

Public Needs Hearing - November 16, 2015

Minutes

Discussed housing planned for TAY

- 2070 Folsom will have 20% - 25% of the units targeted to homeless or at risk Transitional Age Youth (TAY). MOHCD issued an RFP in 2015 for City owned property at 2070 Folsom for affordable housing development for families with this set aside for homeless TAY. Around 30 units out of 135 total units are planned to be constructed for TAY. This development will start construction in 2018.
- 25 TAY units are also planned at John Burton Foundation Housing Complex (50% of total units) located at 800 Presidio Avenue and Central Freeway Parcel U located on Octavia Boulevard in Hayes Valley. This building is under construction and will be completed in 2017.

Discussed funding sources for TAY housing

- 1100 Ocean included CalHFA Mental Health Services Act funding (MHSA), MHP Supportive Homeless Youth Fund (California State Housing and Community development or "HCD"), MHCD Gap, and Local Operating Subsidy Program Funds (LOSP).
- John Burton Foundation Housing Complex is funded by 4% tax credits, bonds, AHP, MHP Supportive Homeless Youth, MOHCD; operating subsidy to be provided by Local Operating Subsidy Program (LOSP) and Transitional Housing Program Plus (THP Plus) to the extent available.
- 2060 Folsom is anticipated to be funded by 4% tax credits, bonds, AHP and Affordable Housing Sustainable Communities (AHSC); and operating subsidy to be provided by LOSP.

Can't talk about housing without also talking about community (e.g., services for the housing, places to work, neighborhood infrastructure, small businesses, transportation, etc.) and the bigger picture

- Yes, and one example of a comprehensive approach to community stabilization and support services located at an affordable housing site is 2060 Folsom, where the entire ground floor will be dedicated to community serving uses, including a preschool, infant/toddler care, and afterschool youth programs operated by Mission District organizations, and a retail space intended for a cafe. Overlooking the new park at 17th & Folsom, the building also may include public restrooms to serve park users.

Discussed who receives inclusionary housing fees and what are they used for

- MOHCD receives the inclusionary housing fees paid and administers them through the Affordable Housing Fund. They are used to fund the construction of new 100% affordable housing throughout San Francisco.

Discussed services for housing projects

- Typically affordable housing developments provide on-site service coordination funded through the operating budget or more comprehensive support services funded through the Human Services Agency or Department of Public Health, such as in permanent supportive housing.

Discussed how people can get access to 1950 Mission; talked about the waiting list

- There will be a marketing period and public lottery for initial lease-up conducted by Mission Housing Development Corporation and a wait list will then be established. The supportive housing LOSP units take referrals through HSA points of access. MHDC will have information on those as well.

Discussed strategies for incorporating locally based retail

- Structuring/designing the space to allow for needs of local retailers is important. Marketing the units is where the local outreach can happen in the most direct way.

Housing opportunities to push the City to address the “bigger picture”

Neighborhood preference

- The City has approved a neighborhood preference where applicants who reside in the supervisorial district or within ½ mile of the site will get a preference for 40% of the units. This preference is new and will start to be implemented in projects being leased up in 2016.

Asked MHDC and MEDA what other strategies they are pursuing aside from larger developments to help stabilize the neighborhood

Discussed who will manage the property after it's built and what the City's involvement is

- Depending on the original proposal, each property will have its own selected property manager. 1950 Mission will be MHDC. MOHCD (the City) will play a monitoring and regulatory role in an ongoing capacity. We are also the land owner. 2060 Folsom will be managed by Chinatown Community Development Center; and John Burton Foundation Housing Complex will be managed by John Stewart Company.

Mission Girls is working with neighborhood girls; asked if they be considered for jobs with MHDC and MEDA

- MHDC and MEDA will provide outreach to Mission Girls as opportunities arise.

Asked, of the 30,000 units of the Mayor's Housing Goal, how many are in the Mission

- Right now we have 659 units in predevelopment, 242 units in construction/rehabilitation and anticipate an additional 100 units from our Proposition A Notice of Funding Availability for the Mission.

Discussed what happens to a person when their income changes after move-in

- A person can remain in their housing if their income changes after move-in; they may be requested to pay a higher rent equal to 30% of the tenant's household income.

Discussed how developers and service providers are selected to develop on City-owned land

- MOHCD conducts a competitive selection process through a Request for Proposals or a Request for Qualifications. The requests typically ask for a team which includes a developer and identified service provider amongst others.