness through Employment in Food Services) Program



## I. ADDRESSING COMMUNITY DEVELOPMENT NEEDS: POLICY AND PROGRAM INITIATIVES

### ***Complete Neighborhoods Program***

The Complete Neighborhoods Program is a new initiative funded through San Francisco's Housing Trust Fund which funds neighborhood groups that, in partnership with community-based organizations and housing developers, will plan for and provide improvements to community facilities and public spaces in neighborhoods that are experiencing or that are expected to experience residential growth. The Program will bring together residents, developers, and service providers to enrich neighborhoods that are rapidly expanding and may need additional infrastructure support to serve their growing population. The first Request for Proposals was issued in June 2015, and MOHCD plans to continue to issue RFPs for the Complete Neighborhoods Program on an annual basis.

### ***Nonprofit Displacement Stabilization Program***

In October 2013, the Board of Supervisors directed MOHCD to convene a working group to examine the growing problem of nonprofit displacement driven by the rising commercial rents in San Francisco. Community members were concerned that they would no longer be able to access crucial services because of this displacement. MOHCD has launched a three-year initiative in partnership with the San Francisco Arts Commission and the Northern California Community Loan Fund (NCCLF) to provide technical assistance and direct financial assistance to nonprofits that otherwise would be at risk of having to close their doors or move out of San Francisco. In 2014-15, 10 social service nonprofits received direct financial assistance totaling \$569,591, which paid for relocation costs, capital improvements, and short-term rental subsidies. In addition, NCCLF provided ongoing technical assistance to 17 social service nonprofits, providing trainings in real estate transactions, space needs analysis, lease negotiations, financial management, board development, and other areas essential to nonprofit stabilization.

### ***Unaccompanied Minors Legal Representation***

In response to an emerging crisis caused by instability in many Central American countries, San Francisco has seen a huge increase in the number of unaccompanied minors arriving with no family, no support systems, and no documentation. The City has committed two million dollars over a two-year period to fund a collaborative of legal service and immigrant service providers to provide legal representation in partnership with the private bar. The resulting collaboration has reduced deportations and has shown that experienced and strategic legal representation, linked with key social services, can successfully stabilize a child or young adult by providing them a safe and supportive environment, including education and health services.

## VIII. IMPLEMENTING COMMUNITY DEVELOPMENT: SERVICES AND PROGRAMS

MOHCD supports a wide range of community development programs that support economic

advancement, social justice, and the diversity of San Francisco. These programs bring together legal services, case management, adult educational support, support for transitional-age youth, financial literacy and asset building, social capital development, and strategic linkages through neighborhood and community centers to maximize individual and family economic self-sufficiency. MOHCD also provides support for community facilities in need of capital renovations, and provides technical assistance and capacity building to community based organizations.

## Services

### Neighborhood and Community Centers

MOHCD sees neighborhood and community centers as primary sources for neighborhood convening, information sharing, and service coordination. MOHCD invests in these centers at both the organizational level and the collaborative level, with neighborhood-specific investments accompanied by supporting multi-center convenings that promote best practices and resource sharing. **Appendix Table 17** summarizes the results of the MOHCD supported neighborhood and community centers. **Appendix Table 24** provides a full list of MOHCD supported neighborhood and community centers.



Community Youth Center of San Francisco's Mid-Autumn Festival at All-Hallows Community

*Highlight: Excelsior Self-Sufficiency Center.* MOHCD funded a planning process to create the first multi-services center to provide economic self-sufficiency programs to low-income residents, especially immigrant communities, in the Excelsior neighborhood. This center will bring together a diverse group of neighborhood organizations with programmatic expertise in immigrant services, community organizing, outreach, service connection, advocacy, transitional age youth services, and workforce development. This center will provide a “one-stop shop” model for Excelsior residents who otherwise may not have access to such services.

### Legal Services

Most low-income households find that private counsel is unaffordable and free legal aid is unavailable due to the high demand and legal aid programs' limited time and resources. MOCHD-funded legal service organizations provide critical assistance to groups such as: victims of domestic violence who need legal assistance to separate themselves from abusive partners; workers who need assistance with unfair labor practices; immigrants who need assistance with naturalization; and veterans who need legal assistance to obtain services and resources they have earned. **Appendix Table 18** summarizes the results of the legal services supported by MOHCD. **Appendix Table 24** provides a full list of MOHCD supported legal services.

### Financial Literacy Services

Financial literacy is a bundle of skills that have to be learned continuously throughout life. As a person's overall money management tasks become more and more complicated, consumers must understand not only how to do the basics, but also understand and master more complex financial transactions. **Appendix Table 19** summarizes the results of the financial literacy services supported by MOHCD. **Appendix Table 24** provides a full list of MOHCD supported financial literacy services.



Mission Asset Fund clients at La Cocina

*Highlight: SF Financial Empowerment Center.* In 2014-15, MOHCD launched an innovative pilot program creating a Financial Empowerment Center in partnership with the Treasurer's Office, the Office of Economic and Workforce Development, the Human Services Agency, and HOPE SF. This pilot project leverages shared investment from all five entities, including City and federal funding, to provide financial education services to public housing residents, low-income residents seeking affordable rental housing, individuals seeking job training opportunities, and CalWorks recipients seeking to improve their financial literacy skills.

### Services for People Living with HIV/AIDS

Through the Housing Opportunities for People Living with AIDS (HOPWA) program, MOHCD provided the primary source of ongoing operating support for the City's 113 beds in residential

facilities for the chronically ill serving people living with HIV/AIDS. MOHCD also provided 235 long-term rental subsidies to people living with HIV/AIDS, ensuring their ability to affordably remain living in San Francisco.

### **Homeless and Emergency Shelter Services**

Although permanent housing is the primary goal for people who are homeless, interim housing is a necessity until the stock of housing affordable to people with extremely low incomes can accommodate demand. Interim housing should be available to all those who do not have an immediate option for permanent housing, so that no one is forced to sleep on the streets. In order to assist homeless individuals and families, MOHCD invests in emergency shelters, offering wrap-around support services. **Appendix Table 20** summarizes the results of the homeless and emergency shelter services that were supported by MOHCD. For a complete list of MOHCD funded homeless and emergency shelter services, please see **Appendix Table 24**.

**HOPE SF Services**The HOPE SF initiative weaves service provision and community building into the fabric of its real estate transformation. In 2014-15, 284 residents of public housing at the HOPE SF sites were referred to services through MOHCD's service connection programs, while 376 residents were involved in site-based planning or community building activities.

### **Services for Transition Age Youth**

An estimated five to ten percent of young people ages 16 through 24 living in San Francisco will not make a successful transition to adulthood. These youth are at risk for negative outcomes such as substantial periods of unemployment, homelessness, involvement with the criminal justice system and poverty. In order to support this priority population, MOHCD has dedicated resources for case management and educational support services. **Appendix Table 21** summarizes the results of the services for transitional age youth that were supported by MOHCD. **Appendix Table 24** provides a full list of MOHCD supported services for Transitional Age Youth.



