

Anti-Displacement Housing Preference and New Lottery Date for Willie B. Kennedy Apartments – October 5, 2016 at 2:30 PM

We wish to thank each and every applicant for your patience as we worked with the federal Department of Housing and Urban Development (HUD) to craft an appropriate implementation program for lottery preferences for the Willie B. Kennedy Apartments. Recognizing that San Francisco must act to protect residents being priced out of the City in the current housing environment, the U.S. Department of Housing and Urban Development (HUD) granted an **Anti-Displacement Housing Preference policy** for the Willie B. Kennedy Apartments in the Western Addition neighborhood. In a letter to Mayor Lee on September 21, 2016, HUD officials agreed to allow 40% of units at Willie B. Kennedy Apartments to be prioritized for residents who live in low-income neighborhoods undergoing extreme displacement pressure. The newly approved pilot will provide a preference to 40% of the 98-unit building for low-income senior (62+) households living in census tracts that have been identified as having the greatest risk of displacement. These districts are located citywide, and include census tracts in the Western Addition, Bayview, the Mission, the Richmond, Russian Hill, and South of Market neighborhoods.

The lottery for the Willie B. Kennedy Apartments is now scheduled for Wednesday, October 5th at 2:30 PM in the Auditorium of the Kelly Cullen Community located at 220 Golden Gate Ave, San Francisco, CA 94102.

Eligibility for Preference Status

To be eligible for the Anti-Displacement Housing Preference (ADHP), a Household must include at least one member who, at application submission, lives in one of the census tracts listed in the San Francisco Census Tracts with Highest Risk of Displacement document. These census tracts are also identified in the San Francisco Census Tracts Undergoing Displacement and Gentrification map. Both are attached to the Willie B. Kennedy posting at <http://sfmohcd.org/affordable-senior-rentals-willie-b-kennedy>. The Mayor's Office of Housing and Community Development (MOHCD) has used its Geographic Information System (GIS) to determine which applicant addresses are eligible for the preference. The list of applicants (identified by their unique 'lottery ticket' numbers) who have qualified for the Anti-Displacement Housing Preference are

listed on the Willie B. Kennedy posting.

Applicant Households made up of individuals who do not currently live together may be eligible for the Anti-Displacement Housing Preference so long as at least one member lives at an eligible address at the time of application. An applicant who lives at an eligible address at application submission, but later moves, may still qualify for the Anti-Displacement Housing Preference so long as sufficient documentation is provided (see Documentation section below).

A Household member who qualified the Household for the Anti-Displacement Housing Preference MUST execute a lease and occupy the unit at the Property or the Household will lose its preference status (the Household may remain on the general lottery list and on any other preference lists for which it remains qualified).

Eligibility for the Anti-Displacement Housing Preference does not guarantee that the holder will be eligible for a unit. All applicants will still be required to meet all other eligibility requirements of the unit (e.g. income eligibility, age, household size requirements, etc.).

Documentation

In order to qualify for the Anti-Displacement Housing Preference, an applicant Household must provide documentation sufficient to establish that at least one member of the Household (listed on the Application) resided at an eligible address at the time of the application. If a household is contacted by the leasing staff for an interview, they must provide acceptable documentation at the time of interview. Applicants who do not submit documentation or whose documentation is not current, will not be eligible for the Anti-Displacement Housing Preference and will be placed in the General Lottery Waitlist.

Acceptable documentation will include, but not be limited to, any one (1) of the following:

- Telephone bill (land line only)
- Cable or internet bill
- Gas bill
- Electric bill
- Garbage bill
- Water Bill
- Paystub

- Public benefits records (e.g. SSI/SSP, MediCal, GA, Unemployment Insurance, CalFresh) School records

All documentation must list the applicant's name and current address and be dated within 45 days of the date of the application.

Applicants who are homeless at the time of application may demonstrate eligibility for the Anti-Displacement Housing Preference by providing a letter from a case manager or homeless shelter attesting to the fact that the applicant is homeless and identifying where they are currently staying. Letters must be signed and dated on official letterhead from an agency that provides health, mental health or housing services to the homeless.

In the event that MOHCD determines that any applicant has provided falsified documentation of any kind, the application will be disqualified and removed from consideration.

Disputes

Applicants who wish to dispute MOHCD's determination regarding eligibility for the Anti-Displacement Housing Preference may request, in writing, to the Displaced Tenant Housing Preference (DTHP) Coordinator a reconsideration of their preference eligibility. A request for review must be received by MOHCD at least 48 hours prior to the scheduled lottery. Since the lottery for Willie B. Kennedy will take place on October 5th, 2016 at 2:30PM, **requests for review must be received by October 3rd, 2016 at 2:30PM.**

The request should state the household's lottery ticket number, full name and address of the household member who qualifies for the Anti-Displacement Housing Preference. Applicants may be granted preliminary Anti-Displacement Housing Preference status for the lottery while MOHCD completes further research on the eligibility of the address in question. If MOHCD determines that a disputed address does not qualify for preference after the lottery, the applicant will be removed from the Anti-Displacement Housing Preference lottery pool and be placed on the general lottery list (and any other preference lists for which they are eligible). Final determination on the eligibility of an address must be made before a Household is offered a unit.

Any supplementary materials or additional information demonstrating eligibility should be submitted at the same time as the request for reconsideration. Requests for reconsideration may be emailed to nrhp@sfgov.org with the subject heading “Request for Anti-Displacement Housing Preference Reconsideration.”

Requests for reconsideration may be delivered by mail or in person to:

Displaced Tenant Housing Preference (DTHP) Coordinator
Mayor’s Office of Housing and Community Development
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103