



MOHCD

2018-2019

ANNUAL PROGRESS REPORT



MAYOR'S OFFICE OF
HOUSING + COMMUNITY DEVELOPMENT



San Francisco Mayor's Office of Housing
+ Community Development

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Message from the Director



I am very pleased to present the Mayor's Office of Housing and Community Development's (MOHCD) Annual Report for Fiscal Year 2018-19. It was another busy year for us as we opened over 1,400 new or substantially rehabilitated affordable apartments, made \$30 million in grants to our non-profit partners, assisted 256 first time homebuyers buy their first home, and continued to ensure that the approximately 24,000 homes in our affordable housing portfolio are of high quality, and meeting the needs of the residents we serve.

Some additional highlights of MOHCD's 2018-2019 fiscal year (July 1, 2018-June 30, 2019) include:

- » Continued progress toward the goal of producing or preserving 10,000 units of affordable housing by 2020; as of June 30, 2019, we were nearly 82% of the way there and on track to surpass the goal next year!
- » Enhanced protections for vulnerable households, through vigorous eviction defense and other legal services.
- » Celebrations with our close partners and collaborators, HOPE SF and the Office of Community Investment and Infrastructure, as they opened new phases of the Hunters View and Potrero HOPE SF developments. Also, breaking ground on the first phase of the Sunnydale public housing replacement thus advancing the City's fierce commitment to supporting our public housing communities and remedying decades of neglect.
- » Robust expansion of MOHCD's anti-displacement efforts through the Small Sites Program, which preserved affordability for households all over San Francisco.

- » Increase of our housing outreach and access programs to ensure that we make all housing opportunities equitably available; as of June 30, 2019, nearly 283,000 people have applied online for affordable rental and homeownership opportunities through our Database of Affordable Housing Listings, Information, and Applications (DAHLIA).

Despite our successes to date, we know we must do more for San Francisco. Rising rents across the City continue to put at risk the tenancy not only of low- and moderate-income households, but also many non-profit organizations who serve our most vulnerable residents. Ever-rising construction costs threaten our ability to maintain the affordable housing production pace of the last several years. And the federal government's position on immigration policy and fair housing requires us to be ever more vigilant in serving all San Franciscans, regardless of race, religion, sexual orientation, gender identity, or immigration status.

As we look to confront these ongoing challenges, we will be buoyed by a substantial new funding source. In November 2019, voters passed Proposition A, a \$600 million Affordable Housing Bond which will create and/or preserve approximately 2,800 affordable homes, and serve a wide range of vulnerable residents, including seniors, formerly homeless individuals, veterans, families, and educators. The largest San Francisco bond ever for affordable housing, Prop. A represents both an unprecedented opportunity, as well as a tremendous obligation, to deploy funds quickly, efficiently, and with maximum impact. So as we reflect in the forthcoming pages of this report on the successes of last (fiscal) year, it's time once again to roll up our sleeves and get back to work.

We thank our many partners – clients, residents,

advocates, community-based organizations, affordable housing developers, elected representatives, City staff, lenders, investors, and policy-makers – for their collaboration and commitment to helping us create and preserve housing and deliver essential services. We could not have achieved our accomplishments without these partnerships and we look forward to our continued work together and more successes for San Francisco in 2019-2020.



Dan Adams
Acting Director

Mayor's Office of Housing and Community
Development

ABOUT MOHCD

MOHCD's mission is to support San Franciscans with affordable housing opportunities and essential services to build strong communities.

The department is organized into four divisions: Housing, Community Development, Homeownership and Below Market Rate (HBMR) program, and Fiscal/Administration.

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.
- » Administers a variety of financing programs to develop new affordable housing for low and moderate-income households.
- » Along with the Community Development 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.
- » Monitors the long-term affordability and physical viability of the MOHCD-assisted affordable housing portfolio in accordance with Federal and local requirements.



Homeless Prenatal Program clients.

