

MOHCD

San Francisco
Mayor's Office of Housing and
Community Development

January 23, 2019



Who We Are

90+ staff

Director Kate Hartley

Deputy Directors:

Dan Adams (Housing)

Brian Cheu (Community Development)

Benjamin McCloskey (Finance & Operations)

Mission and Principles

Mayor's Office of Housing and Community Development

We support San Franciscans from all walks of life with affordable housing opportunities and essential services to build strong communities.

Compassion

Excellence

Commitment

Equity

Create

100% Affordable Housing

Multifamily

Mixed Income Housing

Inclusionary

Transformed Communities

HOPE SF

Affordable Home Ownership

Downpayment Assistance

Loan Program

Preserve

Former Public Housing

Rental Assistance Demonstration

Vulnerable Properties

Small Sites Program

Preservation & Seismic Safety

Existing Affordable Homes

Monitoring & Compliance

Rehabilitation

Protect

Vulnerable Residents

Eviction Prevention

Legal Services

Job Readiness

Financial Education

Service Connection

Supportive & Transitional Housing

Empower

Communities & Neighborhoods

Cultural Districts

Capacity Building

Facility Improvement

Leadership Development

People Seeking Housing

DAHLIA SF Housing Portal

Lottery Preferences

Counseling

Subsidies

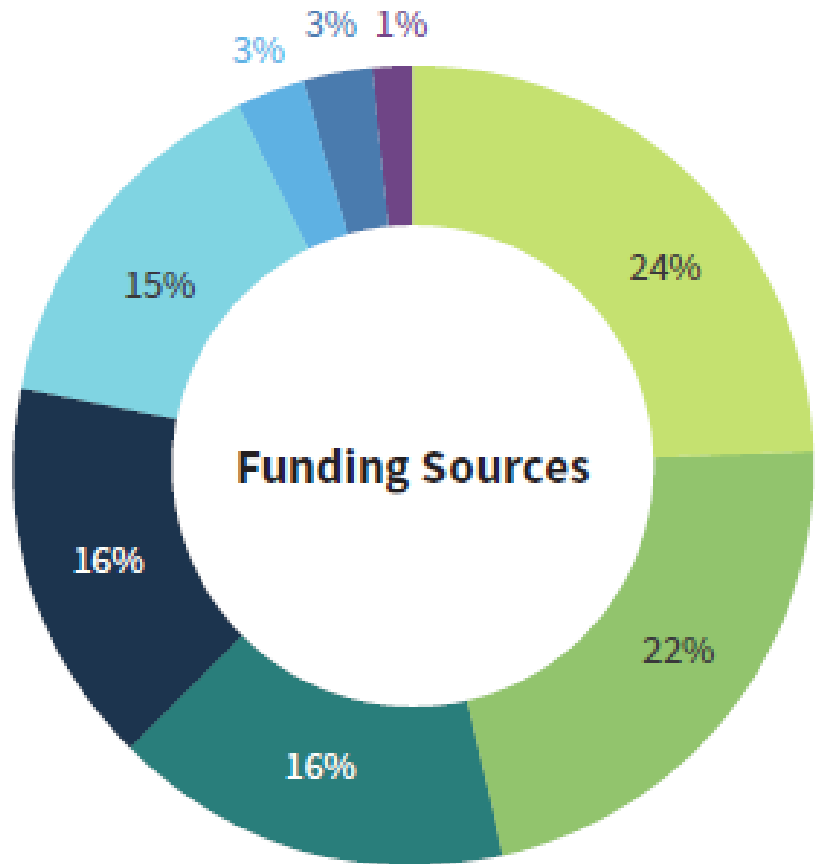
Housing Programs

- New Production
- Preservation and Asset Management
- Public Housing Initiatives
- Inclusionary Housing
 - On Site BMRs
 - Off Site BMRs
 - Land Dedication
 - In Lieu Fees



