Latino Native Providers Convening

Housing Programs and DAHLIA

MOHCD
January 16, 2018
Welcome!

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DAHLIA / Strategic Projects
1. Defining Affordable Housing

2. MOHCD Programs Overview
   • Community Grantees
   • MOHCD’s Homeownership & Below Market Rate Programs
     • Eligibility

3. DAHLIA
   • Overview and Getting Connected
   • DEMO

4. Building Pipeline (What’s Coming)
Defining Affordable Housing
What is “Affordable Housing?”

*Housing that is more affordable than the current market*

- Multiple programs in San Francisco
  - Primary are Inclusionary (# units) and 100% Affordable (# units)
  - Also City Second (ownership)
  - And Small Sites (rental)
What is “Inclusionary Housing?”

*Housing in market-rate buildings, through Planning requirements*

- Rental and ownership units
- In private market-rate developments Many in high rise, luxury towers
- Units of various sizes
- Higher rents than 100% affordable buildings

*Don’t overlook Inclusionary! Especially re-rental listings!*
( lower volume of applications = higher chance of placement)
What is “100% Affordable Housing?”

MOHCD-funded housing, no market-rate units

- Rental only
- In buildings of all below market rent units
  - Developed mostly by non-profits
- Units of various sizes
- Lower rents than inclusionary housing (BMRs)
- Special features:
  - Mobility, hearing, and visual impairment units available
  - Some are family, senior or other dedicated communities
  - Some offer support services
## Comparing Inclusionary and 100% Affordable Income Levels

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Extremely to Very Low Income</th>
<th>Low to Moderate Income</th>
<th>Middle Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30% - 50% AMI</td>
<td>50% - 120% AMI</td>
<td>120% - 150% AMI</td>
</tr>
<tr>
<td>Program</td>
<td>100% Affordable</td>
<td>Inclusionary</td>
<td>Inclusionary</td>
</tr>
<tr>
<td></td>
<td>(Below market rate units in market-rate buildings)</td>
<td>(Below market rate units in market-rate buildings, but higher priced)</td>
<td></td>
</tr>
</tbody>
</table>
What is “AMI?”

Area Median Income – Here are some figures for 2017:

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Household Size 1</th>
<th>Household Size 2</th>
<th>Household Size 3</th>
<th>Household Size 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>$24,200</td>
<td>$27,700</td>
<td>$31,150</td>
<td>$34,600</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$40,350</td>
<td>$46,150</td>
<td>$51,900</td>
<td>$57,650</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$64,550</td>
<td>$73,800</td>
<td>$83,000</td>
<td>$92,250</td>
</tr>
<tr>
<td>100% AMI</td>
<td>$80,700</td>
<td>$92,250</td>
<td>$103,750</td>
<td>$115,300</td>
</tr>
<tr>
<td>120% AMI</td>
<td>$96,850</td>
<td>$110,700</td>
<td>$124,500</td>
<td>$138,350</td>
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</tbody>
</table>
MOHCD Grantees: Community Based Organizations

Eviction Prevention:
- Legal Services
- Tenant Education and Counseling
- Rental Assistance

Access to Housing:
- Housing Counseling
- Information & Referral
Ownership Programs

Current Homeowner Programs:
• Mortgage Assistance Loan
• Lead Remediation

Homebuyer Programs:
• Housing Counseling Support
• Down Payment Assistance Loan
• Inclusionary Homeownership
• City Second Homeownership
Rental Programs

Current Renters:
• Eviction Prevention Support

Renters Seeking Housing:
• Housing Counseling Support
• Inclusionary Rental Program
• 100% Affordable Rental Program
• Small Sites Rental Program
Rental Eligibility Criteria

- Must meet income requirements (minimum and maximum)
- Household size must match unit size
  - 1-2 people per bedroom, plus 1
    - Studio: 1-2 people (some exceptions)
    - 1 Bedroom: 1-3 people
    - 2 Bedroom: 2-5 people
    - 3 Bedroom: 3-7 people
- Building Selection Criteria
  - Includes credit, asset, and eviction and criminal background requirements
Rental Process Notes

- All units are placed and all waitlists are filled by housing lottery
  - Lotteries include housing lottery preferences
- Properties must accept Section 8 and other vouchers/subsidies
- Households must provide annual income re-certification
- No subletting or short term rentals allowed
What are Housing Lottery Preferences?

- **Certificate of Preference (COP)**
  - Only for 5+ unit buildings
  - Up to 20% of open units

- **Displaced Tenant (DTHP)**
  - Only for new 5+ unit buildings
  - Up to 40% of open units

- **Neighborhood Resident (NRHP)**

- **Live or Work in SF**

- **General**
How to Get a Housing Unit

Prepare
- Housing Counselor
- Financial Planning
- Get an Email Address

Connect
- Sign up for Email Alert
- On DAHLIA:
  - Review Listings
  - Confirm Eligibility
  - Apply on DAHLIA
  - Confirm Preferences

Follow Up
- Review Lottery
- Continue to Apply!
DAHLIA

A Modern Affordable Housing System for San Francisco

Browse Affordable Housing Opportunities

We encourage you to browse other resources, as there may be more rental and ownership opportunities.
2020
SF Housing Goals

30,000
New Housing Units

10,000
Permanently Affordable
Creating a One-Stop Resource

DAHLIA

Database of Affordable Housing Listings, Information, and Applications
Simple Home Page

With multiple resources – in multiple languages!