TAY residents of Larkin Street Youth Services' Lark Inn with comedian Margaret Cho

### **Community Facilities**

MOHCD is the primary City agency that funds the rehabilitation or new construction of non-profit facilities that predominately serve low-income families and individuals. Because of the scarcity of funding for this kind of support, and given the priority many nonprofits place on

supporting programs rather than capital improvements, MOHCD is committed to continuing to use CDBG funds to fill this gap through its community facility capital improvements program. These funds have been used to cover the costs of tenant improvements that allow service providers to expand existing services, and to construct new facilities. In addition to protecting and expanding services, capital funds are used to ensure that these facilities are accessible to all and meet health and safety standards. **Appendix Table 22** summarizes the number of community facilities that were assisted with financial support from MOHCD for capital improvements. Please see **Appendix Table 24** for a complete list of community facilities supported by MOHCD.

### ***Technical Assistance and Capacity Building***

Though this program, resources are strategically leveraged to strengthen the capacity of grantee organizations and their staff, to foster increased cooperation, collaboration, efficiency and the sharing of best practices among groups of service providers, and to facilitate neighborhood and community planning by networks of services providers. Through grants to technical assistance providers, grantee organizations are able to access consultants and experts in nonprofit management through workshops and trainings, direct technical assistance, consulting and other formats. **Appendix Table 23** summarizes the number of community organizations that received technical assistance with financial support from MOHCD. Please see **Appendix Table 24** for a full list of technical assistance and capacity building programs supported by MOHCD.

By funding collaboratives that bring together organizations that share common interests and needs, such as neighborhood centers or homeownership counseling programs, the initiative is able to foster increased cooperation, efficiency, and the sharing of best practices among groups of service providers. **Appendix Table 23** summarizes the number of community-based organizations that were supported in collaboratives that strengthen services and infrastructure. Please see **Appendix Table 24** for a full list of technical assistance and capacity-building programs supported by MOHCD.

**APPENDIX****Table 1**

<b>Housing Trust Fund Summary</b>	
<b><u>Program Area</u></b>	<b><u>FY2014-15 Budget</u></b>
<b>Downpayment Assistance Loan Program</b>	
Downpayment Assistance Loan Programs	2,000,000
First Responders Downpayment Assistance	1,000,000
<b>TOTAL DALP</b>	<b>3,000,000</b>
<b>Housing Stabilization Programs</b>	
Healthy Homes Grants	100,000
Energy Efficiency Loans	100,000
Emergency Repair Loans	100,000
Housing Counseling and Assistance	300,000
Eviction Defense/Prevention and Tenant Housing Stabilization	700,000
MALP/Special Assessment Relief	100,000
Small Site Acquisition/Rehab	2,200,000
<b>TOTAL Housing Stabilization</b>	<b>3,600,000</b>
<b>Complete Neighborhoods Infrastructure</b>	<b>500,000</b>
<b>Affordable Housing Development</b>	<b>14,500,063</b>
<b>Program Delivery</b>	<b>1,199,937</b>
<b>TOTAL Housing Trust Fund</b>	<b>22,800,000</b>
<b>Additional HTF Borrowing Available for Housing Development</b>	<b>25,000,000</b>

**Table 2**  
**MOHCD Affordable Housing Production, 2014-2015**

**MOHCD Affordable Housing Production, 2014-15**

Affordable Housing Production	2014-2015
New Affordable Rental Units	
Completed	145
Affordable Rental Housing Units Preserved/Rehabilitated	965
<b>Total Affordable Housing Units Produced/Preserved</b>	<b>1,110</b>