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 the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program and its Housing Opportunities for Persons with AIDS (HOPWA) program.
- » Manages local General Fund money to support a wide range of services. In 2018-19, this included \$30.0 million in grant funding.
- » Manages Housing Trust Fund to support housing stability services and administer the Complete Neighborhoods program supporting community amenities in neighborhoods impacted by increased housing density.
- » Works in close collaboration with the Mayor's Office and the Board of Supervisors to be responsive to emerging needs. In 2018-2019, this included increased investments and new strategies to support the right to civil counsel in tenant evictions and the implementation of the City's cultural districts program.
- » Partners with community-based organizations and coalitions to engage residents and stakeholders in community planning activities.

The **Homeownership and Below Market Rate (HBMR)** programs division focuses on implementing Inclusionary programs and ensuring that City sponsored affordable housing is accessible to the people it is intended to serve. Specifically, MOHCD's HBMR division:

- » Provides resources to advance sustainable homeownership opportunities for low and middle-income households.
- » Creates and administers policies and procedures to execute Planning Code and other legally binding agreements that generate affordable housing units.
- » Administers and monitors the marketing, distribution, and occupancy of all City sponsored affordable housing and housing lottery preference programs.
- » Monitors the long-term affordability and program compliance of affordable housing generated through the Inclusionary Housing Program.

The **Finance and Administration** division ensures that the department has the financial, human, and technological resources necessary to manage San Francisco's affordable housing and community development investments and policies. The division:

- » Ensures the department's financial obligations are paid swiftly and accurately, following appropriate procedures and internal controls
- » Supports job applicants and employees from pre-employment through separation
- » Is an industry leader in the deployment of new technologies to meet departmental and San Francisco resident needs
- » Provides excellent customer service within the department, to other City partners, and to our community stakeholders
- » Creates a welcoming environment for our guests
- » Promotes equity, efficiency, collaboration, and belonging within the organization.

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. Through those strategies, MOHCD strives to:

- 1) Create permanently affordable housing
- 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.

This Annual Report for 2018-19 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. In FY 2018-2019 MOHCD undertook community engagement for the planning of the 2020-2025 Consolidated Plan. That engagement included 10 community forums serving all Board of Supervisor districts as well as 38 focus groups and a community survey which received over 2,000 responses. MOHCD then developed a new Theory of Change, for which it will report on strategies for that new Theory of Change in FY 2019-2020.

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



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, 2019, the City has achieved a new/preserved unit count of 8,181 affordable units, 82% toward the Mayor's affordable housing goal, and 32% of the 25,417 units produced or rehabilitated since 2014.

MOHCD's production numbers include:

3,409

NEW BELOW MARKET-RATE APARTMENTS.

This includes affordable housing for very low-income seniors, families, and formerly homeless households.

3,480

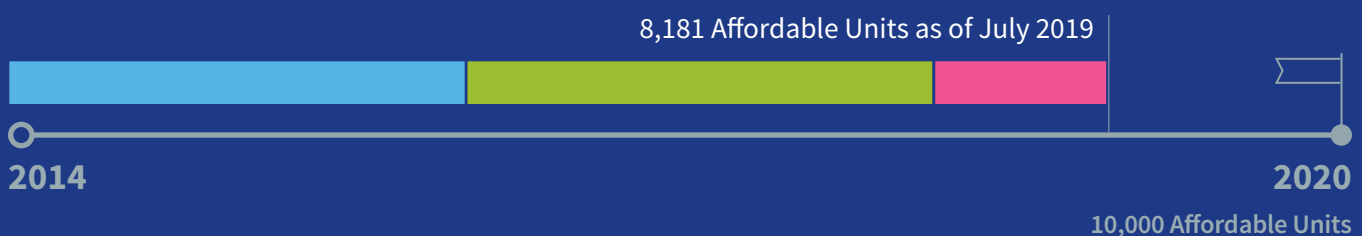
RENOVATED PUBLIC HOUSING UNITS.

Former public housing was transferred to community-based non-profits for substantial rehabilitation.

1,292

REHABILITATED AFFORDABLE APARTMENTS.

Existing affordable units (either deed restricted or acquired rent-controlled units) were rehabilitated to extend their useful lives and preserve their affordability.



