

# 2016-2017 ANNUAL PROGRESS REPORT

## SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

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## MESSAGE FROM THE DIRECTOR OF MOHCD

We present this Annual Progress Report in honor of the late Mayor Edwin M. Lee, whose tremendous leadership and support informed all the work and achievements described in these pages. With a steadfast commitment to helping vulnerable households, Mayor Lee called upon our department to produce or preserve 10,000 affordable homes for low-income San Franciscans by 2020. We are on track to fulfill that goal, with over 6,000 units completed and more than 4,000 in our pipeline. Mayor Lee also demanded the delivery of high-quality community services. We gratefully acknowledge the work of our community partners in legal services, immigration rights, education, health care, and community advocacy for helping us achieve that goal as well.

The year ahead brings great opportunities and great challenges. While recent federal policy changes have reduced affordable housing production resources, Californians have rallied. Our own state legislators and their colleagues have countered negative federal actions by providing significant new resources and programs that will mean more affordable housing in San Francisco, equitably and efficiently delivered.

At the local level, we are pleased to begin implementation of new inclusionary housing rules enacted in 2016-2017 that expand affordable housing opportunities to a much wider band of households in need. We are also happy to be implementing new initiatives in critical service areas such as immigrant protections, eviction defense, youth economic empowerment, and equitable access to housing and services through language assistance and community organizing. Finally, our commitment to transform every single public housing apartment, without displacement, continues unabated. With the completion of RAD Phase 1 rehabilitation work, the commencement of RAD Phase 2, and the grand openings at the newly rebuilt Hunters View and Alice Griffith public housing sites, we're ensuring that this housing remains safe and decent for existing residents and future generations.

Our community partnerships, our affordable housing creation and preservation, our protection of those in need, and our positive vision for San Francisco's future are all causes for celebration. We look forward to building upon the achievements of 2016-2017 and to continuing our constant effort to provide the highest quality services possible for San Franciscans.



**Kate Hartley**  
**Director**  
**Mayor's Office of Housing and Community Development**

# ABOUT MOHCD

## ABOUT MOHCD

MOHCD's mission is to provide financing for the development, rehabilitation and purchase of affordable housing; coordinate the City's housing policies effectively; and strengthen the social, physical and economic infrastructure of San Francisco's low-income neighborhoods and communities in need.

The department is organized into two divisions – Housing and Community Development.

The **Housing** division focuses on creating housing policies and programs that create safe, stable, and affordable housing. Specifically, MOHCD's Housing division:

- Guides and coordinates the City's housing policies.
- Implements the City's "Inclusionary" housing program, which provides affordable rental and ownership homes within market-rate developments.
- Administers a variety of financing programs to develop new affordable housing, help low- and moderate-income households buy their first homes, and assist low-income homeowners with necessary home repairs.
- Monitors the long-term affordability and physical viability of the MOHCD-assisted affordable housing portfolio in accordance with Federal and local requirements.

The **Community Development** division works with a broad network of community-based partners to create an inclusive and equitable City where all residents can thrive. Specifically, MOHCD's Community Development division:

- Administers major federal grant programs, including: U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program; Emergency Solutions Grant (ESG) program; Housing Opportunities for Persons with AIDS (HOPWA) program.
- Along with the Housing division, administers the City's Housing Trust Fund of 2012, which will invest \$1.5 billion in affordable housing production and housing programs over the next 30 years.
- Manages local General Fund money to support a wide range of services, which included \$19.5 million in grant funds in 2016-17.
- Works in close collaboration with the Mayor's Office and the Board of Supervisors to be responsive to emerging needs. In 2016-17, this particularly included increased investments and new strategies in eviction prevention, housing stability, and in the provision of legal and social support to recent immigrant communities.
- Partners with community-based organizations and coalitions to engage residents and stakeholders in community planning activities.

MOHCD's work is guided by two primary planning documents. First, the *Strategic Plan for 2016-2020* outlines work scope and implementation strategies under the categories of Housing, Community Development, and Policy and Legislation. Those strategies strive to:

- 1) Create permanently affordable housing

## ABOUT MOHCD

- 2) Preserve affordable housing
- 3) Improve access to affordable housing
- 4) Promote self-sufficiency for all and protect rights
- 5) Foster healthy communities and neighborhoods.

The following report is organized according to the above-listed strategies.

Second, the *Consolidated Plan for 2015-2020* serves as the application for a number of federal funding sources, and provides additional context for MOHCD's work.

Both documents can be found on MOHCD's website at: <http://sfmohcd.org/plans-progress-reports>.



# MOHCD STRATEGIES

## MOHCD STRATEGIES

### STRATEGY 1 - CREATE PERMANENTLY AFFORDABLE HOUSING

#### PROGRESS TOWARD MAYOR'S 30K HOUSING GOAL

MOHCD is well on its way to achieving the goal Mayor Lee set forth in 2014: to preserve or construct 10,000 units of housing affordable to low-income households by 2020. As of July 1, 2017, the City has achieved a new/preserved unit count of 5,949 affordable units, 35% of the 16,938 units produced since 2014. MOHCD's production numbers include:

- 1,848 units of new affordable housing, including very low-income senior housing, family housing, and supportive housing for formerly homeless households.
- 3,491 public housing units, which the San Francisco Housing Authority (with MOHCD assistance) transferred to community-based non-profits for the purpose of completing substantial rehabilitations.
- 610 additional units of existing affordable housing, which were significantly rehabilitated to extend their useful lives and preserve affordability.

#### HOUSING GRAND OPENINGS AND GROUNDBREAKINGS



MOHCD celebrated the grand opening of 40 units of new senior housing and San Francisco's first Lesbian Gay Bisexual Transgender-friendly housing at 55 Laguna (Openhouse Community) in March 2017.



Mayor Lee, Hunters View residents and guests commemorate the opening of 107 units of new affordable family housing at the 2<sup>nd</sup> phase of the HOPE SF Hunters View revitalization project in April 2017.

#### NEW PROJECT FUNDING

To support the development of new housing production in 2017, MOHCD issued a Notice of Funding Availability (NOFA) for funds generated as a result of passage of the 2015 General Obligation Housing Bond, and issued a Request for Proposals (RFP) to develop a City-owned parcel at 681 Florida.

# MOHCD STRATEGIES

## NOTICE OF FUNDING AVAILABILITY (NOFA)



Architect rendering of 4840 Mission in the Excelsior

In April 2016, MOHCD issued the Proposition A GO Bond NOFA to promote the creation of new permanently affordable housing for low-income and homeless households in San Francisco. Following review of the applicant proposals, four development sites were recommended for funding, which, when completed, will result in the production of 407 affordable rental homes in the Citywide fund pool and 143 affordable rental homes in the Mission funding pool. Each site will

offer community amenities at the ground floor level and provide 20-30% of rental homes for formerly homeless households. The projects include:

- 108 units of family affordable housing with retail at 500 Turk in the Tenderloin
- 114 units of family affordable housing, with a health center and grocery at 4840 Mission in the Excelsior
- 143 units of family affordable housing and artist work space at 1990 Folsom in the Mission
- 96 units of senior affordable housing at 1296 Shotwell in the Mission. *[Note: MOHCD originally selected a proposal for senior housing in the Forest Hill neighborhood as a Prop A funding recipient. Following due diligence investigations that revealed prohibitive cost issues at the proposed site, however, MOHCD reallocated Prop A funds to the Shotwell property.]*

## REQUESTS FOR PROPOSALS



Architect rendering of 681 Florida in the Mission

In 2016-2017, MOHCD issued one request for proposals (RFPs) for a City-owned parcel at 681 Florida in the Mission neighborhood. The site came to the City through a land dedication from the market-rate developer who owns the adjacent parcel, in satisfaction of his inclusionary housing obligations under the Planning Code. MOHCD selected a joint venture partnership between Mission Economic Development Agency and Tenderloin Neighborhood Development

Corporation to develop the site, slated to start construction in 2019.



## MOHCD STRATEGIES

### TEACHER HOUSING

MOHCD is working in partnership with the San Francisco Unified School District (SFUSD) and the United Educators of San Francisco (UESF) to provide educators with better access to stable housing. This is done through financing of affordable housing developments for educators; provision of down payment assistance to educators to purchase their first homes; and funding for housing counseling and eviction defense services.