		2014-2015						
Affordable Housing Production Pipeline - projects receiving City funding during fiscal year	Project Sponsor/Borrower	Funding Source	Total Development Cost (as of FY 14-15)	City Funds Committed / Closed for the Project FY 2014-2015	Previously Committed City Funds	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged
<b>Non-RAD Projects</b>								
Rosa Parks II/1245 Turk St	Rosa Parks II, LP	HOME	\$49,235,995	\$2,502,123	\$11,632,000	\$14,134,123	\$35,101,872	71.3%
1500 Page	Mercy Housing California 57, LP (1500 P	HOME	\$11,778,671	\$916,375	\$536,867	\$1,453,242	\$10,325,429	87.7%
Bill Sorro Community/200 6th Street	Mercy Housing California 51, LP (Bill Sor AHF & LMIHAF	Mercy Housing California 50, LP (129 Golden Gate)	\$41,779,240	\$14,555,049	\$0	\$14,555,049	\$27,224,191	65.2%
Vera Haile Sr Hsg/129 Golden Gate	Golden Gate)	AHF	\$42,917,998	\$810,218	\$10,938,431	\$11,748,649	\$31,169,349	72.6%
55 Laguna	55 Laguna LP	Housing Trust Funds, H/T, AHF, HOME and HC	\$46,385,816	\$6,014,189	\$2,471,586	\$8,485,775	\$37,900,041	81.7%
95 Laguna	Laguna Senior Housing LP	Housing Trust Funds, H/T, AHF, HOME and HC	\$33,549,245	\$3,782,488	\$3,930,289	\$7,712,777	\$25,836,468	77.0%
1036 Mission	1036 Mission Associates,LP	Trust Funds	\$52,053,212	\$3,936,426	\$5,800,000	\$9,736,426	\$42,316,786	81.3%
San Francisco Housing Authority	San Francisco Housing Authority	General Funds	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$0	0.0%
Sunnydale (HOPE SF)	Sunnydale Development Co. LLC	Low Mod Income Housing Fund & Planning tr	\$5,248,439	\$1,123,846	\$4,124,593	\$5,248,439	\$0	0.0%
Potrero (HOPE SF)	Bridge-Potrero Community Assoc.,LLC	HOPE SF - General Funds	\$6,369,806	\$821,066	\$5,548,740	\$6,369,806	\$0	0.0%
Hunters View (HOPE SF) - Infrastructure	HV Partners 2, LP	General Funds -DPW	\$11,891,257	\$4,916,500	\$1,286,807	\$6,203,307	\$5,687,950	47.8%
534 Natoma (Small Sites Program)	San Francisco Comm Land Trust	SOMA Community Stabilization Fund	\$876,811	\$400,000	\$0	\$400,000	\$476,811	54.4%
149-151 Duboce (Small Sites Program)	SFCommunity Land Trust (149-151 Dub	Housing Trust Funds	\$1,525,925	\$1,117,940	\$0	\$1,117,940	\$407,985	26.7%
308 Turk (Small Sites Program)	SFCLT -308 Turk St	Housing Trust Fund & AHF	\$4,666,456	\$2,569,456	\$0	\$2,569,456	\$2,097,000	44.9%
<b>Subtotal Non-RAD Projects</b>		<b>Total</b>	<b>\$310,278,871</b>	<b>\$45,465,676</b>	<b>\$46,269,313</b>	<b>\$91,734,989</b>	<b>\$218,543,882</b>	<b>70.4%</b>
<b>RAD Projects</b>								
Robert B. Pitts (RAD)	Robert Pitts Housing Partners LP	LMIHAF & Gen Funds - RAD Services	\$1,259,821	\$1,259,821	\$0	\$1,259,821	\$0	0.0%
Hunters Point East West (RAD)	Hunters Point East West LP	LMIHAF, Housing Trust Funds & Gen Funds-R/	\$2,015,029	\$2,015,029	\$0	\$2,015,029	\$0	0.0%
990 Pacific (RAD)	Pacific Avenue LP	LMIHAF, Housing Trust Funds & Gen Funds-R/	\$2,412,044	\$2,412,044	\$0	\$2,412,044	\$0	0.0%
227 Bay (RAD)	Bay Street LP	LMIHAF, Housing Trust Funds & Gen Funds-R/	\$947,117	\$947,117	\$0	\$947,117	\$0	0.0%
345 Arguello (RAD)	345 Arguello LP	LMIHAF, Housing Trust Funds & Gen Funds-R/	\$1,000,911	\$1,000,911	\$0	\$1,000,911	\$0	0.0%
491 31st Ave (RAD)	491 31st Ave., LP	LMIHAF, Housing Trust Funds	\$867,099	\$867,099	\$0	\$867,099	\$0	0.0%
1880 Pine (RAD)	1880 Pine LP	LMIHAF, Housing Trust Funds & Gen Funds-R/	\$1,116,280	\$1,116,280	\$0	\$1,116,280	\$0	0.0%
25 Sanchez (RAD)	Bridge Housing Ventures/MEDA	Housing 25 Sanchez	\$1,144,207	\$1,144,207	\$0	\$1,144,207	\$0	0.0%
462 Duboce (RAD)	Bridge Housing Ventures/MEDA	Housing -462 Duboce	\$1,025,231	\$1,025,231	\$0	\$1,025,231	\$0	0.0%
255 Woodside (RAD)	Bridge Housing Ventures/MEDA	Housing-255 Woodside	\$1,288,624	\$1,288,624	\$0	\$1,288,624	\$0	0.0%
Holly Courts (RAD)	Bridge Housing Ventures/Bernal	Heights Housing Corp-100 Appleton St	\$1,671,345	\$1,671,345	\$0	\$1,671,345	\$0	0.0%
3850 18th St (RAD)	Bridge Housing Ventures, Inc/ Bernal	Heights Housing Corp -3850 18th	\$1,205,564	\$1,205,564	\$0	\$1,205,564	\$0	0.0%
1855 15th St (RAD)	Bridge Housing Ventures, Inc/ Bernal	Heights Housing Corp -1855 15th	\$1,070,794	\$1,070,794	\$0	\$1,070,794	\$0	0.0%
430 Turk (RAD)	430 Turk Associates LP	Housing Trust Funds	\$1,344,559	\$1,344,559	\$0	\$1,344,559	\$0	0.0%
939 & 951 Eddy (RAD)	939 & 951 Eddy Associates, LP	LMIHAF, Housing Trust Funds	\$1,143,016	\$1,143,016	\$0	\$1,143,016	\$0	0.0%
666 Ellis (RAD)	666 Ellis LP	LMIHAF, Housing Trust Funds	\$1,296,753	\$1,296,753	\$0	\$1,296,753	\$0	0.0%
JFK Towers (RAD)	JFK Tower, LP - 2451 Sacramento St	CPMC	\$1,529,366	\$1,529,366	\$0	\$1,529,366	\$0	0.0%
2698 California (RAD)	2698 California, LP	CPMC	\$919,978	\$919,978	\$0	\$919,978	\$0	0.0%
1760 Bush (RAD)	1760 Bush, LP	CPMC	\$1,319,317	\$1,319,317	\$0	\$1,319,317	\$0	0.0%
1750 McAllister (RAD)	1750 McAllister, LP	Housing Trust Funds	\$1,129,602	\$1,129,602	\$0	\$1,129,602	\$0	0.0%
<b>Subtotal RAD Projects</b>			<b>\$51,413,314</b>	<b>\$25,706,657</b>	<b>\$25,706,657</b>	<b>\$25,706,657</b>	<b>\$0</b>	<b>0.0%</b>
<b>Total Loans and Grants closed for FY 2014-2015</b>				<b>\$71,172,333</b>				
<b>Local Operating Subsidy Program Contracts</b>								
Vera Haile Sr Hsg/129 Golden Gate	Mercy Housing California 50, LP	LOSP		\$434,998				
Plaza Apartments/988 Howard St	Plaza Apartments Assoc. LP	LOSP		\$19,119,769				
Edward II/3155 Scott St	CHP Scott Street LP	LOSP		\$8,380,458				
1100 Ocean Avenue Apts/1100 Ocean	1100 Ocean Avenue LP	LOSP		\$3,745,499				
Broadway Sansome Apts /255 Broadwa	Broadway Sansome	LOSP		\$4,570,219				
<b>Total LOSP Grants closed for FY 2014-2015</b>				<b>\$36,250,943</b>				
<b>Total Loans and Grants closed for FY 2014-2015</b>				<b>\$107,423,276</b>				

**Table 3**  
Affordable Housing Fund Summary, 2014-2015

Affordable Housing Fund Summary 2014-2015						
	Inclusionary	Jobs-Housing	Market/Octavia	Eastern Neighborhood Mission & SOMA	Expedited Condominium Conversion Program	Total
<b>Balances, 07-01-2014</b>	\$ 51,115,887	\$ 18,427,902	\$ 2,909,073	\$ -	\$ -	\$ 72,452,862
<b>Balances, 06-30-2015</b>	\$ 66,193,262	\$ 27,031,413	\$ 3,846,087	\$ -	\$ 6,319,600	\$ 103,390,362
<b>Loan Encumbrances as of 6/30/15:</b>	\$ 11,295,343	\$ 95,714	\$ -	\$ -	\$ -	\$ 11,391,057
Mercy Housing CA-Geneva Carter	\$ 145,476					
Booker T Washington Comm - 800 Presidio		\$ 95,714				
Hunters View Associates LP-112 Midd	\$ 300,000					
Hunters View Associates LP-112 Midd	\$ 1,322,603					
Hunters View Associates LP-PH2A - Bl	\$ 218,692					
Bill Sorro Community 200 Sixth St	\$ 7,827,138					
95 Laguna Senior Housing	\$ 770,038					
Sea Wall Lot 322-1	\$ 24,000					
308 Turk St - SF Community Land Trust	\$ 687,396					

**Table 4**

Affordable Housing Fund Uses Summary				2014-2015
	<u>Funds</u> <u>Encumbered</u>	<u># of Units</u> <u>Assisted</u>	<u>Type of Housing</u>	
Mercy Housing CA-Geneva Carter	\$ 145,476	101	families; developmentally disabled	
Booker T Washington Comm - 800 Presidio	\$ 95,714	50	transition-age youth, low-income	
Hunters View Associates LP-112 Middle Pt	\$ 300,000	see below	HOPE SF	
Hunters View Associates LP-112 Middle Pt PH2A	\$1,322,603	106	HOPE SF	
Hunters View Associates LP-PH2A - Block 10	\$ 218,692	72	HOPE SF	
Bill Sorro Community 200 Sixth St	\$7,827,138	67	families; developmentally disabled	
95 Laguna Senior Housing	\$ 770,038	78	seniors	
Sea Wall Lot 322-1	\$ 24,000	115	families, seniors	
308 Turk St - SF Community Land Trust	\$ 687,396	20	Small Sites Program	
<b>Total</b>	<b>\$11,391,057</b>	<b>609</b>		