Explorar Oportunidades de Vivienda Accesible

Le animamos a buscar otros recursos, ya que puede haber más oportunidades de alquiler y de propiedad.
Assistance Page

Language options and housing counselors

GET ASSISTANCE

Whether you're looking for assistance from a housing counselor, language support or additional housing listings, you've come to the right place.

Language Support

Download translations in multiple languages, and quickly contact counselors providing language support.

ESPAÑOL  中文  FILIPINO

Housing Counselors

For more help, we suggest talking with a housing counselor to explore your options.

FIND A HOUSING COUNSELOR
Listings all in one place

With complete, current, and reliable information
Short, Easy Application

- One standard application for all rentals
- 10 minutes on a phone or computer (or a short, paper option)
- Additional info needed only if selected in lottery
Claim Lottery Preferences

• Lottery preferences make a big difference!
• Most require an upload of live or work address
• Can do it with your phone; worth the effort!
Open, Clear Processes

- Lottery number with application, and by email
- Use your number to check results
  - No need to come to public lottery
- Waitlists to be incorporated as well
  - See your place in line
The Results

340,000+

1,000,000+

85%

50,000+

People have used the service (since February 2016)

Site Visits

Apply Online

Online applications (since November 2016)
The Approach

1. COLLABORATIVE PROCESS
   Engage with stakeholders!

2. USER-CENTERED DESIGN
   Put the applicant first, over and over

3. MODERN DEVELOPMENT
   Iterate often
Spotlight on Accessibility: Digital Literacy

• Doing better than “just use a paper application”
• Help more people access ALL the DAHLIA resources
  o Training programs (libraries, community centers)
  o Resources on DAHLIA (upload help)
• Develop DAHLIA with limited skill users in mind
Let’s Try It!

Grab your phone and go to:

goo.gl / ZjRf2S

DAHLIA-FULL.HEROKUAPP.COM
DAHLIA Tips & Tricks

- Sign up for email alerts
- Create a DAHLIA account
- Have documentation ready before you start
  - Home or work proof of address
- No duplicate applications!
  - All applications with shared name will be removed
- Paper applications must be mailed
  - No more in-person drop-offs
- Don’t overlook Inclusionary!
Housing Email Alert Sign Up

With your email in hand, sign up at:

DAHLIA WEBSITE: 
housing.sfgov.org

MOCHD WEBSITE: 
sfmohcd.org

Get emailed whenever a new listing is posted. 

SIGN UP TODAY

Find Affordable Housing Opportunities

To rent  To buy

Sign up to get housing email alerts
AFFORDABLE RENTAL OPPORTUNITY

There is a new rental opportunity on the Mayor's Office of Housing and Community Development website from the San Francisco Affordable Housing Program.

Please click address for details
South of Market: 255 Fremont Street, San Francisco 94105
- Natalie Gubb Commons

95 affordable units. 46 one-bedrooms renting for $987-1,234, 35 two-bedrooms renting for 1,185-1,481 and 14 three-bedrooms units renting for $1,441-1,711. Households income must not exceed 50% of State Area Median Income for 2017. Applications due 10/20/17; Lottery to be held on 11/14/17; Lottery results will be posted on 11/21/17, 5PM. For additional information, please click on the link above.
Benefits of a DAHLIA account

• Save and finish later
• Auto-fill new applications
• Save past applications for reference
• Save favorite listings
Creating an account is easy

Just provide:

• Name
• Date of birth
• Email (must be their own)
• Password
Have more feedback?

We WELCOME your input!

Please join us for the DAHLIA Task Force! We meet every other month.
Building, Creating & Preserving Affordable Housing

Mayor’s Office of Housing & Community Development
Where MOHCD is today:

- 20,000+ apartment homes across SF

100% Affordable Properties
- 400+ buildings
- 50 ground leases
- 800 loans/grants
- 90 bond issuances
New Construction Currently Underway…

- 1036 Mission Families – (lease-up in Spring 2018)

- Eddy & Taylor Families – (lease-up in 2019)
New Construction to Begin this Year (2018)

<table>
<thead>
<tr>
<th>HOUSING ADDRESS</th>
<th>POPULATION FOCUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1296 Shotwell</td>
<td>Seniors</td>
</tr>
<tr>
<td>490 South Van Ness</td>
<td>Families</td>
</tr>
<tr>
<td>1950 Mission</td>
<td>Families</td>
</tr>
<tr>
<td>2060 Folsom</td>
<td>Families</td>
</tr>
<tr>
<td>88 Broadway</td>
<td>Families</td>
</tr>
<tr>
<td>735 Davis</td>
<td>Seniors</td>
</tr>
</tbody>
</table>
Housing Lottery Preferences Refresher

1. Certificate of Preference Holders (all units)
2. Displaced Tenants (20% of units)
3. Neighborhood Preference (40% of units)
4. Live/Work in San Francisco (all units)
QUESTIONS & Contact Information

Mara Blitzer
Director of Housing Development
Mayor’s Office of Housing & Community Development

mara.blitzer@sfgov.org
Announcements

• New MOCHD Website Coming!
• Please take the Planning Housing Survey!
  Tinyurl.com/SFEHS
Thank you for coming!