**New Affordable Educator Housing:** In 2017, Mayor Lee directed MOHCD to reserve up to \$44 million for 130-150 units of new educator housing at the Francis Scott Key Annex in the Outer Sunset. MOHCD issued a RFP for the site and will be selecting a development team in early 2018, with construction anticipated to begin in 2019.

**Down Payment Assistance:** Between July 2015 and September 2017, MOHCD successfully helped 19 educators purchase their first homes in the City through the Down Payment Assistance Loan Program (DALP) and Teacher Next Door (TND) program. DALP provides up to \$375,000 as a deferred payment loan, and TND provides up to \$40,000 as a forgivable loan to help educators purchase either BMR or market-rate homes.

**Housing Stabilization:** MOHCD has continued to fund HomeownershipSF and the Eviction Defense Collaborative to provide housing counseling and eviction defense services to educators. MOHCD presented housing services options at five of SFUSD's new educator onboarding workshops. From July 2015 through September 2017, 165 educators received services such as one-on-one housing counseling, housing clinic workshop participation, educator hotline assistance, rental subsidies, and legal services representation.

### MIDDLE-INCOME HOUSING

The work that MOHCD initiated in 2015-2016 to bring affordable middle-income housing – that is, housing affordable to households earning between 70% and 150% of area median income (AMI) – continued in FY 16-17. As described above, MOHCD, in collaboration with the San Francisco Unified School District, is supporting housing development at the Francis Scott Key site, 60% of which will serve middle-income educator families. Progress also continues on the production of new middle-income housing at 88 Broadway and 735 Davis, family and senior housing developments, respectively. In addition, MOHCD doubled the dollar amount of the “Teacher Next Door” forgivable loan, and set aside \$1 million in down payment assistance for middle-income educator households.

While MOHCD works to include more middle-income units in its pipeline, Fiscal Year 2016-2017 also ushered in a very important change to the City's Inclusionary Housing rules applicable to market-rate housing developments. In the past, Inclusionary rental units were priced for affordability at 55% of AMI and for-sale Inclusionary units were priced at 90% affordability. Through legislative amendments, Inclusionary rental units are now priced for affordability between 55% and 110% AMI; for-sale units are affordable to households earning between 80% and 130% AMI.

## MOHCD STRATEGIES

Finally, an important part of MOHCD's middle income strategy is the acquisition of existing rent-controlled housing through the Small Sites Program (SSP), described more fully below, and its conversion to permanent affordable housing, with units available to families earning up to 120% AMI. To date, the SSP has preserved 160 units, with 63 of them for moderate-income households.

## STRATEGY 2 – PRESERVE AFFORDABLE HOUSING

### RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)



Robert B. Pitts Apartments at 1150 Scott Street after rehabilitation

In 2015, MOHCD closed the financing for Phase 1 of the City’s Rental Assistance Demonstration Program (RAD) – a HUD initiative that allows for the transfer of distressed public housing buildings to nonprofit ownership. Through this transfer, selected affordable housing teams undertook substantial rehabilitation and preservation work at the properties. In 2016, MOHCD closed RAD Phase 2, bringing the total number of public housing units rehabilitated and preserved to 3,491, and the total value of new resources

employed in the effort to over \$2 billion. A historic transformation effort, San Francisco’s RAD program ensures that some of the City’s most vulnerable residents can permanently enjoy safe, decent, and affordable housing, with new and comprehensive supportive services in every building.

### HOPE SF



Leader Pelosi at Hunters View resident event in April 2017

In Fiscal Year 2016-17, the equitable development work of HOPE SF made excellent progress in support of one of the City’s most important anti-poverty initiatives. In close collaboration with its many public and private partners, the HOPE SF development teams are coordinating the physical transformation of the sites with resident-led community building and services support. The most notable milestone achieved during FY2016-17 was the final re-housing of Hunters View residents in new homes. Residents, guests, Mayor Lee and Congresswoman Nancy Pelosi celebrated this event

on April 14, 2017. Hunters View has seen 68% of the original residents return to the new site as of the end of April 2017, a remarkable achievement compared to the national rate of return of 27.6% for all public housing residents in HOPE VI developments from 1993 to 2014.

## MOHCD STRATEGIES



Alice Griffith Phase 3 under construction as of February 2017



Potrero Block X construction as of June 2017

The other HOPE SF sites also achieved significant milestones, including: the completion of the Phase 1 and 2 developments at Alice Griffith; the approval and vesting of the planning entitlements for both Sunnydale and Potrero; and the start of construction on Potrero's first phase.

### SMALL SITES PROGRAM



4042 Fulton Street acquired in March 2017 with Small Sites Program financial assistance

In 2016-2017, MOHCD made \$22,615,000 in loans to assist three nonprofits to acquire and rehabilitate 10 properties with 63 residential and 7 commercial units under the Small Sites Program. Established in the 2014-15 fiscal year, and funded by local sources, the Small Sites Program is an acquisition and rehabilitation loan program for multi-family rental buildings of 5 to 25 units. The program was created to protect long-term affordable housing in smaller properties throughout San Francisco that are

particularly vulnerable to market pressure and resulting property sales, increased evictions and rising tenant rents. Please see **Appendix Table 5** for Small Sites Program revenues and commitments through Fiscal Year 2016-2017.

### STRATEGY 3 – IMPROVE ACCESS TO AFFORDABLE HOUSING

#### HOUSING ACCESS

Grantee agencies provide housing placement and access to rental housing services to individuals with special needs such as monolingual non-English speakers, people with disabilities, seniors, people experiencing homelessness, veterans, disconnected LGBT individuals, transitional age youth, re-entry populations, and survivors of domestic violence. In 2016-17, MOHCD funded fifteen projects with twelve separate agencies, and these community-based organizations provided 2,770 San Francisco residents with housing counseling, financial education and counseling, and assistance in applying for affordable housing opportunities.

#### DATABASE OF AFFORDABLE HOUSING LISTINGS, INFORMATION & APPLICATIONS (DAHLIA)

The DAHLIA San Francisco Housing Portal is a long-term project to create a one-stop centralized place to find City-sponsored affordable housing. In 2017, MOHCD added listings for our 100% affordable portfolio and online applications for Inclusionary Below Market Rate units (BMRs) to DAHLIA. Usage of the site continues to grow as more residents come to rely on this valuable resource for finding and applying for affordable housing. DAHLIA is being developed through a partnership of City departments, and the direct participation of housing counselors, advocates, developers, leasing agents, and, most importantly, past applicants and current residents of affordable housing in San Francisco. MOHCD continues to refine and expand DAHLIA's services. Features in development include developer partner resources, including lease-up administration and waitlist management.

#### NEIGHBORHOOD PREFERENCE & DISPLACED TENANT PREFERENCE EXPANSION

The Displaced Tenant Housing Preference (DTHP) program addresses increased eviction rates in the City's rent-controlled housing stock. DTHP offers housing lottery priority in 20% of affordable units in new and existing City-funded housing developments. Individuals displaced from rent-controlled homes due to an Ellis Act or Owner Move-In eviction or because of long-term displacement by a fire are eligible for DTHP. MOHCD housed 52 tenants evicted from their rent-controlled homes in 2016-2017.

To further protect existing San Francisco residents, Mayor Lee and the Board of Supervisors worked together to adopt the Neighborhood Resident Housing Preference (NRHP), which gives an occupancy priority to residents of the supervisorial district (and people living within a ½ mile radius) in which most new affordable units are created for up to 40% of available units. The goal of the program is to protect community diversity, stem displacement, and allow neighborhood residents to participate in the benefits that come with new and rehabilitated housing. Through NRHP, 30 households in Fiscal Year 2016-2017 were



## MOHCD STRATEGIES

able to secure new affordable housing in their own neighborhood. Please see **Appendix Table 6 and 7** for additional information about NRHP activities.

### DOWNPAYMENT ASSISTANCE LOAN PROGRAM

MOHCD's various homeownership assistance programs helped 201 households purchase their first home in San Francisco in Fiscal Year 2016-2017:

- 28 low to middle-income families purchased market-rate homes with MOHCD's expanded Downpayment Assistance Loan Program (DALP); through Prop A GO Bond funding and Housing Trust Fund, households earning up to 175% of AMI could access up to \$375,000
- 79 low-income households purchased below market-rate (BMR) homes
- 3 police officers received assistance from the First Responders DALP and Police in the Community Loan Program
- 12 SF Unified School District educators received Teacher Next Door grants
- 122 additional homes purchased with MOHCD first-time homebuyer assistance programs.