**Table 5**

<b>Tax-Exempt Bond Issuances 2014-2015</b>						
<u>Project</u>	<u>Type</u>	<u>Units</u>	<u>Issuance Amount</u>	<u>Issuance Date</u>	<u>Issuance Fee</u>	
2014C Multifamily Revenue Bonds Rosa Parks II Senior Housing	New Construction	98	\$29,866,172	10/2/2014	\$74,665	
2014C Multifamily Revenue Bonds Bill Sorro Community	Preservation	67	\$22,419,916	12/16/2014	\$56,050	
2015A Multifamily Revenue Bonds Hunters View Phase 2A	Preservation	107	\$41,000,000	1/15/2015	\$102,500	
2015B Multifamily Revenue Bonds Alice Griffith Phase 1	Preservation	91	\$32,500,000	3/6/2015	\$81,250	
2015C Multifamily Revenue Bonds Alice Griffith Phase 2	Preservation	93	\$32,500,000	3/6/2015	\$81,250	
2015D Multifamily Revenue Bonds NOTE Mission Bay Block 7W (588 Mission Bay Blvd. North)	New Construction	200	\$56,675,000	5/27/2015	\$141,688	
<b>Total</b>		<b>656</b>	<b>\$214,961,088</b>		<b>\$537,403</b>	

**Table 6**

<b>Small Sites Program Summary</b>						
<b>Inclusionary Small Sites Revenues &amp; Commitments</b>						
	<u>FY 10-11</u>	<u>FY 11-12</u>	<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>TOTAL</u>
Fee Revenue & Interest	6,745	153,668	918,694	3,070,553	2,387,111	6,536,771
Commitments	-	-	-	-	687,396	687,396
Balance available at June 30	6,745	160,413	1,079,107	4,149,660	5,849,375	

Notes

1) Inclusionary small sites fund have not be used for other purposes as allowed in Planning Code 415.5(f)(2)(A)

2) Commitment in FY 14-15 was for 308 Turk Street.

**Table 7**

<b>Eviction Reporting Summary</b>	<b>2014-2015</b>
Number of Projects:	200
Number of Affordable Units in the Projects:	13,435
Number of Households living in the Projects during the Entire Period:	14,215
Total Number of Households Receiving Eviction Notices:	552
Total Number of Unlawful Detainer Actions Filed in Court:	136
Total Number of Households Evicted from the Projects:	103

Table 8

## SFHA Rental Assistance Demonstration Sites

SFHA CLUSTERS	Project Name	Neighborhood	Total PIC Units	Project type	Phase One Projects	Phase One Units	Phase Two Projects	Phase Two Units
<b>1</b>	<b>CHINATOWN</b>							
	<b>Phase One</b>	227 Bay	51	Senior	1	51		
		990 Pacific	92	Senior	2	92		
	<b>Phase Two</b>	Ping Yuen	234	Family			1	234
		Ping Yuen North	200	Mixed			2	200
	<i>Subtotal</i>		<b>577</b>					
<b>2</b>	<b>W ADDITION 1</b>							
	<b>Phase One</b>	Robert B. Pitts	203	Family	3	203		
	<b>Phase Two</b>	Westside Courts	136	Family			3	136
	<i>Subtotal</i>		<b>339</b>					
<b>3</b>	<b>W ADDITION 2</b>							
	<b>Phase One</b>	939 Eddy	36	Senior	4	36		
		951 Eddy	24	Senior	5	24		
	<b>Phase Two</b>	1750 McAllister	97	Senior			4	97
		Rosa Parks	198	Senior			5	198
	<i>Subtotal</i>		<b>355</b>					
<b>4</b>	<b>TENDERLOIN/SOMA</b>							
	<b>Phase One</b>	666 Ellis	100	Senior	6	100		
		430 Turk	89	Senior	7	89		
	<b>Phase Two</b>	350 Ellis	96	Senior			6	96
		320 & 330 Clementina	276	Senior			7	276
	<i>Subtotal</i>		<b>561</b>					
<b>5</b>	<b>BERNAL HEIGHTS</b>							
	<b>Phase One</b>	Holly Courts	118	Family	8	118		
	<b>Phase Two</b>	Alemanly	158	Family			8	158
	<i>Subtotal</i>		<b>276</b>					
<b>6</b>	<b>MISSION/CASTRO</b>							
	<b>Phase One</b>	25 Sanchez	90	Senior	9	90		
		462 Duboce	42	Senior	10	42		
		255 Woodside	110	Senior	11	110		
	<b>Phase Two</b>	3850 18th St.	107	Senior			9	107
		Mission Dolores	92	Senior			10	92
	<i>Subtotal</i>		<b>441</b>					
<b>7</b>	<b>CALIFORNIA CORRIDOR</b>							
	<b>Phase One</b>	1880 Pine	113	Senior	12	113		
		345 Arguello St.	69	Senior	13	69		
		491 31st	75	Senior	14	75		
	<b>Phase Two</b>	1760 Bush	108	Senior			11	108
		Kennedy Towers	98	Senior			12	98
		2698 California St	40	Senior			13	40
	<i>Subtotal</i>		<b>503</b>					
<b>8</b>	<b>SOUTHEAST</b>							
	<b>Phase One</b>	Hunter's Point E/W	213	Family	15	213		
	<b>Phase Two</b>	Westbrook Apartments	226	Family			14	226
	<i>Subtotal</i>		<b>439</b>					
<b>TOTAL PORTFOLIO</b>			<b>3,491</b>		<b>15</b>	<b>1,425</b>	<b>14</b>	<b>2,066</b>

**Table 9**

<b>BMR Program Inclusionary Units</b>	<b>2014-2015</b>
<i>BMR Ownership</i>	
New	36
Re-Sale	28
Total Units	64
Percent Purchased w/BMR DALP	89%
<i>BMR Rental</i>	
New	161
Re-Rental	23
Total Units	184
<hr/>	
Total BMR Opportunities	248

**Table 10**

<b>DALP Program Activities</b>	<b>2014-2015</b>
DALP Loans	23
FRDALP	1
TND	5
PIC	1
City Second	2
MCC	49
<hr/>	
Total Home Purchases Assisted	81

<b>Total DALP Loans made as of 6/30/2015</b>	<b>585</b>
Outstanding Loans	412
Total value of outstanding loans	\$31,107,496
Loans Repaid	168
Loan Loss to Foreclosure	5
Total value lost to foreclosure	\$287,018

**Table 11**

<b>Certificate of Preference Program Activities</b>	<b>2014-2015</b>
Requests for COP Certificates Processed	240
Certificates Issued	64
COP Holders Who Secure Rental Housing	18
COP Holders Who Secure Ownership Housing	0
<b>Total Certificate Holders Housed</b>	<b>18</b>

<b>Ellis Act Housing Preference Program Activities</b>	<b>2014-2015</b>
Applications Processed	62
Certificates Issued	63
EAHP Holders Who Secure Rental Housing	25
EAHP Holders Who Secure Ownership Housing	7
<b>Total Certificate Holders Housed</b>	<b>32</b>

**Table 12**

<b>Homeownership Counseling</b>	<b>2014-2015</b>
# of potential first-time home-buyers receiving pre-purchase counseling and education services	1,757
# of homeowners created	77
# of homeowners receiving post-purchase, default, and foreclosure prevention services	83
# of homeowners avoiding foreclosure	27

**Table 13**

<b>Post Purchase Program Activities</b>	<b>2014-2015</b>
Homeowners who refinanced to lower interest rate or term	57