STRATEGY 1

Create New Permanently Affordable Housing

HOUSING GRAND OPENINGS AND GROUNDBREAKINGS

In 2018-19, MOHCD celebrated the grand openings of the first new units at HOPE SF's Potrero site at **1101 Connecticut**, new family housing at **1036 Mission**, and the re-dedications of two former public housing developments that were rehabilitated under HUD's Rental Assistance Demonstration (RAD) Program: **Westside Courts** and **990 Pacific**. Additionally, MOHCD celebrated the ground breakings of **490 South Van Ness** (81 homes for low-income families), **2060 Folsom** (127 homes for low-income families and transition-age youth), **1950 Mission** (157 homes for low-income and formerly homeless families), **88 Broadway** (125 homes for low and moderate-income families) and **735 Davis** (53 homes for low-income and

formerly homeless seniors), and **1990 Folsom** (143 homes for low-income families).

NEW PROJECT FUNDING AND ACQUISITIONS

To support the development of new affordable housing in FY2018-19, MOHCD issued two Requests for Qualifications (RFQs).

Request for Qualifications

In March MOHCD issued its RFQ for the development of new affordable housing on the property located at **180 Jones Street**. The RFQ sought a team to develop the property as approximately 70 rental studios for adults, maximizing the site's small footprint. A selection panel chose Tenderloin Neighborhood Development



Hunters Point East West grand re-opening.



2060 Folsom Street ground breaking.

Corporation to develop the site, which is expected to begin construction in late 2021.

MOHCD issued its RFQ for the development of new affordable housing on the property located at **600 7th Street (formerly known as 801 Brannan)** in May 2019. The RFQ sought a team to develop the property as approximately 150 permanently affordable family rental homes serving formerly homeless adult households and families, and ground-floor commercial use servicing the surrounding neighborhood. A selection panel chose Mercy Housing to develop the site, which is expected to begin construction in late 2021.

MIDDLE-INCOME HOUSING

The work that MOHCD initiated in 2015-2016 to create housing opportunities for households earning between 61% and 150% of area median income (AMI) continued in FY2018-2019. Due to changes in the regulations for federal Low Income Housing Tax Credits, in FY2018-2019 MOHCD was able to expand its support to households earning up to 100% of AMI while still taking advantage of tax credits as a source of capital funding.

MOHCD, in collaboration with the San Francisco Unified School District, is supporting affordable housing development at 1351 42nd Street (the Francis Scott Key Annex site), more than half of which will serve middle-income educator families. Progress also continues on the production of new middle-income



Architectural rendering of 88 Broadway by Leddy Maytum Stacy Architects.

housing at 88 Broadway (family housing) and 735 Davis (senior housing) both of which began construction in FY 2018-2019. Future projects that include new middle-income housing include Balboa Park Upper Yard and 4840 Mission Street, both family sites.

In addition, MOHCD doubled the dollar amount from \$20,000 to \$40,000 of the “Teacher Next Door” program and assisted 10 San Francisco Unified School District educators with a forgivable loan for the purchase of their first home. MOHCD also provided nearly \$1.3 million in down payment assistance for middle-income educator households with an average loan amount of \$328,000.

Finally, an important part of MOHCD’s middle income strategy is the acquisition of existing properties vulnerable to market pressures and conversion to permanent affordable housing with rents at an average of 80% AMI, and available to families earning up to 120% AMI through the Small Sites Program (SSP). SSP funding was augmented by the release of a NOFA for properties located within a one-mile radius of 50 First Street through the Downtown Neighborhoods Preservation Fund, as well as with support from Preservation and Seismic Safety (PASS) Program that provides below-market loans for the acquisition, rehabilitation and preservation of affordable housing. To date, these acquisition programs have deployed over \$74.6 million in funding to preserve 239 units for low and moderate-income households.

COMPLETED PROJECTS

MOHCD completed three 100% affordable housing developments in 2018-2019, all of which include permanent supportive housing units. MOHCD includes new permanent supportive housing (PSH) for households that previously experienced homelessness, with an emphasis on chronically homeless individuals and families, in our developments in order to support of the Department of Homelessness and Supportive Housing's Five-Year Strategic Framework 2017-2022.