In total, the down payment assistance programs distributed \$14,532,339 in deferred loans in Fiscal Year 2016-2017.

### CERTIFICATE OF PREFERENCE PROGRAM

The Certificate of Preference (COP) program gives an occupancy preference in affordable housing to persons displaced in the 1960's-1970's by the former Redevelopment Agency's urban renewal programs or at city-wide affordable housing projects assisted with OCII and MOHCD funds. There are currently 599 active COP holders who have not used their certificates. During the reporting period, 43 COP holders secured affordable housing. Please see **Appendix Table 6** for more COP activities.

### AFFORDABLE HOUSING LOTTERIES

In 2017, MOHCD conducted 104 housing lotteries. Over 85,000 households applied for 1,210 units of affordable housing through the MOHCD housing lottery system. Low- to moderate-income hopeful homeowners submitted 1,510 applications for 185 units and 83,733 very low- to low-income households applied for 1,025 rentals. For each lottery, MOHCD uploads all applications into a cloud-based database, from which they are sorted in random order.

### POST-PURCHASE HOMEOWNER SERVICES

MOHCD provides services that not only assist in the purchase of a household's first home, but also support homeowners to protect their investments and stay in their homes. MOHCD provides access to property rehabilitation and lead remediation services to ensure the health of all San Francisco families. Our

## MOHCD STRATEGIES

mortgage assistance loan program assists households in danger of foreclosure due to unaffordable HOA special assessments or mortgage arrears. MOHCD's comprehensive loan servicing team addresses resales, refinancings, loan and grant pay-offs, title changes, and capital improvement requests. MOHCD also monitors program compliance, to ensure that precious housing resources are going where they should, and enforces program rules in collaboration with the City Attorney's Office, Planning Department, the Office of Short-Term Rentals and the Assessor Recorders Office. Non-profit partners greatly assist with the stewardship of the BMR and DALP programs. HomeownershipSF, for example, provides homeownership counseling, quarterly newsletters informing owners of upcoming workshops and programmatic updates, as well as quarterly workshops on a variety of topics of interest to our homeowners. During the reporting period, there were four workshops for Fiscal Year 2016-2017 attended by over 100 people, ranging in topic from estate planning to property maintenance.

### **STRATEGY 4 – PROMOTE SELF-SUFFICIENCY FOR ALL & PROTECT RIGHTS**

#### FINANCIAL EDUCATION

Projects funded through this program area provide individualized financial education counseling, basic banking services, predatory lending alternatives, and/or financial coaching services, all designed to help individuals achieve self-sufficiency and improve financial security. In 2016-17 MOHCD supported seven community-based organizations that provided 2,178 residents with financial counseling, education and coaching.

#### SUSTAINABLE HOMEOWNERSHIP

This program area funds counseling and education programs for prospective first-time homebuyers and current homeowners. Services include credit counseling, budgeting, savings, local program application assistance, and mortgage qualification. Grantees are HUD-approved housing counseling agencies that follow the National Industry Standards for Homeownership Education and Counseling. In 2016-17, MOHCD supported eight community-based organizations, which provided pre-purchase education and counseling to 4,006 residents.

#### EVICTION PREVENTION

To ensure that low- to moderate-income City residents are properly represented, informed, and protected in landlord-tenant actions, MOHCD funds tenant counseling, legal services, rental assistance and other anti-displacement programs. MOHCD's investments in these services have increased significantly since 2012 to match the growing rate of evictions. In 2016-17, the department funded 26 projects with 17 different community-based organizations, for a total of \$6,632,894 in grant funds. These projects provided full legal representation to 4,358 residents, and provided an additional 3,320 households with tenant education and counseling.

#### LEGAL SERVICES

Additional MOHCD-funded legal services programs aim to reduce barriers to economic self-sufficiency. The programs address employment rights, immigration status, domestic violence and personal safety, benefits advocacy, consumer rights and legal protections, and issues of discrimination. This is another portfolio that has grown significantly in recent years, particularly as immigrant communities have needed greater support and assistance. In 2016-17, MOHCD funded 22 projects with 16 different agencies, for a total of \$5,721,184 in grant funds. The projects provided full legal representation to 2,337 San Francisco residents, and legal counsel and advice to another 3,749 residents.

## MOHCD STRATEGIES

### SERVICE CONNECTION

MOHCD supports projects that provide both intensive case management and serve as intermediaries to a network of social services through referrals and linkages. Service Connection is designed to connect people with additional support, address the whole range of an individual's or family's needs, and help people build their capacity to improve their lives and move toward self-sufficiency. In 2016-17 we funded 25 projects with 22 different agencies, for a total of \$2,935,753 in grant funds. These projects provided case management, including development of an Individual Service Plan, with 1,301 low- and moderate-income residents.

### SKILL DEVELOPMENT, EDUCATIONAL SUPPORT, AND WORKFORCE READINESS

Through this program area, community-based organizations provide training and skills development for low- and moderate-income San Francisco residents. Services are focused on helping individuals achieve economic self-sufficiency, educational success and workforce readiness. In Fiscal Year 2016-17 MOHCD funded 24 projects, with 23 different community-based organizations. Through these projects, over 2,700 residents received training and skill development services.

### **STRATEGY 5 – FOSTER HEALTHY COMMUNITIES & NEIGHBORHOODS**

#### PLACE-BASED SERVICES IN HOUSING

This program area focuses on service delivery to residents in affordable housing and public housing, such as the HOPE SF projects and the RAD projects described earlier in this report.

In the RAD portfolio's 28 buildings (with 3,500 units), we have worked with owners and property managers to develop and implement a services model that integrates with property management. This model focuses on tenant engagement, community building and service connection, with an emphasis on housing stability, health and wellness, education, economic mobility, and public safety. The first year of implementation (with 1,423 units in full operation) resulted in robust calendars of weekly activities for RAD tenants, as well as 81 rent repayment agreements between owners and residents who fell behind on rent. Thirty-three residents voluntarily moved out of RAD buildings during that period.

#### DOMESTIC VIOLENCE SERVICES

Survivors of domestic violence are a vulnerable population for whom MOHCD sponsors housing, case management and legal services support. In 2016-17, MOHCD assisted two shelter programs and three legal services projects that serve survivors of domestic violence. The programs assisted 300 individuals in their effort to secure safe, permanent housing and provided legal services to 170 individuals.

#### SUPPORTIVE HOUSING FOR PERSONS LIVING WITH HIV AND AIDS

Through this program area, MOHCD funds supportive services, case management, and operating costs for long-term facilities that serve people with HIV/AIDS, and also provides deep rent subsidies and housing advocacy/case management services for persons with HIV/AIDS. MOHCD's 2016-17 funding went to nine projects with six different community-based organizations and helped 558 individuals secure more stable housing and supportive services.

#### COMMUNITY BUILDING AND NEIGHBORHOOD PLANNING

The goal of this program area is to promote the development of social capital and sustainable healthy communities, and to support neighborhood-based capacity building efforts that encourage strategic planning and resident engagement to address collective needs and priorities. In 2016-17, MOHCD supported 17 projects with 13 different community-based organizations, resulting in the facilitation of 279 community meetings, events or workshops with over 4,000 residents attending one or more. Over 400 residents were engaged in more sustained community or neighborhood involvement. In addition, MOHCD awarded 32 community action grants to neighborhood projects through community-led processes.



## MOHCD STRATEGIES

### IMPROVEMENTS TO COMMUNITY FACILITIES AND PUBLIC SPACE

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. 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. In 2016-17, our capital program assisted 18 organizations in making significant improvements or repairs to their facilities and brought improvements to six community and public spaces.

### SOMA COMMUNITY STABILIZATION FUND

Through the SoMa Community Stabilization Fund, MOHCD funds affordable housing, economic and workforce development, community cohesion, and infrastructure improvements. The Fund was created in 2006 to mitigate the impact of rapid residential development in the South of Market (SoMa) neighborhood. A seven-member Community Advisory Committee meets regularly to advise MOHCD and the Board of Supervisors on expenditures of the Fund. In 2016-17, the SoMa Fund invested approximately \$1.2 million in 22 projects, varying from capacity building to social services and economic development. The Fund also expended \$5 million to stabilize 24 units of affordable housing within a building that has cultural and historical significance for the Filipino community in SoMa.