**Table 14**

<b>Training Activities</b>	<b>2014-2015</b>
Housing Applicant Information Session Attendees	689
Lender Partners Completing Online Trainings	96
Lenders/Realtors Attending DALP Trainings	165
BMR Rental Property Managers Attending Trainings	65
<b>Total Partners &amp; Consumers Assisted</b>	<b>1015</b>

**Table 15**

<b>Tenant Counseling and Eviction Prevention Services</b>	<b>2014-2015</b>
# of people receiving representation and/or tenants' rights counseling	3,770
# of people avoiding eviction	1,620
# of people receiving rental assistance	732

**Table 16**

List of 2013-2014 Projects Supported by South of Market Community Stabilization Fund

### **Funded Programs through South of Market Community Stabilization Fund, 2013-2014**

2013

Analysis and Housing Coordination Program		
<b>Asian Neighborhood Design</b>	\$100,000	Analysis and communication of pipeline developments in SoMa and leadership development to increase civic engagement among residents
<b>Veteran's Equity Center</b>	\$60,000	Community engagement program to provide leadership development training focused on affordable housing issues among residents of SoMa
Community Council		
<b>Filipino American Development Foundation</b>	\$100,000	Develop and convene a neighborhood community Council to meet regularly, discuss issues affecting stabilization in SoMa, and develop collaborative strategies for addressing them. Act as the governing body for SoMa Community Action

Grants		
Community Action Grants <b>Rebuilding Together</b>	\$100,000	Administer small grants and provide technical assistance to the SoMa community to foster community cohesion
Acquisition and Stabilization <b>MOH (NOFA)</b>	\$400,000	Pool of funding for site acquisition in SoMa MOH will issue a NOFA with criteria for developer and property type
2014		
Neighborhood and Business Coordination Program <b>Renaissance Entrepreneurship Center</b>	\$200,000	Develop, implement and administer a program that connects South of Market residents, CBOs and small businesses located within the neighborhood to create employment opportunities and other connections to achieve neighborhood cohesion
School Site Coordinator <b>South of Market Child Care, Inc.</b>	\$100,000	Hire and supervise a community school coordinator for Bessie Carmichael School in the South of Market to strengthen the supportive service infrastructure at the school
Tenant Counseling <b>Veterans Equity Center</b>	\$105,000	Case management and intensive home rental application assistance

**Table 17**

Neighborhood and Community Centers		2014-2015
# of people receiving information and referral		2,105

**Table 18**

Legal Services		2014-2015
# of people receiving legal counseling and representation		4,970

**Table 19**

<b>Financial Literacy Services</b>	<b>2014-2015</b>
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# of people receiving financial education linked to financial goals, including improved credit, increased assets, opening IDA accounts and becoming banked	1,454
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**Table 20**

<b>Homeless and Emergency Shelter Services</b>	<b>2014-2015</b>
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# of people receiving shelter, including supportive services	1,808
# of people transitioning from shelter to more stable housing	374

**Table 21**

<b>Services for Transitional Age Youth</b>	<b>2014-2015</b>
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# of transitional age youth receiving leadership, life skills, mentoring, case management, GED preparation and educational support	700
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**Table 22**

<b>Community Facilities</b>	<b>2014-2015</b>
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# of community facilities assisted	15
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**Table 23**

<b>Technical Assistance and Capacity Building</b>	<b>2014-2015</b>
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# of community based organizations receiving technical assistance	45
# of community based organizations supported in	9



collaboratives that strengthen services and infrastructure

**Table 24**

List of 2014-2015 Community Development Projects Supported by MOHCD

<b>Housing Development Grants</b>		
<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
Asian Neighborhood Design	\$53,000	Architectural/planning services for MOHCD funded housing projects
Bernal Heights Neighborhood Center	\$21,000	Rehab address health and safety-related needs and seismic retrofit
Bernal Heights Neighborhood Center	\$21,000	Repair to site drainage system, other health and safety-related needs
Bernal Heights Neighborhood Center	\$73,000	Build-out of crawlspace into new community room
Chinatown Community Development Center	\$57,904	Rehab of five buildings
Chinatown Community Development Center	\$104,096	Repair to site drainage system, other health and safety-related needs
Community Housing Partnership	\$49,000	Develop rehab scope and financing for public housing capital upgrades
Community Housing Partnership	\$60,000	Develop rehab scope and financing for public housing capital upgrades
Corporation for Supportive Housing	\$359,000	Training and technical assistance to support supporting housing organizations
Dolores Street Community Services	\$32,470	Replacement of windows and existing heating system, energy efficiency upgrades
Rebuilding Together San Francisco	\$30,000	Critical repairs on 25 homes and 25 community facilities through Rebuilding Day events
Tenderloin Neighborhood Development Corporation	\$79,730	Rehab of four buildings
Tenderloin Neighborhood Development Corporation	\$123,270	Twelve rehab projects over thirteen properties
<b>HOPWA Grants</b>		
<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
Catholic Charities CYO	\$150,000	Partial rental subsidy program for people with HIV/AIDS
Catholic Charities CYO	\$433,188	Tenant improvements in facility serving children, youth, adults and seniors
Catholic Charities CYO (AHHP)	\$265,724	Housing advocacy for persons with HIV/AIDS

<b>Catholic Charities CYO (Leland House)</b>	\$1,683,973	RCF-CI (Residential Care Facility for the Chronically Ill) for people with HIV/AIDS
<b>Catholic Charities CYO (Peter Claver)</b>	\$758,187	RCF-CI (Residential Care Facility for the Chronically Ill) for people with HIV/AIDS
<b>Dolores Street Community Services</b>	\$479,350	RCF-CI (Residential Care Facility for the Chronically Ill) for people with HIV/AIDS
<b>Larkin Street Youth Services</b>	\$348,144	RCF-CI (Residential Care Facility for the Chronically Ill) for people with HIV/AIDS
<b>Maitri Compassionate Care</b>	\$492,167	RCF-CI (Residential Care Facility for the Chronically Ill) for people with HIV/AIDS
<b>Mercy Housing CA XVII</b>	\$50,000	Operating costs for a residence for persons with HIV/AIDS
<b>Rafiki Coalition for Health and Wellness</b>	\$32,900	Tenant improvements to a residential facility serving persons with AIDS
<b>Rafiki Coalition for Health and Wellness</b>	\$50,000	Transitional housing for persons with HIV/AIDS
<b>San Francisco AIDS Foundation</b>	\$48,000	Housing information and referral project
<b>San Francisco Human Services Agency</b>	\$3,139,897	Rental assistance for persons with HIV/AIDS