The following developments families were completed in 2018-2019:



Name/ Address

1036 Mission Family Housing

1036 Mission Street

No. of Homes **83**

No. of PSH Homes

40 Homeless

Type of Special Needs Referral

Homeless Families

Sponsor(s)

Tenderloin Neighborhood Development Corporation

Supportive Services Provider(s)

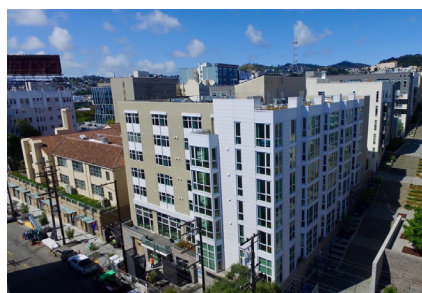
TNDC

Sources of Capital Funding

MOHCD, HCD-TOD, HCD-MHP, FHLB AHP, Tax Credit Equity, Income from Operations, Deferred Interest

Sources of Operating Funding

Continuum of Care



Name/ Address

95 Laguna Senior Housing

95 Laguna Street

No. of Homes **79**

No. of PSH Homes

15 Homeless / 5 Plus Housing

Type of Special Needs Referral

Homeless and Plus Housing Seniors

Sponsor(s)

Mercy Housing CA

Supportive Services Provider(s)

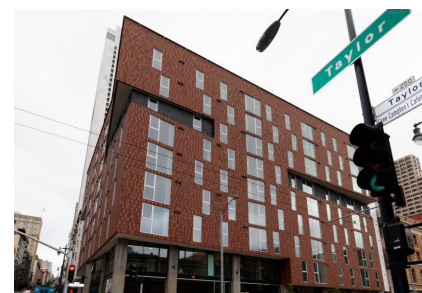
Openhouse

Sources of Capital Funding

MOHCD, FHLB-AHP, Tax Credit Equity, General Partner Equity, Wood Partner Equity

Sources of Operating Funding

Continuum of Care



Name/ Address

Eddy & Taylor Family Housing

222 Taylor Street

No. of Homes **113**

No. of PSH Homes

25 Homeless / 5 Developmentally Disabled

Type of Special Needs Referral

Homeless Families and Developmentally Disabled

Sponsor(s)

Tenderloin Neighborhood Development Corporation

Supportive Services Provider(s)

TNDC

Sources of Capital Funding

MOHCD, HCD-MHP, HCD-AHSC, FHLB AHP, Accrued Interest, Tax Credit Equity, General Partner Equity, Deferred Developer Fee

Sources of Operating Funding

Continuum of Care, CalHFA 811

PROJECTS UNDER CONSTRUCTION

In Fiscal Year 2018-19, there were 538 affordable units that were either under construction, or which began construction, 139 of which are set aside as supportive housing.



Name/ Address

455 Fell Street (Parcel O)

No. of Homes **108**

No. of PSH Homes **33**

Type of Special Needs Referral
Families

Sources of Capital Funding

1st Mortgage, MOHCD, HCD-AHSC, FHLB AHP, Tax Credit Equity, GP Equity, Deferred Developer Fee, Accrued Interest

Sources of Operating Funding

LOSP



Name/ Address

1296 Shotwell Street

No. of Homes **94**

No. of PSH Homes **22**

Type of Special Needs Referral
Seniors

Sources of Capital Funding

1st Mortgage, MOHCD, Tax Credit Equity, Reinvestment Income, GP Equity, Deferred Developer Fee

Sources of Operating Funding

Continuum of Care



Name/ Address

1950 Mission Street

No. of Homes **157**

No. of PSH Homes **40**

Type of Special Needs Referral
Families

Sources of Capital Funding

1st Mortgage, MOHCD, HCD-AHSC, Tax Credit Equity, GP Equity, Deferred Developer Fee

Sources of Operating Funding

Continuum of Care



Name/ Address

2060 Folsom Street

No. of Homes **127**

No. of PSH Homes **29**

Type of Special Needs Referral
Transition Age Youth

Sources of Capital Funding

1st Mortgage, MOHCD, HCD-AHSC, FHLB AHP, Tax Credit Equity, GP Equity, Deferred Developer Fee

Sources of Operating Funding

LOSP



Name/ Address

735 Davis Street

No. of Homes **52**

No. of PSH Homes **15**

Type of Special Needs Referral
Seniors

Sources of Capital Funding

MOHCD, FHLB-AHP, Tax Credit Equity, GP Equity

Sources of Operating Funding

LOSP

Additionally, there are 768 permanent supportive housing units in active predevelopment that are expected to begin construction in the next three fiscal years. These include 248 homes for families (including 103 for veterans), 308 homes for adults, 147 homes for seniors, and 30 homes for TAY. Please note the chart of permanent supportive housing projects above excludes any permanent supportive housing projects under development in the Office of Community Investment and Infrastructure (OCII)'s affordable housing pipeline.