## OTHER PROGRAMMATIC UPDATES

### POLICY, LEGISLATIVE & MONITORING UPDATES

#### LEGISLATION IN 2016-2017

In 2016-2017, the Mayor, the Board of Supervisors and the voters advanced major housing policies through the passage of legislation and ballot initiatives. In November 2016, the voters approved Proposition C, the repurposing of the Seismic Safety Loan Program, to allow unspent funds from the original bond to be used for the preservation of affordable housing. MOHCD expects to use the \$261 million in repurposed funds starting in 2018 for the acquisition and rehabilitation of small and larger rent-controlled sites to keep them as long-term affordable housing.

As described earlier under “Middle-Income Housing” activities, 2017 brought an important expansion of the City’s Inclusionary Housing Program, broadening income eligibility to include households earning approximately 55% AMI through 130% AMI. The “Home SF” program also passed in this fiscal year, which created a local density bonus program that encourages more affordable housing (30% of a new building’s units) by offering additional height for market-rate developments.

And in the ongoing effort to produce affordable housing faster at both the City and state levels, complimentary entitlement streamlining efforts got underway in 2016-2017, with Mayor Lee issuing an Executive Directive to accelerate local permit processing and California passing SB 35, which will exempt certain affordable housing developments in San Francisco from lengthy entitlement processes.

#### PROP A GENERAL OBLIGATION BOND

As described above, implementation of the voter-approved Prop A Bond funding was fully underway in 2016-2017. Expenditure highlights include:

- \$17 million in Public Housing Loans Agreement executed/ encumbered
- \$7 million in Low-Income Multifamily Loan Agreements executed/ encumbered
- \$6 million in Mission Set Aside Loan Agreements executed/ encumbered
- \$13 million in Low-Income Small Sites Program deals closed
- Middle-Income Downpayment Assistance Loans (DALP) fully subscribed and 4 Teacher Next Door (TND) loans made

#### STUDENT HOUSING – ANNUAL MONITORING

MOHCD currently monitors two Student Housing Projects. Planning Code Section 415.3(F)(2) exempts Student Housing projects from the Inclusionary Housing requirements if certain criteria are met. Project sponsors must submit to MOHCD an annual monitoring fee and report that addresses the following:

## OTHER PROGRAMMATIC UPDATES

1. The Post-Secondary Institution continues to own or control the Student Housing Project for a minimum of 5 years, evidenced by a lease or contractual agreement; and
2. Occupants of the living space in the Student Housing project are students in good standing enrolled at least half time or more in the post-secondary Educational Institution or Institutions.

2016 STUDENT HOUSING MONITORING ASSESSMENT		
<b>Name of Tenant</b>	California College of Arts	California College of Arts
<b>Property Address</b>	Harriet Street Residences 38 Harriet Street	Panoramic Residence 1321 Mission Street
<b>Master Lease</b>	March 8, 2013 to July 31, 2018	December 31, 2013 plus 10 years
<b>Total Number of Units</b>	23 Studio Apartments	80 Units / 120 rooms
<b>Number of Students Enrolled at least Half-time</b>	26 (100%) Assumes double occupancy	182 (100%) Assumes double occupancy
<b>Number of Students in Good Standing</b>	26 (100%) Assumes double occupancy	182 (100%) Assumes double occupancy

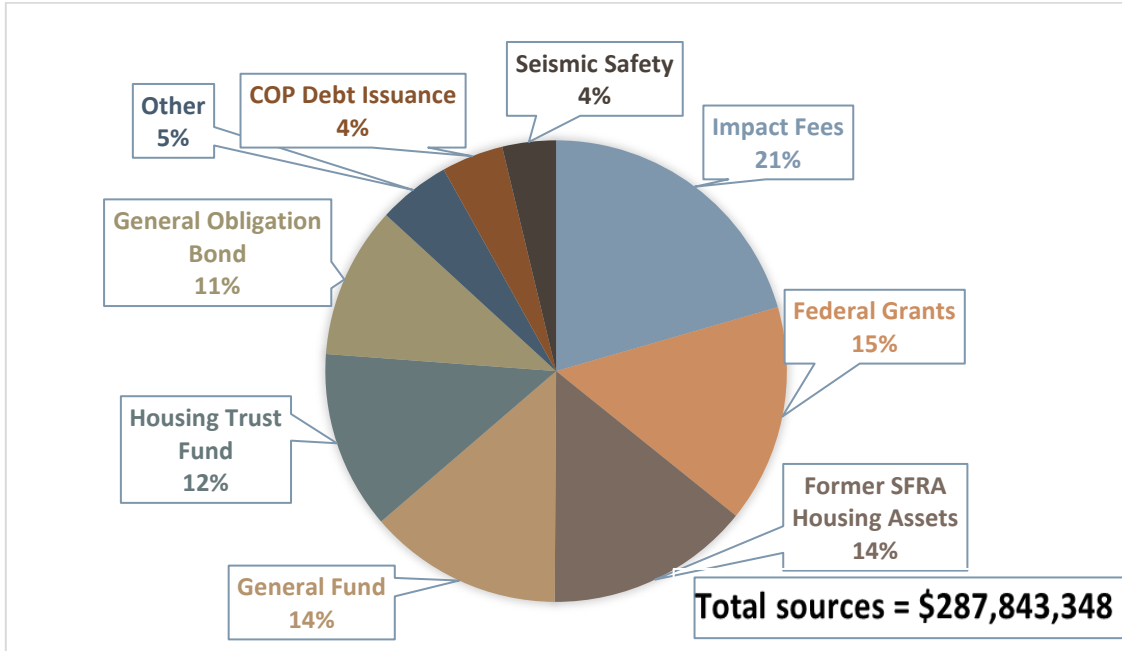
### EVICTIONS FROM MOHCD-SUPPORTED HOUSING – ANNUAL MONITORING

The Administrative Code requires MOHCD to annually report the number of tenants receiving eviction notices, unlawful detainer notices filed in court, and the number of tenants who have been evicted from housing for which MOHCD has a loan agreement or lease with an affordable housing provider. In 2016-17, the percent of residents evicted from MOHCD-sponsored developments was .68%. Please see **Appendix Table 10** for additional information.