#### HOPE SF Services

<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
<b>APA Family Support Services/YMCA of San Francisco (Bayview)</b>	\$45,000	Service connection for Sunnydale public housing residents, including referral, case management and family advocacy
<b>APA Family Support Services/YMCA of San Francisco (Bayview)</b>	\$169,987	Service connection for primarily public housing residents in Sunnydale-Velasco and greater Visitacion Valley
<b>BRIDGE Regional Partners, Inc.</b>	\$86,113	Community engagement and services for primarily public housing residents in Potrero Terraces and Annex and surrounding neighborhood
<b>BRIDGE Regional Partners, Inc.</b>	\$166,113	Community building primarily for Potrero Terrace/Annex public housing residents
<b>Mercy Housing California</b>	\$65,000	Outreach, referrals and wrap-around support primarily for Sunnydale public housing residents
<b>Potrero Hill Neighborhood House</b>	\$25,237	Community outreach, engagement and service connection in Potrero Terraces and Annex and surrounding neighborhood
<b>Potrero Hill Neighborhood House</b>	\$55,136	Service connection for Potrero Annex and Terrace public housing residents
<b>Urban Services YMCA</b>	\$37,856	Service connection for primarily public housing residents in Potrero Terraces and Annex and surrounding neighborhood
<b>Urban Services YMCA</b>	\$82,703	Service connection and community building primarily for Potrero Annex and Terrace public

		housing residents
YMCA of San Francisco (Bayview)	\$245,000	Service connection and community building primarily for Hunters View public housing residents
YMCA of San Francisco (Bayview)	\$416,211	Community building and service connection for primarily public housing residents in Hunters View and greater Bayview/Hunters Point
YMCA of San Francisco (Bayview)/Together United Recommitted Forever (TURF)	\$50,000	Community building primarily for Sunnydale public housing residents

### Homeownership Counseling

<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
Asian, Inc.	\$50,000	Pre-and post-purchase homebuyer education and counseling services
HomeownershipSF	\$175,000	Post-purchase counseling
Mission Economic Development Agency	\$155,000	Pre-and post-purchase homebuyer education and counseling services
San Francisco Community Land Trust	\$25,000	Post-purchase counseling
San Francisco Community Land Trust	\$36,000	Education and technical assistance for residents and Boards of existing co-ops
San Francisco Housing Development Corporation	\$60,000	Pre-and post-purchase homebuyer education and counseling services, including foreclosure prevention
SF LGBT Community Center	\$50,000	Pre-purchase homebuyer education and counseling services

### Tenant Counseling and Eviction Prevention Services

<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
AIDS Housing Alliance	\$150,000	Homeless and eviction prevention services primarily for persons with HIV/AIDS
AIDS Housing Alliance	\$287,245	Eviction and homeless prevention primarily for LGBT and HIV+ persons
Bar Association of SF Justice & Diversity Center	\$90,000	Legal representation in eviction cases for indigent clients at immediate risk of becoming homeless
Bay Area Legal Aid	\$53,767	Housing counseling and eviction prevention primarily for residents of public and subsidized housing
Bay Area Legal Aid	\$62,500	Housing counseling and eviction prevention primarily for residents of properties undergoing RAD transition
Bay Area Legal Aid	\$100,000	Housing counseling and eviction prevention primarily for residents of properties undergoing

		RAD transition
<b>Bay Area Legal Aid</b>	\$105,000	Legal assistance and representation for residents of subsidized housing
<b>Bay Area Legal Aid</b>	\$350,000	Direct legal representation - eviction defense
<b>Catholic Charities CYO</b>	\$180,860	Tenant based rental assistance
<b>Causa Justa:: Just Cause</b>	\$38,000	Eviction prevention and housing counseling services
<b>Chinatown Community Development Center</b>	\$50,000	Tenant counseling for primarily monolingual Chinese households
<b>Compass Family Services</b>	\$40,000	Homeless and eviction prevention services and housing counseling for individuals and families
<b>Eviction Defense Collaborative, Inc.</b>	\$60,000	Counseling and emergency legal assistance for tenants threatened with eviction
<b>Eviction Defense Collaborative, Inc.</b>	\$81,124	Homeless and eviction prevention services, including legal representation, case management and rental assistance
<b>Eviction Defense Collaborative, Inc.</b>	\$400,000	Direct legal representation - eviction defense
<b>Eviction Defense Collaborative, Inc.</b>	\$450,000	Homeless and eviction prevention services, including legal representation, case management and rental assistance
<b>Hamilton Family Center, Inc.</b>	\$171,140	Tenant based rental assistance and housing counseling for individuals and families
<b>Independent Living Resource Center of SF</b>	\$55,000	Housing stabilization and tenant education services
<b>Legal Assistance to the Elderly</b>	\$30,000	Legal services focused on housing, primarily for low-income seniors and adults with disabilities
<b>Nihonmachi Legal Outreach</b>	\$26,883	Housing counseling, legal assistance and access to housing for immigrant communities
<b>Nihonmachi Legal Outreach</b>	\$250,000	Direct legal representation - eviction defense
<b>San Francisco AIDS Foundation</b>	\$72,000	Housing information and referral
<b>San Francisco Housing Development Corporation</b>	\$50,000	Rental readiness and housing stabilization services
<b>San Francisco Housing Development Corporation</b>	\$150,000	Citywide access to housing
<b>San Francisco Study Center - Housing Rights Committee of San Francisco</b>	\$50,000	Tenant counseling, advocacy and education for public housing residents in RAD properties to ensure housing stability and avoid eviction
<b>San Francisco Study Center - Housing Rights Committee of San Francisco</b>	\$50,000	Tenant counseling, advocacy and education for renters to ensure housing stability and avoid eviction
<b>San Francisco Study Center - Housing Rights Committee of San Francisco</b>	\$80,358	Tenant counseling, advocacy and education for SF public housing residents to ensure housing stability and avoid eviction
<b>San Francisco Study Center - Housing Rights Committee of San Francisco</b>	\$85,000	Tenant counseling and eviction prevention services

<b>San Francisco Study Center - Housing Rights Committee of San Francisco</b>	\$137,500	Tenant counseling, advocacy and education for public housing residents in RAD properties to ensure housing stability and avoid eviction
<b>Self-Help for the Elderly</b>	\$50,000	Tenant counseling and advocacy and eviction prevention assistance primarily for elderly renters
<b>SF LGBT Community Center</b>	\$110,000	LGBT access to housing
<b>Tenderloin Housing Clinic, Inc.</b>	\$87,500	Legal counseling and representation for tenants threatened with eviction
<b>The Arc Of San Francisco</b>	\$50,000	Eviction prevention and housing counseling services for adults with developmental disabilities
<b>Veteran's Equity Center</b>	\$25,000	Tenant counseling, case management, applications assistance and housing placement services
<b>Veteran's Equity Center</b>	\$50,000	Tenant counseling and assistance in completing affordable rental housing applications
<b>Veteran's Equity Center</b>	\$60,000	Tenant counseling, case management, applications assistance and housing placement services

### Neighborhood and Community Centers

<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
APA Family Support Services/Samoan Community Development Center	\$20,000	Service connection for API community
APA Family Support Services/Samoan Community Development Center	\$40,000	Case management, information, referral and translation services in nutrition, immigration and housing issues primarily targeting Samoan families in the Southeast sector
Arab Cultural and Community Center	\$50,000	Case management in immigration, health referrals, employment readiness services, domestic violence and other services
Asian Pacific American Community Center	\$57,000	Multi-services, including information and referrals, primarily for low-income Asian immigrants in Visitacion Valley and Bayview
Bernal Heights Neighborhood Center	\$90,000	Excelsior self-sufficiency center
Chinatown Community Development Center	\$50,000	Service connection for API community
Chinatown Community Development Center	\$99,530	Service connection to low-income residents of Chinatown Single Resident Occupancy (SRO) hotels
Chinese for Affirmative Action	\$385,700	Integrated and wraparound services to achieve economic self sufficiency
Chinese Newcomers Service Center	\$38,634	Case management and service connection primarily for Chinese immigrants, including employment services, financial services and