Operating and Services Contracts

For the 1036 Mission Family Apartments, 95 Laguna Senior Housing, and Eddy and Taylor Family Housing, the Department of Homelessness and Supportive Housing entered into a Continuum of Care operating contract and a supportive services contract with the project sponsor. At Eddy and Taylor, the sponsor entered into contract with CalHFA for five 811 program homes.

Table of LOSP Expenditures and Budget Projections

LOSP Expenditures Actual or Projected	Number of PSH Homes	Number of LOSP Homes	Budget Year
\$8,493,104	1,757	1,175	FY2018-2019 – Actual
\$9,625,974	1,908	1,306	FY2019-2020 – Projected
\$11,135,999	2,409	1,807	FY2020-2021 – Projected
\$20,293,999	2,424	1,895	FY2021-22 – Projected

STRATEGY 2

Preserve Affordable Housing

RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)

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 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 on construction for RAD Phase 2, bringing the total number of public housing units to be rehabilitated and preserved to 3,480, and the total value of new resources employed in the effort, including public and private funding, to over \$2 billion. As of the close of fiscal year 18/19, 27 of the 28 projects had completed rehabilitation. A historic transformation effort, San Francisco's RAD program ensures that thousands of the City's most vulnerable residents can permanently enjoy



350 Ellis Street exterior mural.



3850 18th Street Grand Opening

safe, decent, and affordable housing, with new and comprehensive supportive services in every building.

Since 2017, MOHCD has provided technical assistance to owners of 23 San Francisco projects originally subsidized by HUD's Section 8 Moderate Rehabilitation program, in support of RAD conversions that will result in increased operating income for these projects. Comprising a total of 1,052 units, these legacy projects date from the 1980s and 1990s and primarily house formerly homeless individuals. Only four of the 23 projects remain to convert under RAD.