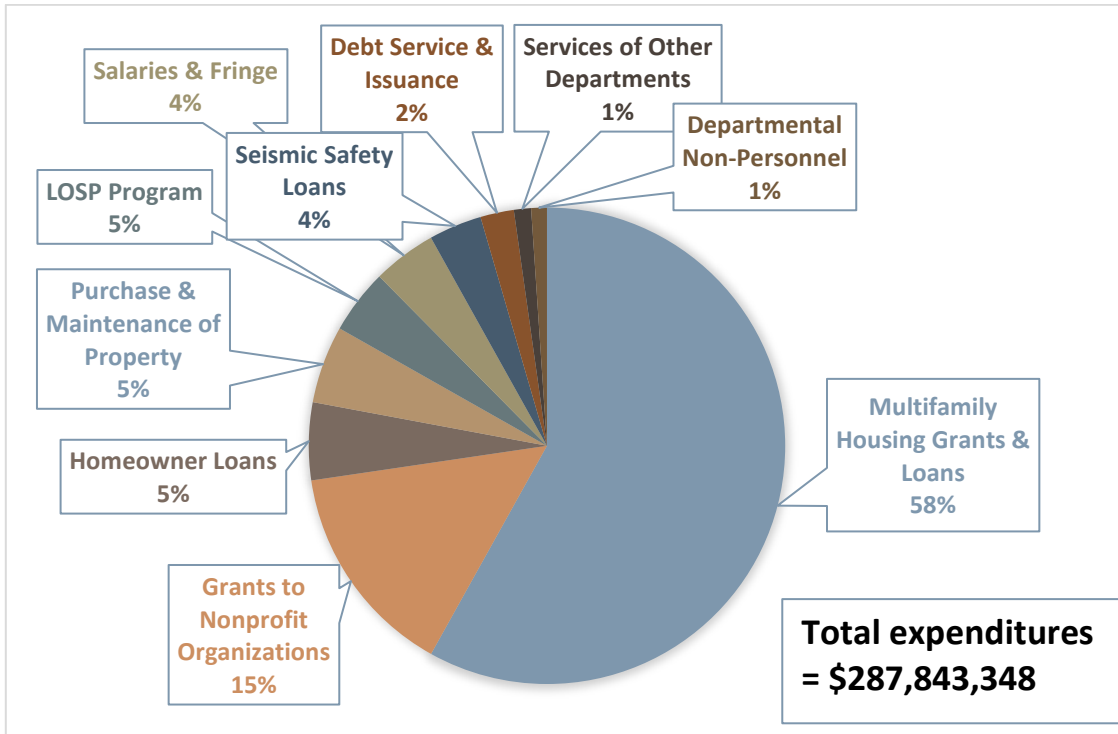
# APPENDICES

## APPENDICES

### MOHCD FY2016-2017 FUNDING SOURCES



### MOHCD FY2016-2017 CATEGORIES OF EXPENDITURES



## APPENDICES

TABLE 1 – HOUSING TRUST FUND SUMMARY

<b>Housing Trust Fund Summary</b>		
<b>Program Area</b>		<b>FY2016-17</b>
		<b>Expenditures</b>
<b>Downpayment Assistance Loan Program</b>		
	Downpayment Assistance Loan Programs	3,001,403
	First Responders Downpayment Assistance	686,500
	<b>Subtotal DALP</b>	<b>3,687,903</b>
<b>Housing Stabilization Programs</b>		
	Emergency Repair and Energy Efficiency Loans	227,868
	Housing Counseling and Assistance	1,149,725
	Eviction Defense/Prevention and Tenant Housing Stabilization	2,462,537
	Small Site Acquisition/Rehab	746,914
	<b>Subtotal Housing Stabilization</b>	<b>4,587,044</b>
<b>Complete Neighborhoods Infrastructure</b>		
	Grants for neighborhood improvements	25,022
	<b>Subtotal Complete Neighborhoods Infrastructure</b>	<b>25,022</b>
<b>Affordable Housing Development</b>		
	Multifamily Housing Loans and Grants	25,603,796
	<b>Subtotal Housing Development</b>	<b>25,603,796</b>
	<b>Program Delivery</b>	<b>2,032,889</b>
	<b>TOTAL Housing Trust Fund Expenditures</b>	<b>35,936,654</b>



# APPENDICES

TABLE 2 – AFFORDABLE HOUSING FUND SUMMARY

Affordable Housing Fund Summary 2016-2017							
	Inclusionary	Jobs-Housing	Market/ Octavia	Eastern Neighborhood Mission & SOMA	Van Ness Ave	Expedited Condominium Conversion Program	Total
<b>Balances, 07-01-2016</b>	\$ 128,322,147	\$ 54,612,908	\$ 5,794,568	\$ 4,596,463	\$ -	\$ 8,963,200	\$ 202,289,286
<b>Balances, 06-30-2017</b>	\$ 132,937,636	\$ 73,395,275	\$ 5,436,347	\$ 4,609,137	\$ 3,175,920	\$ 7,632,904	\$ 227,187,219
<b>Loan Encumbrances as of 6/30/17:</b>	\$ 10,111,438	\$ 287,293	\$ 123,308	\$ 1,462,347	\$ -	\$ 1,528,358	\$ 13,512,744
<b>FY 2016-2017 Project Expenditures</b>							
1015 Shotwell	\$ 2,579,602						\$ 2,579,602
1296 Shotwell Senior	\$ 836,169						\$ 836,169
1500 Cortland	\$ 677,165						\$ 677,165
1684-1688 Grove Street	\$ 161,151						\$ 161,151
2217 Mission Street	\$ 2,264,152						\$ 2,264,152
308 Turk	\$ 43,323						\$ 43,323
380 San Jose Avenue	\$ 367,279						\$ 367,279
3840 Folsom Street	\$ 859,604						\$ 859,604
462 Green Street	\$ 1,509,536						\$ 1,509,536
4840 Mission Street	\$ 343,963						\$ 343,963
642-646 Guerrero Street	\$ 118,306						\$ 118,306
735 Davis Senior	\$ 443,919						\$ 443,919
88 Broadway Family	\$ 638,087						\$ 638,087
95 Laguna Senior Apartments	\$ 830,800						\$ 830,800
Eddy & Taylor Family	\$ 6,542,921	\$ 1,228,284					\$ 7,771,205
Hunters View - Phase 1	\$ 171,640						\$ 171,640
John Burton Foundation	\$ 737,082						\$ 737,082
Casa de la Mision		\$ 212,707					\$ 212,707
CF Parcel O Family Housing			\$ 1,846,166				\$ 1,846,166
3329-3333 20th Street						\$ 1,011,642	\$ 1,011,642
Canon Kip Community House						\$ 1,783,152	\$ 1,783,152

## APPENDICES

TABLE 3 – AFFORDABLE HOUSING FUND EXPENDITURES

Affordable Housing Fund Loan Expenditures			2016-2017
	Funds Expended	# of Units Assisted	Type of Housing
1015 Shotwell	\$ 2,579,602	10	Small Sites Program
1296 Shotwell Senior Housing	\$ 836,169	94	Senior
1500 Cortland	\$ 677,165	4	Small Sites Program
1684-1688 Grove Street	\$ 161,151	3	Small Sites Program
2217 Mission Street	\$ 2,264,152	8	Small Sites Program
308 Turk	\$ 43,323	20	Small Sites Program
380 San Jose Avenue	\$ 367,279	4	Small Sites Program
3840 Folsom Street	\$ 859,604	4	Small Sites Program
462 Green Street	\$ 1,509,536	6	Small Sites Program
4840 Mission Street	\$ 343,963	114	Family
642-646 Guerrero Street	\$ 118,306	4	Small Sites Program
735 Davis Senior	\$ 443,919	53	Senior
88 Broadway Family Apts	\$ 638,087	125	Family
95 Laguna Senior Affordable Housing	\$ 830,800	79	Senior
Eddy & Taylor Family Housing	\$ 7,771,205	113	Family
Hunters View - Phase 2A	\$ 171,640	107	Public Housing Replacement
John Burton Foundation Housing Complex	\$ 737,082	50	TAY
Casa de la Mision	\$ 212,707	50	Senior
Central Freeway Parcel O Affordable Family Hsg	\$ 1,846,166	108	Family
3329-3333 20th Street	\$ 1,011,642	10	Small Sites Program
Canon Kip Community House	\$ 1,783,152	104	Formerly Homeless