		educational services leading to economic self sufficiency
Community Youth Center-San Francisco (CYC-SF)	\$50,000	Culturally competent and linguistically appropriate services for primarily Asian residents in the Bayview
Donaldina Cameron House	\$50,000	ESL conversational classes and individualized support and resources for monolingual and limited English speaking immigrants; and case management services for domestic violence victims
Donaldina Cameron House	\$50,000	Bilingual services for API community
Filipino American Development Foundation/Filipino Community Center	\$70,000	Multi-services primarily for the Filipino community
Filipino American Development Foundation/South of Market Community Action Network	\$50,000	Case management for SoMa families
Good Samaritan Family Resource Center	\$51,000	Provide English as a Second Language and literacy instruction, primarily for primarily Spanish-speaking families
Gum Moon Residence Hall	\$26,095	Provide support groups and playgroups for grandparents who become caregivers
Gum Moon Residence Hall	\$50,000	ESL instruction and job readiness training primarily for low income immigrants in the Richmond and Sunset Districts
Hearing and Speech Center of Northern California	\$38,000	One-on-one or group counseling, psychosocial support for isolation due to hearing loss, family support and advocacy for adults and older adults with hearing loss
San Francisco Sheriff's Department 5 Keys Charter School	\$83,765	Bilingual services for API community
Southeast Asian Community Center	\$116,235	Bilingual services for API community
Urban Services YMCA	\$125,000	Service connection for API community
Urban Services YMCA	\$150,000	Service connection to Family Resource Center services such as case management, mental health, housing and basic needs assistance to address employment and financial needs and to cultivate self-sufficiency and success
Vietnamese Community Center of SF	\$55,000	Information and referral and ESL instruction primarily for Vietnamese immigrants
Wu Yee Children's Services	\$105,000	Service connection for API community
YMCA of San Francisco (Chinatown Branch)	\$40,000	Adult ESL instructions to primarily low-income immigrants

<b>Legal Services</b>		
<b>Agency</b>	<b>2014-2015 Grant Amount</b>	<b>Project Description</b>
AIDS Legal Referral Panel of the SF Bay Area	\$42,033	Legal services primarily for immigrants with HIV
AIDS Legal Referral Panel of the SF Bay Area	\$82,000	Legal services for low-income residents, primarily those with HIV and/or AIDS
Asian Americans Advancing Justice-Asian Law Caucus	\$52,000	Legal services for low-income residents, primarily recent immigrants
Asian Americans Advancing Justice-Asian Law Caucus Bay Area Legal Aid	\$121,800	Legal services primarily for individuals with mental health issues and facing deportation
Bay Area Legal Aid	\$50,000	Employment Legal Services for API domestic violence survivors
Central American Resource Center (CARECEN)	\$80,000	Legal services for immigrants
Central American Resource Center (CARECEN)	\$1,063,800	Unaccompanied minors legal services
Dolores Street Community Services	\$44,000	Legal services for immigrants
Dolores Street Community Services	\$225,079	Legal services and education for recent immigrant populations, primarily focused on those affected by deportation
Dolores Street Community Services	\$250,000	Legal services and education for recent immigrant populations
Dolores Street Community Services	\$929,609	Legal services and education for recent immigrant populations
Instituto Laboral de la Raza	\$60,000	Legal services for low-income immigrants workers
La Raza Centro Legal	\$50,000	Legal services for immigrants
La Raza Community Resource Center	\$52,541	Rapid response services for families at risk for deportation
La Raza Community Resource Center	\$80,000	Legal services for immigrants
Lawyers' Committee for Civil Rights of the San Francisco Bay Area	\$100,000	Civil Counsel for immigration defense
Legal Services For Children	\$38,837	Legal services, primarily for immigrant youth
Mujeres Unidas y Activas	\$200,000	Domestic worker Bill of Rights
Nihonmachi Legal Outreach	\$46,360	Employment and immigration legal services for survivors of domestic violence
Nihonmachi Legal Outreach	\$75,000	Culturally and linguistically competent social and legal services primarily for the API community, including legal representation, counseling and referrals in a wide range of civil legal issues
Nihonmachi Legal Outreach	\$85,000	Employment Legal Services for API domestic violence survivors
Swords to Plowshares Veterans Rights Organization	\$81,000	Legal counseling and representation for veterans

<b>Financial Literacy Services</b>		
<b>Agency</b>	<b>2014-2015 Grant Amount</b>	<b>Project Description</b>
<b>Mission Asset Fund</b>	\$65,000	Financial education, coaching and access to peer lending circles (loans); and technical assistance/support to train three partner agencies to implement the Lending Circles Model
<b>Mission Economic Development Agency</b>	\$35,000	Financial education, counseling and coaching services to enable clients to reach a broad continuum of financial goals
<b>Mission SF Community Financial Center</b>	\$50,000	Financial services, including credit building loans and repair counseling, to reduce and eliminate barriers to asset-building for extremely low-and low-income asset poor individuals
<b>Northeast Community Federal Credit Union</b>	\$50,000	Financial services, including credit building and repair counseling, primarily for the un-banked population

<b>Services for Transitional Age Youth</b>		
<b>Agency</b>	<b>2014-2015 Grant Amount</b>	<b>Project Description</b>
<b>Booker T. Washington Community Service Center</b>	\$40,000	Academic support, technology training, life skills and coaching for transitional age youth
<b>Central American Resource Center (CARECEN)</b>	\$40,000	Media production training
<b>Collective Impact (dba Mo' Magic)</b>	\$40,000	Case Management and multi-services for transitional age youth
<b>Community Youth Center-San Francisco (CYC-SF)</b>	\$50,000	Academic assistance, life skills building and support for at-risk, underserved young adults to enhance their educational/career outlook
<b>Filipino American Development Foundation/Filipino Community Center</b>	\$92,035	Basic needs assessments of individuals and the community to address barriers to sustainable housing opportunities, employment opportunities and community development
<b>Filipino American Development Foundation/Pin@y Educational Partnerships (PEP)</b>	\$48,120	Opportunities to connect the worlds of history, art, and culture with direct community engagement and action for transitional aged youth
<b>Filipino American Development Foundation/Pin@y Educational Partnerships (PEP)</b>	\$50,000	Academic support and college credits in Ethnic Studies for high school students



<b>Lavender Youth Rec. &amp; Info. Ct. (LYRIC)</b>	\$50,000	Youth advocacy, case management support services and connection to critical services for LGBTQQ youth
<b>Mission Neighborhood Centers</b>	\$50,000	Evening program and multi-services for transitional age youth
<b>San Francisco Conservation Corps</b>	\$50,000	Academic support for transitional age youth
<b>Sunset District Comm. Develop. Corp.</b>	\$50,000	Intensive case management for youth at risk or involved with the juvenile justice system
<b>United Playaz</b>	\$55,000	Case management for transitional age youth
<b>Urban Services YMCA</b>	\$70,000	Multi-services and case management for transitional age youth
<b>YMCA of San Francisco (Bayview)</b>	\$50,000	Case management for transitional age youth
<b>YMCA of San Francisco (Bayview)/Together United Recommitted Forever (TURF)</b>	\$50,000	Case management and multi-services primarily for transitional age youth living in Sunnydale