Broadway Sansome Family Housing - Photo Credit, Bruce Damonte

FY2017-2018 FUNDING SOURCES UTILIZED

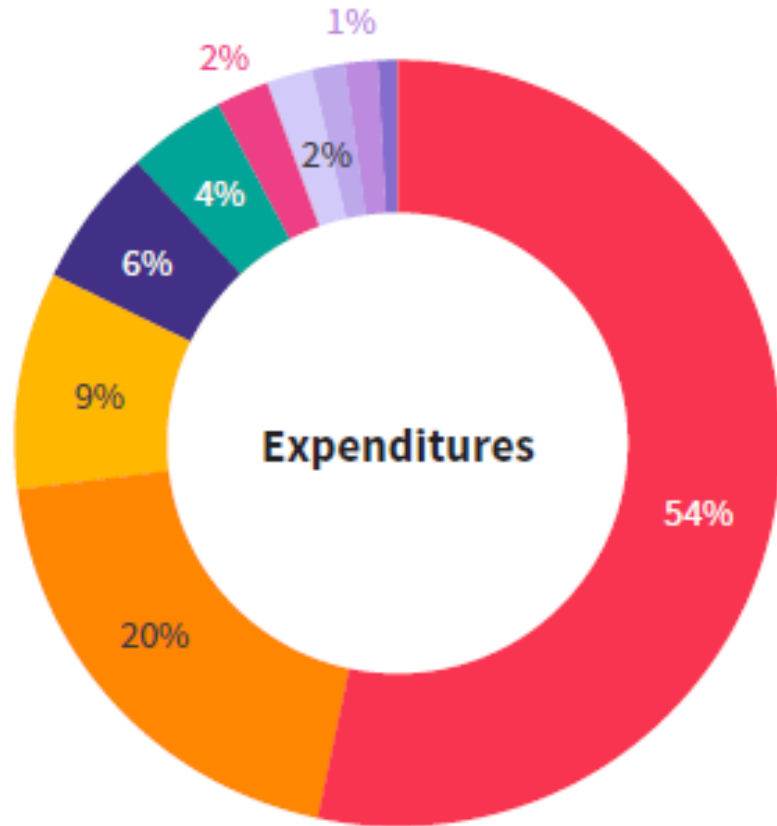


Funding Source	\$ Amount
Impact Fees	59,107,337
Federal Grants	52,670,758
General Fund	38,563,018
Housing Trust Fund <i>(see Table 1)</i>	37,605,113
General Obligation Bond	35,206,693
Former SFRA Housing Assets	7,188,253
Other	6,392,939
Seismic Safety	3,730,976

TOTAL

\$240,465,086

FY2017-2018 EXPENDITURES



Expenditure	\$ Amount
Multifamily Housing Grants & Loans	128,414,294
Grants to Nonprofit Organizations	47,541,626
Purchase & Maintenance of Property	22,019,105
Salaries & Fringe	14,027,096
LOSP Program	10,417,826
Homeowner Loans	4,934,462
Services of Other Departments	4,829,141
Departmental Non-Personnel	3,180,178
Seismic Safety Loans	3,112,347
Debt Service & Issuance	1,989,012

TOTAL **\$240,465,086**

MULTI-FAMILY HOUSING GRANTS AND LOANS

Total Grants/Loans	128,414,294
SFRA Housing Asset Balances	4,624,369
General Fund	744,739
General Obligation Bond (Prop A)	31,351,500
Housing Trust Fund	25,833,498
Impact Fees	52,083,088
Other	1,688,736
Federal Grants (HOME/CDBG)	12,088,364



HOW WE ALLOCATE OUR FUNDS

- Respond to opportunities in the market
- Invest in particular geographies as required by source
- Invest in particular project types (senior, family, supportive) as required by source
- Provide funding support for major projects and initiatives (HOPE SF, Treasure Island, etc.)
- Provide funding for development on public land (i.e. Moscone Garage)
- Respond to political priorities set by Mayor/BOS

CURRENT AFFORDABLE HOUSING DEVELOPMENT CLIMATE

- Unprecedented Increases in Construction Costs
- Reduction in Inclusionary Fees
- Tax Reform and Tax Credit Equity
- Housing Authority Restructuring
- Prop C in litigation
- Pipeline Commitments of \$720M over next 5 years
- Proposed \$300M Bond in 2020
- New State funding opportunities

MISSION AFFORDABLE PIPELINE

Building Address	# of Homes	Construction Start
1296 Shotwell	94	May 2018
490 South Van Ness	82	October 2018
2060 Folsom	127	January 2019
1950 Mission	157	January 2019
1990 Folsom	143	February 2019
681 Florida	130	October 2019
3001 24 th Street	45	January 2020
Total Mission Pipeline	778	

Total MOHCD expenditures for above pipeline: \$260MM



1296 Shotwell Under Construction

Q & A

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