# APPENDICES

## TABLE 4A – AFFORDABLE HOUSING DISBURSEMENTS

Affordable Housing Production Pipeline Projects receiving City Funding During Fiscal Year	Project Sponsor	Funding Source	City Funds Disbursed FY 2016-2017	Total Development Cost	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged	# of units
<b>Non-RAD Projects</b>								
1036 Mission Family Housing	TNDC, 1036 Mi	AHF, HOME, CPI	\$8,036,362	\$50,823,426	\$14,046,092	\$36,777,334	72.4%	83
1296 Shotwell Senior Housing	MEDA, CCDC, 1	AHF Inclusionar	\$836,169	\$3,299,402	\$3,299,402	\$0	0.0%	94
2060 Folsom (17th & Folsom) Family	MEDA, CCDC, 2	CPMC and AHF I	\$1,719,482	\$3,500,000	\$3,500,000	\$0	0.0%	127
1950 Mission Street Family Housing	BRIDGE, MHDC	CPMC and AHF I	\$1,304,231	\$5,294,562	\$5,294,562	\$0	0.0%	157
1990 Folsom Family Housing	MEDA, TNDC, 1	2015 GO Bonds	\$3,986,861	\$15,492,269	\$7,000,000	\$8,492,269	54.8%	143
4840 Mission Street Family Housing	BRIDGE, 4840 M	2015 GO Bonds	\$3,343,963	\$17,120,874	\$6,000,000	\$11,120,874	65.0%	114
500 Turk Street Family Housing	TNDC, Turk 500	2015 GO Bonds	\$482,750	\$18,577,304	\$3,000,000	\$15,577,304	83.9%	122
735 Davis Senior	BRIDGE and JSC	AHF inclusionar	\$443,919	\$1,500,000	\$1,500,000	\$0	0.0%	52
88 Broadway Family Housing	BRIDGE and JSC	AHF Inclusionar	\$638,087	\$1,500,000	\$1,500,000	\$0	0.0%	130
95 Laguna Senior	Mercy, Laguna	AHF Inclusionar	\$830,800	\$46,576,304	\$19,806,054	\$26,770,250	57.5%	70
Bayside Village	Forest City, Ba	HTF	\$21,680,000	\$21,680,000	\$21,680,000	\$0		172
John Burton Advocates for Youth Foundation Housing	BTW, JSCo, BTW	AHF and HOME	\$737,082	\$29,975,425	\$12,228,947	\$17,746,478	59.2%	50
Canon Kip Community House	ECS, Canon Kip	CDBG, HOME, A	\$1,783,152	\$24,605,167	\$5,743,396	\$18,861,771	76.7%	90
Casa de la Mision	Mercy, Mercy H	AHF	\$212,707	\$500,000	\$500,000	\$0	0.0%	50
Central Freeway Parcel O Affordable	Mercy, 455 Fel	Market Octavia	\$1,846,166	\$66,648,743	\$17,309,250	\$49,339,493	74.0%	20
Eddy & Taylor Family Housing	TNDC, Eddy & T	HOME, HTF, AHF	\$7,771,205	\$73,325,890	\$22,187,436	\$51,138,454	69.7%	113
Hunters View - Phase	HV Partners 2,	MHP, IIG - Infill	\$1,706,469	\$83,527,790	\$7,946,944	\$75,580,846	90.5%	107
Hunters View (Phase	HV Partners 1,	AHP, MHP, IIG I	\$322,259	\$75,112,717	\$12,145,107	\$62,967,610	83.8%	107
Hunters View Phase 2B - Block 10	JSCO, HV Partn	AHF, COPS	\$10,140,422	\$50,224,309	\$19,818,465	\$30,405,844	60.5%	72
HUNTERS VIEW PHASE	JSCO, Hunters	LMIHAF and CO	\$291,954	TBD	\$9,455,027	TBD	TBD	107
Potrero HOPE SF - Phase I - Block X	BRIDGE, Potrer	2015 GO Housi	\$5,419,805	\$69,603,115	\$17,693,093	\$51,910,022	74.6%	72
Potrero Terrace & Potrero Annex	BRIDGE, BRIDG	HOPE SF - Gener	\$696,705	TBD	\$8,126,031	TBD	TBD	
Sunnydale Public Housing - Parcel Q	Related, Sunny	2015 GO Housi	\$5,393,289	\$46,139,212	\$8,905,799	\$37,233,413	80.7%	55
The Dudley	Mercy, Mercy H	Eastern Neighb	\$166,278	\$2,828,625	\$1,628,625	\$1,200,000	42.4%	110
Willie B. Kennedy Apartments (formerly Rosa Parks SF Housing)	TNDC, Rosa Par	General Funds,	\$327,303	\$49,369,572	\$14,134,123	\$35,235,449	71.4%	98
Accelerator Fund	San Francisco H	General Funds,	\$10,000,000	\$30,000,000	\$10,000,000	\$20,000,000	66.7%	
<b>Subtotal Non-RAD</b>			<b>\$90,117,418</b>	<b>\$787,224,706</b>	<b>\$254,448,353</b>	<b>\$532,776,353</b>	<b>67.7%</b>	<b>2315</b>

# APPENDICES

## TABLE 4B – AFFORDABLE HOUSING DISBURSEMENTS (CONTINUED)

Affordable Housing Production Pipeline Projects receiving City Funding During Fiscal Year	Project Spons	Funding Sou	City Funds Disbursed FY 2016-2017	Total Development Cost	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged	# of units
<b><u>RAD Projects</u></b>								
1068 Palou Ave and 1073 Oakdale Ave - RAD SE Cluster	Hunters Point	General, CP	\$10,000,000	\$132,370,843	\$9,504,839			211
1750 McAllister	CCDC, 1750 M	LMIHAF	\$104,352	\$60,371,936	\$970,000	\$59,401,936	98.4%	97
1760 Bush	Mercy, 1760	CPMC, LMIH	\$87,011	\$49,972,653	\$1,918,461	\$48,054,192	96.2%	108
2698 California Street	Mercy, 2698	CPMC, LMIH	\$5,393,289	\$32,853,344	\$5,332,704	\$27,520,640	83.8%	40
350 Ellis	TNDC, Ellis 35	LMIHAF	\$166,278	\$67,376,950	\$7,098,734	\$60,278,216	89.5%	113
3850 18th Street - Mission/Castro - RAD Cluster 6	BRIDGE and M	HTF, LMIHAF	\$327,303	\$24,899,385	\$3,728,290	\$21,171,095	85.0%	50
990 Pacific Avenue	CCDC, Pacific	HTF, LMIHAF	\$0	\$66,693,231	\$11,040,821	\$55,652,410	83.4%	92
938 Ellsworth	BRIDGE and B	LMIHAF	\$0	\$145,914,800	\$3,828,778	\$142,086,022		150
2451 Sacramento St. (JFK Tower)	Mercy and JS	CPMC, LMIH	\$3,670,753	\$32,853,343	\$2,287,082	\$30,566,261	93.0%	40
1855 15th Street - Mission/Castro RAD Cluster 6	BRIDGE and M	HTF, LMIHAF	\$81,853	\$31,846,682	\$1,850,000	\$29,996,682	94.2%	69
655, 711-795 and 895 Pacific Ave. (Ping Yuen)	CCDC, Ping Yu	General, HT	\$28,053	\$172,918,795	\$5,787,522	\$167,131,273	96.7%	107
838 Pacific Ave. (Ping Yuen North)	CCDC, North F	HTF	\$1,478,556	\$159,696,790	\$3,893,831	\$155,802,959	97.6%	234
1150 Scott Street (Robert B. Pitts)	Related and T	CPMC, LMIH	\$3,306,386	\$86,228,336	\$4,169,724.89	\$82,058,611	95.2%	203
1251 Turk Street (Rosa Parks Apartments)	TNDC, RP Ass	HTF, LMIHAF	\$168,902	\$26,652,384	\$2,833,844	\$23,818,540	89.4%	198
40 Harbor Road (Westbrook)	Related and S	CPMC, LMIH	\$1,200,436	\$39,204,753	\$23,827,139	\$15,377,614	39.2%	226
2501 Sutter Street (Westside Courts)	Related and T	LMIHAF, HTF	\$3,828,778	\$98,908,887	\$10,189,576	\$88,719,311	89.7%	136
<b>Subtotal RAD Projects</b>			<b>\$29,841,949</b>	<b>\$1,228,763,112</b>	<b>\$98,261,346</b>	<b>\$1,130,501,766</b>	<b>92.0%</b>	<b>2074</b>