#### Homeless and Emergency Shelter Services

<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
<b>Asian Women's Shelter</b>	\$102,000	Intensive case management, counseling, advocacy and emergency shelter services primarily for Asian and Pacific Islander battered women and their children
<b>Central City Hospitality House</b>	\$65,000	Shelter beds for homeless men
<b>Community Awareness &amp; Treatment Services</b>	\$50,000	Shelter beds and services for homeless women
<b>Compass Family Services</b>	\$87,000	Shelter beds and services for families
<b>Dolores Street Community Services</b>	\$35,000	Shelter beds and case management services primarily for homeless men
<b>Episcopal Community Services of SF</b>	\$65,000	Shelter beds for homeless men and women
<b>Friendship House Association of American Indians</b>	\$42,000	Life skills and case management primarily for Native American adults
<b>Gum Moon Residence Hall</b>	\$55,000	Transitional housing program for primarily Asian immigrant women who are victims of domestic violence
<b>Hamilton Family Center, Inc.</b>	\$50,000	Shelter beds and case management services primarily for families
<b>La Casa de las Madres</b>	\$150,000	Shelter beds and case management for survivors of domestic violence
<b>Larkin Street Youth Services</b>	\$54,000	Shelter beds and services to homeless youth
<b>Larkin Street Youth Services</b>	\$58,000	Life skills and case management for homeless transitional age youth
<b>Mission Neighborhood Health Center</b>	\$39,000	Leadership development for homeless individuals at a drop-in day shelter program

<b>Providence Foundation</b>	\$45,000	Shelter beds and services for homeless persons
<b>YMCA of San Francisco (Bayview) United Council of Human Services</b>	\$50,000	Day shelter for homeless individuals

### Capital Improvement Grants to Community Facilities

<u>Agency</u>	<u>2014-2015 Grant Amount</u>	<u>Project Description</u>
<b>Asian Neighborhood Design</b>	\$30,000	Cost reasonableness assessment for MOHCD funded capital projects
<b>Asian Neighborhood Design</b>	\$50,000	Architectural/planning services for MOHCD funded capital projects
<b>Bayview Hunters Point Multipurpose Senior Services</b>	\$200,000	Construction of a senior center
<b>Board of Trustees of the Glide Foundation</b>	\$60,000	Replace roof at a multipurpose community facility
<b>Boys &amp; Girls Clubs of San Francisco</b>	\$40,920	Rehabilitation of a drain line in a community youth center
<b>Boys &amp; Girls Clubs of San Francisco</b>	\$44,550	Replace heating unit in a community youth center
<b>Brava For Women in the Arts</b>	\$35,275	Tenant improvements to interior programming and office space at a multipurpose facility
<b>Community Awareness &amp; Treatment Services</b>	\$41,680	Construction of an accessibility ramp at a facility serving homeless seniors with mobility impairments
<b>Community Design Center</b>	\$40,000	Owner-Representative services for MOHCD funded capital projects
<b>Donaldina Cameron House</b>	\$123,433	Replace of windows and sashes in a multipurpose facility
<b>Mission Economic Development Agency</b>	\$99,000	Replacement of windows of a facility offering asset development and family support services
<b>Mission Neighborhood Centers</b>	\$100,000	Construction of Limited Use/Limited Application (LULA) elevator and electrical upgrades to facility serving youth and families
<b>Nihonmachi Legal Outreach</b>	\$41,000	Renovate the HVAC system in a facility offering legal services
<b>Northern California Community Loan Fund</b>	\$2,515,000	Provide financial assistance and technical assistance to nonprofit agencies to mitigate the effects of displacement
<b>Openhouse</b>	\$250,000	Tenant improvements for new program space within an affordable senior housing development
<b>Pomeroy Recreation and Rehabilitation Center</b>	\$100,000	Roof renovation and gutter replacement at a recreation facility serving developmentally and physically challenged persons
<b>San Francisco AIDS Foundation</b>	\$65,244	Replacement of an elevator in a health and wellness center aimed at ending HIV transmission

<b>Telegraph Hill Neighborhood Association</b>	\$85,800	for primarily gay and bisexual men Replace the boiler, heating and ventilation system, and hot water heater, and upgrades to the mechanical control system in a multipurpose facility
<b>Wu Yee Children's Services</b>	\$50,000	Rehabilitation of a HVAC system in a facility that provides child development and family support services

### Technical Assistance and Capacity Building

<b>Agency</b>	<b>2014-2015 Grant Amount</b>	<b>Project Description</b>
<b>Bernal Heights Neighborhood Center</b>	\$150,000	Public housing leadership development
<b>Chinese Progressive Association</b>	\$5,000	Sisterhood Farms community planning
<b>Community Youth Center-San Francisco (CYC-SF)</b>	\$51,511	Capacity building for the API Council, including nearly 80 organizations
<b>Community Youth Center-San Francisco (CYC-SF)</b>	\$150,000	Multicultural Engagement in Bayview Hunters Point
<b>Compasspoint Nonprofit Services</b>	\$60,000	Technical assistance, consultation and workshop vouchers for CDBG-funded agencies
<b>Earned Assets Resource Network/Office of the Treasurer</b>	\$14,000	Capacity building for financial education practitioners as well as streamline access to financial education for low-income San Franciscans
<b>Filipino American Development Foundation/South of Market Community Action Network</b>	\$60,000	Capacity building for South of Market agencies
<b>Homeless Children's Network</b>	\$20,300	Capacity building for Tenderloin youth serving agencies, including development of youth leadership council
<b>HomeownershipSF</b>	\$30,000	Training and capacity building for homebuyer education providers
<b>Mercy Housing California</b>	\$231,750	Community engagement and services for primarily public housing residents in Sunnysdale-Velasco and greater Visitacion Valley
<b>Mission Asset Fund</b>	\$20,000	Training and capacity building for community organizations to use a new online screening and referral tool that connects people to services
<b>Northern California Community Loan Fund</b>	\$150,000	Asset management planning for CDBGHOPWA-eligible facilities
<b>Prevent Child Abuse California</b>	\$20,000	Organizational capacity building for community based organizations through participation in the Family Economic Success Certification Program, which offers training and peer support to

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		nonprofit benefits providers
<b>Prevent Child Abuse California</b>	\$60,000	Employment and economic services training
<b>Real Options for City Kids</b>	\$5,000	Visitacion Valley Resource Guide
<b>Rebuilding Together San Francisco</b>	\$10,000	Bayview Community Action Grants
<b>Rebuilding Together San Francisco</b>	\$88,001	District 11 Community Action Grants
<b>Richmond District Neighborhood Center</b>	\$4,480	Organizational capacity building through participation in SF Neighborhood Centers Together, which offers training and peer support to Executive Directors
<b>Richmond District Neighborhood Center</b>	\$30,000	Organizational capacity building for CDBG-funded neighborhood centers through participation in SF Neighborhood Centers Together, which offers training and peer support to Executive Directors
<b>San Francisco Community Empowerment Center</b>	\$50,000	Portola urban agriculture planning
<b>San Francisco SAFE, Inc.</b>	\$20,300	Castro Community on Patrol
<b>Tenderloin Housing Clinic, Inc.</b>	\$154,534	Leadership development for primarily Latinos in the Tenderloin
<b>Tides Center/PODER</b>	\$75,000	Upper Yard community planning
<b>United Playaz</b>	\$20,300	Capacity building for a youth development collaborative in the South of Market

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