# APPENDICES

**TABLE 4C – AFFORDABLE HOUSING DISBURSEMENTS (CONTINUED)**

Affordable Housing Production Pipeline Projects receiving City Funding During Fiscal Year	Project Sponsor/	Funding So	City Funds Disbursed FY 2016-2017	Total Development Cost	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged	# of units
<b>Small Sites Projects</b>								
1015 Shotwell	MEDA, MEDA Sma	AHF Inclusi	\$2,579,602	\$5,221,000	\$2,981,000	\$2,240,000	42.9%	10
1353 -1357 Folsom	SFCLT, SFCLT	AHF	\$144,666	\$1,808,599	\$1,200,003	\$608,596	33.7%	3
1500 Cortland	MEDA, MEDA Sma	AHF	\$677,165	\$1,762,000	\$1,262,000	\$500,000	28.4%	4
1684-1688 Grove	SFCLT, SFCLT	AHF	\$161,151	\$1,945,970	\$1,274,970	\$671,000	34.5%	3
2217 Mission Street	MEDA, MEDA Sma	AHF Inclusi	\$2,264,152	\$4,688,000	\$2,608,000	\$2,080,000	44.4%	9
269 & 271 Richland	MEDA, MEDA Sma	2015 GO Ho	\$1,257,595	\$2,690,000	\$2,100,000	\$590,000	21.9%	6
308 Turk	SFCLT, SFCLT	HTF, AHF	\$43,323	\$4,666,456	\$2,569,456	\$2,097,000	44.9%	20
3182 -3198 24th			\$2,478,375	\$0				
3329-3333 20th	MEDA, MEDA Sma	Expedited C	\$1,011,642	\$3,440,000	\$2,540,000	\$900,000	26.2%	10
344-348 Precita	MEDA, MEDA Sma	HTF	\$921,008	\$1,940,000	\$1,200,000	\$740,000	38.1%	3
380 San Jose	MEDA, MEDA Sma	AHF	\$367,279	\$2,083,493	\$1,431,553	\$651,940	31.3%	4
3800 Mission Street	MEDA, MEDA Sma	2015 GO Ho	\$1,007,249	\$3,119,000	\$2,099,000	\$1,020,000	32.7%	5
3840 Folsom Street	MEDA, MEDA Sma	AHF	\$859,604	\$1,867,000	\$1,367,000	\$500,000	26.8%	4
4042 - 4048 Fulton	SFCLT, SFCLT	2015 GO Ho	\$1,657,710	\$3,004,000	\$2,125,000	\$879,000	29.3%	5
462 Green Street	CCDC, CCDC Sma	AHF	\$1,509,536	\$2,534,250	\$2,141,000	\$393,250	15.5%	6
63-67 Lapidge	MEDA, MEDA Sma	2015 GO Ho	\$1,711,660	\$3,019,000	\$1,827,000	\$1,192,000	39.5%	6
642-646 Guerrero	MEDA, MEDA Sma	AHF	\$118,306	\$2,081,014	\$1,600,014	\$481,000	23.1%	4
Pigeon Palace	SFCLT, SFCLT	HTF	\$470,925	\$4,051,266	\$2,496,642	\$1,554,624	38.4%	6
380 San Jose	SFCLT, SFCLT	SOMA Com	\$367,279	\$876,811	\$400,000	\$476,811	54.4%	4
<b>Projects</b>			<b>\$19,608,224</b>	<b>\$50,797,859</b>	<b>\$33,222,638</b>	<b>\$17,575,221</b>		<b>112</b>
<b>and Grant Funds Disbursed for FY2016-2017</b>			<b>\$139,567,592</b>					<b>4501</b>
<b>New Local Operating Subsidy</b>								
N/A								

# APPENDICES

TABLE 5 – SMALL SITES REVENUES & COMMITMENTS

<b>Inclusionary Small Sites Program Summary</b>								
<b>Inclusionary Small Sites Revenues &amp; Commitments</b>								
	<b>FY 10-11</b>	<b>FY 11-12</b>	<b>FY 12-13</b>	<b>FY 13-14</b>	<b>FY 14-15</b>	<b>FY 15-16</b>	<b>FY16-17</b>	<b>TOTAL</b>
Fee Rever	6,745	153,668	918,694	3,070,553	2,461,460	9,381,725	3,993,720	19,986,565
Expenditures								
308 Turk St						580,709	43,323	
380 San Jose Ave						1,050,839	367,279	
642-646 Guerrero St						1,481,708	118,306	
70-72C Belcher St						1,581,460		
1684-1688 Grove St						1,102,025	161,151	
1500 Cortland Ave						176,556	677,165	
1015 Shotwell							2,579,602	
2217 Mission							2,264,152	
462 Green							1,509,536	
4840 Folsom							859,604	
Encumbrance Balance at June 30, 2017					687,396	2,406,846	2,669,180	
<b>Balance available</b>								<b>2,763,971</b>

## APPENDICES

TABLE 6 – HOUSING PREFERENCE ACTIVITIES

<b>Certificate of Preference Program Activities</b>	<b>2016-2017</b>
Requests for COP Certificates Processed	267
COP Certificates Issued	50
COP Holders Who Secure Rental Housing	33
COP Holders Who Secure Ownership Housing	0
<b>Total Certificate of Preference Holders Housed</b>	<b>33</b>
<b>Displaced Tenants Housing Preference (DTHP) Program Activities</b>	<b>2016-2017</b>
Requests for DTHP Certificates Processed	293
DTHP Certificates Issued	
Ellis Act Eviction Certificates Issued	57
Owner Move In Eviction Certificates Issued	99
Fire Victim Displacee Certificates Issued	16
<b>Total Certificates Issued</b>	<b>172</b>
DTHP Holders Who Secure Rental Housing by Lottery	16
DTHP Holders Who Secure Ownership Housing by Lottery	5
<b>Total Displaced Tenant Housing Preference Certificate Holders Housed</b>	<b>21</b>
<b>Neighborhood Resident Housing Preference (NRHP) Program Activities</b>	<b>2016-2017</b>
New Developments with NRHP	9
Rental	
Developments	5
Units	52
Ownership	
Developments	4
Units	13
Applications Processed	6,004
NRHP Preference Granted in Completed Projects	769
NRHP Applicants Who Secure Rental Housing by Lottery	19
NRHP Applicants Who Secure Ownership Housing by Lottery	11
<b>Total Neighborhood Resident Housing Preference Certificate Holders Housed</b>	<b>30</b>



## APPENDICES

TABLE 7 – NEIGHBORHOOD HOUSING PREFERENCE ACTIVITIES BY SUPERVISOR DISTRICT

<b>Neighborhood Resident Housing Preference (NRHP) Program</b>			
District	Projects	Set-a-Side Units	NRHP Applicants
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	1	3	12
6	4	85	2477
7	0	0	0
8	3	40	971
9	0	0	0
10	9	60	2641
11	1	7	12
<b>Total</b>	<b>18</b>	<b>195</b>	<b>6113</b>

## APPENDICES

TABLE 8A – DEMOGRAPHICS OF NEW BELOW MARKET RATE TENANTS

Demographics for New BMR Rentals*		2016-2017	
BMR Tenants FY2016-17			
11 Completed Projects - 438 Units			
		Applicants	Tenants
Not Hispanic/Latino		11,122	157
Hispanic/Latino		3,308	46
Declined to State		11,842	235
	TOTAL	26,272	438
American Indian/Alaskan Native		257	5
American Indian/Alaskan Native and Black/African American		201	6
American Indian/Alaskan Native and White		61	2
Asian		10,609	160
Asian and White		148	3
Black/African American		3,145	77
Black/African American and White		134	1
Native Hawaiian/Other Pacific Islander		261	2
Other/Multiracial		1,302	29
White		2,987	54
Declined to State		7,167	99
	TOTAL	26,272	438
*Completed Projects			

## APPENDICES

TABLE 8B – DEMOGRAPHICS OF NEW BELOW MARKET RATE HOMEOWNERS

Demographics for New BMR Sales*		2016-2017	
BMR Homeowners FY2016-17			
6 Completed Projects - 46 Units			
	Applicants	Homeowners	
Not Hispanic/Latino	760	42	
Hispanic/Latino	64	3	
Declined to State	34	1	
TOTAL	858	46	
American Indian/Alaskan Native	5	0	
American Indian/Alaskan Native and Black/African American	0	0	
American Indian/Alaskan Native and White	1	0	
Asian	469	31	
Asian and White	3	0	
Black/African American	23	2	
Black/African American and White	1	0	
Native Hawaiian/Other Pacific Islander	13	0	
Other/Multiracial	63	5	
White	250	7	
Declined to State	30	1	
TOTAL	858	46	
*Completed Projects			

TABLE 9 – EVICTIONS FROM MOHCD-ASSISTED HOUSING

Evictions from MOHCD-Assisted Portfolio		2016-2017	
Number of Projects	279		
Number of Affordable Units in the Projects	18,092		
Number of Households living in the Projects during the Entire Period	21,367	% of number Households	
Total Number of Households Receiving Eviction Notices	1,873	8.77%	
Total Number of Unlawful Detainer Actions Filed in Court	277	1.30%	
Total Number of Households Evicted from the Projects	146	0.68%	

# APPENDICES

TABLE 10A – PUBLIC SERVICE PROGRAM PERFORMANCE MEASURES

Public Services Program Area	Performance Measures	2016-17 Goal	2016-17 Actual	% of Goal
Domestic Violence Services	Number of survivors of domestic violence receiving shelter, case management and/or legal services	484	470	97%
Eviction Prevention	Number of individuals receiving legal representation	1,000	4,358	436%
Eviction Prevention	Number of individuals receiving tenant education and counseling	2,000	3,320	166%
Eviction Prevention	Number of individuals receiving short-term rental assistance	260	543	209%
Eviction Prevention	Number of individuals whose evictions have been prevented	1,250	3,537	283%
Financial Education	Number of individuals receiving credit counseling and repair services	300	566	189%
Financial Education	Number of individuals provided with financial counseling, education, and coaching	600	2,178	363%
Homeless Services	Number of individuals moved into more stable housing	220	180	82%
Housing Access	Number of individuals receiving assistance in accessing housing, including preparing for successful rental application	2,500	2,770	111%
HOPE SF	Number of residents participating in community building activities across four HOPE SF sites	326	1,044	320%
HOPE SF	Number of public housing residents that achieve 75% of their goals from case management service plans	147	149	101%
HOPWA	Number of individuals more stably housed	500	558	112%
HOPWA	Number of individuals housed in long-term residential care facilities	113	161	142%
Legal Services	Number of individuals receiving full-scope legal representation (does not include eviction prevention clients)	1,400	2,337	167%
Service Connection	Number of individuals receiving case management as an element of service connection	500	1,301	260%
Service Connection	Number of individuals who achieve at least 75% of their service plan	280	992	354%
Skill Development, Educational Support and Workforce Readiness	Number of individuals trained in foundational competencies	500	2,714	543%
Sustainable Homeownership	Number of individuals provided with pre-purchase education and counseling	800	4,006	501%
Sustainable Homeownership	Number of new homeowners created	180	238	132%

## APPENDICES

TABLE 10B – OTHER COMMUNITY DEVELOPMENT PROGRAM PERFORMANCE MEASURES

Other Community Development Program Area	Performance Measures: Outcome Indicators	2016-17 Goal	2016-17 Actual	% of Goal
Capital	Number of nonprofit service providers receiving capital improvements to their facilities	12	18	150%
Capital	Number of nonprofit service providers receiving Capital Needs Assessments	12	6	50%
Capital	Number of community and public spaces improved through capital investments	5	6	120%
Community Building & Neighborhood Planning	Number of community based organizations receiving grants through community grantmaking process	14	32	229%
Community Building & Neighborhood Planning	Number of residents engaged in opportunities for neighborhood involvement	340	403	119%

## APPENDICES

TABLE 11 –COMMUNITY DEVELOPMENT GRANTEES

AGENCY NAMES
AIDS Legal Referral Panel of the SF Bay Area
APA Family Support Services
APA Family Support Services, fiscal sponsor of Samoan Community Development Center
APA Family Support Services, fiscal sponsor of YMCA of San Francisco (Bayview)
Asian Americans Advancing Justice - Asian Law Caucus
Asian Neighborhood Design, Inc.
Asian Pacific American Community Center
Asian Women's Shelter
At The Crossroads
Bar Association of San Francisco
Bay Area Community Resources, Inc., fiscal sponsor of Excelsior Action Group
Bay Area Community Resources, Inc., fiscal sponsor of Portola Neighborhood Association
Bay Area Legal Aid
Bayview Hunters Point Multipurpose Senior Services, Inc.
Bayview-Hunters Point Center for Arts and Technology
Bernal Heights Neighborhood Center
Booker T. Washington Community Service Center
BRIDGE Regional Partners, Inc.
Build Public Inc. (formerly UP Urban Inc. DBA Build Public)
Catholic Charities CYO of the Archdiocese of San Francisco
Causa Justa :: Just Cause
Central American Resource Center - CARECEN - of Northern California
Central City Hospitality House
Central Market Community Benefit Corporation
Chinatown Community Development Center, Inc.
Chinese for Affirmative Action
Chinese Newcomers Service Center
Chinese Progressive Association, Inc.
Collective Impact, DBA Mo' Magic
Community Awareness & Treatment Services, Inc.
Community Design Center
Community Housing Partnership
Community Initiatives
Community Youth Center of San Francisco
Compass Family Services
Compasspoint Nonprofit Services
Consumer Credit Counseling Service of San Francisco dba BALANCE

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Dolores Street Community Services, Inc.
Donaldina Cameron House
EARN, Inc.
EARN, Inc., fiscal sponsor of the Office of the Treasurer
Episcopal Community Services of San Francisco
Eviction Defense Collaborative, Inc.
Filipino American Development Foundation
Filipino-American Development Foundation, fiscal sponsor of Filipino Community Center
Filipino-American Development Foundation, fiscal sponsor of Pin@y Educational Partnerships (PEP)
Filipino-American Development Foundation, fiscal sponsor South of Market Community Action Network
Five Keys Schools and Programs
FranDelJA Enrichment Center
Friendship House Association of American Indians
Gay, Lesbian, Bisexual, Transgender Historical Society
Good Samaritan Family Resource Center of San Francisco
Goodwill Industries of San Francisco, San Mateo & Marin Counties
Gum Moon Residence Hall
Hamilton Families
Hearing and Speech Center of Northern California
Homebridge, Inc.
Homeless Children's Network
Homeless Prenatal Program, Inc.
Homeownership San Francisco
Homies Organizing the Mission to Empower Youth (HOMEY)
Housing and Economic Rights Advocates
Independent Arts & Media / Code Tenderloin
Independent Living Resource Center--San Francisco
Instituto Laboral de la Raza, Inc.
Justice & Diversity Center of the Bar Association of San Francisco
La Casa de las Madres
La Cocina, Inc.
La Raza Centro Legal, San Francisco
La Raza Community Resource Center, Inc.
Larkin Street Youth Services
Lavender Youth Recreation and Information Center, Inc.
Lawyers' Committee for Civil Rights of the San Francisco Bay Area
Legal Assistance to the Elderly, Inc.
Legal Services For Children, Inc.
Maitri Compassionate Care



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Mercy Housing California XVII, A California Limited Partnership
Mission Area Health Associates
Mission Asset Fund
Mission Bit
Mission Child Care Consortium, Inc.
Mission Economic Development Agency
Mission Hiring Hall, Incorporated
Mission Language and Vocational School
Mission Neighborhood Centers, Inc.
Mujeres Unidas y Activas
MyPath
Nihonmachi Legal Outreach
North of Market Neighborhood Improvement Corporation
Northeast Community Federal Credit Union
Northern California Community Loan Fund
Northern California Presbyterian Homes and Services, Inc.
Ocean Avenue Association
Pacific Community Ventures, Inc.
Portola Family Connection Center, Inc.
Positive Resource Center
Potrero Hill Neighborhood House
Precita Eyes Muralists Association, Inc.
Prevent Child Abuse - California
Providence Foundation of San Francisco
Q Foundation: AIDS Housing Alliance
Rafiki Coalition for Health and Wellness
Rebuilding Together San Francisco
Renaissance Entrepreneurship Center
Renaissance Parents of Success
Richmond District Neighborhood Center, Inc.
San Francisco Community Empowerment and Support Group, Inc.
San Francisco Community Land Trust
San Francisco Conservation Corps
San Francisco Housing Development Corporation
San Francisco Human Services Agency
San Francisco Lesbian Gay Bisexual Transgender Community Center
San Francisco Parks Alliance
San Francisco Small Business Development Center
San Francisco Study Center, Incorporated, fiscal sponsor of the Housing Rights Committee of San Francisco
Self-Help for the Elderly

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SFMade, Inc.
Southeast Asian Community Center
Sunset District Community Development (dba Sunset Youth Services)
Swords to Plowshares: Veterans Rights Organization
Tabernacle Community Development Corporation
Tenants and Owners Development Corporation (TODCO)
Tenderloin Housing Clinic, Inc.
The Arc San Francisco
The Center for Common Concerns, Inc.
The San Francisco AIDS Foundation
The Tides Center, fiscal sponsor of PODER
The Tides Center, fiscal sponsor of the Arab Resource and Organizing Center
TMC Development Working Solutions
Toolworks
United Playaz, Inc.
Upwardly Global
Urban Ed Academy, Inc.
Urban Solutions, Inc.
Veterans Equity Center
Vietnamese Youth Development Center
West Bay Pilipino Multi-Services, Inc.
Women's Audio Mission
Wu Yee Children's Services
Young Community Developers, Inc.
YMCA of San Francisco (Bayview Branch)
YMCA of San Francisco (Bayview Branch), fiscal sponsor of Together United Recommitted Forever (T.U.R.F.)
YMCA of San Francisco (Chinatown Branch)
YMCA of San Francisco (Urban Services Branch)

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