HOPE SF

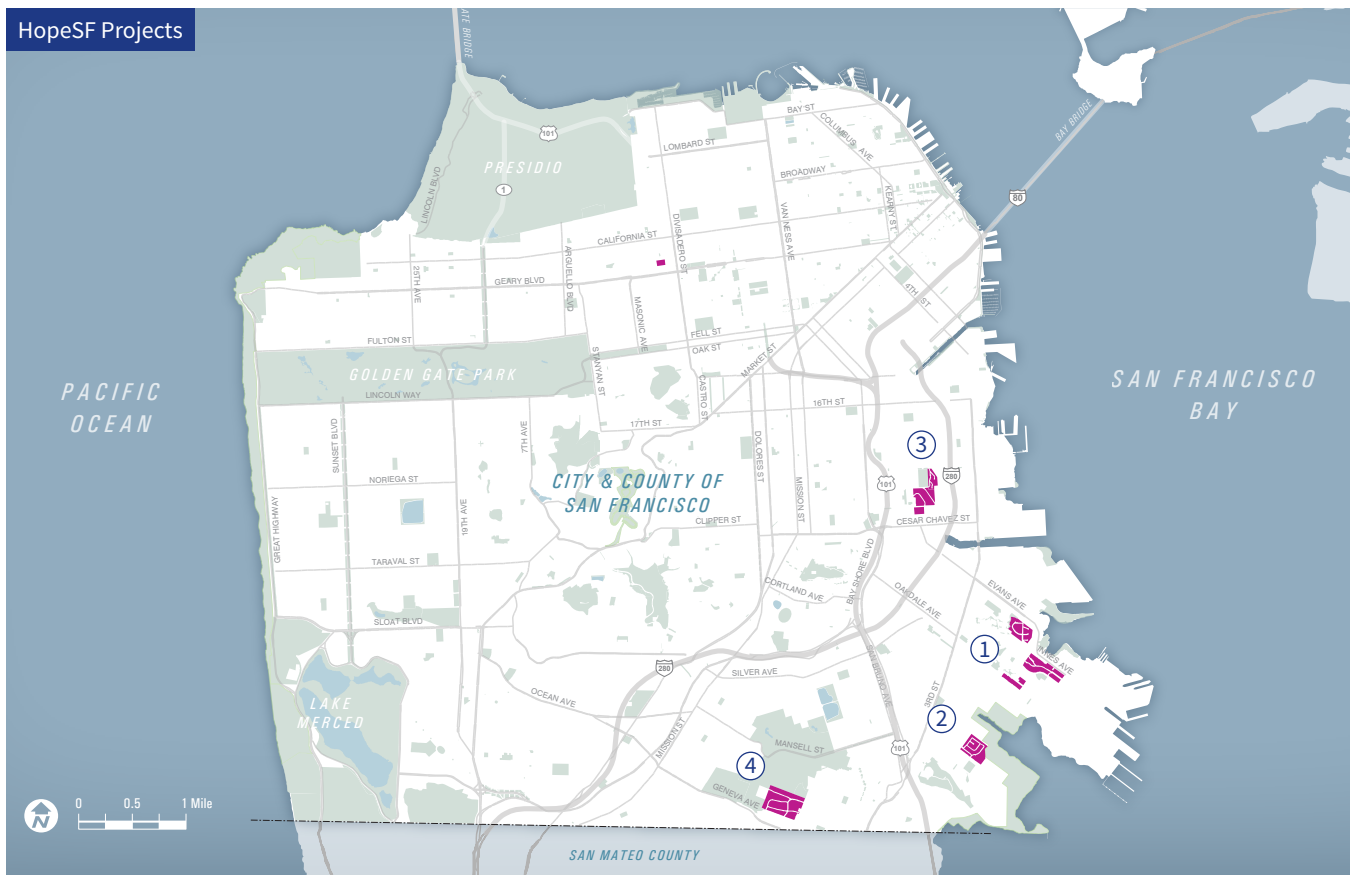
Launched in 2007 and now spanning four mayoral administrations, HOPE SF is a twenty-year human and real estate capital commitment aimed at creating racially equitable, mixed-income communities in which the original public housing residents can experience the benefits of neighborhood transformation. A public-private partnership led by Mayor London N. Breed, HOPE SF is the nation's first large-scale reparations initiative aimed at creating vibrant, inclusive communities without mass displacement of the original residents. Leveraging MOHCD's investments in public housing and affordable housing transformation, HOPE SF takes a place-based approach by expanding conditions of inclusion and the re-enfranchisement of public housing residents through deep investments in education, economic mobility, health, and community leadership across four of the largest and most historically isolated former public housing communities in the City: Hunters View, Alice Griffith, Potrero Terrace & Annex, and Sunnydale.

In 2018-2019, the Mayor's HOPE SF initiative continued to distinguish itself as a locally and nationally recognized anti-poverty innovation, successfully re-housing 535 families, markedly improving household employment and income levels, and achieving record low-levels of neighborhood crime across each community. In close collaboration with its many public and private partners, particularly the Office of Community Investment and Infrastructure, the HOPE SF development teams coordinating the

physical transformation of the sites with resident-led community building and services support achieved the following signature milestones:

- ① **Hunters View.** With the completion of Block 10, the final 54 former public housing households at Hunters View were successfully re-housed in their community bringing the percentage of legacy families successfully relocated and retained to 70%, 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. A total of 286 units have been built. Also, a selected market-rate developer City Ventures finalized a deal to build 80 for-sale townhomes in the community, advancing the mixed-income vision of HOPE SF. Predevelopment on Phase III, which will bring another 107 affordable units to the community, including 54 public housing replacement units, is underway, with construction scheduled for 2020.
- ② **Alice Griffith.** Across three phases, 333 units of newly built affordable housing were completed in "Double Rock," successfully housing all of the former public housing households with a retention rate of 82%.
- ③ **Potrero Hill.** In January 2019, for the first time in three generations, new construction at Potrero Hill was complete, with 1101 Connecticut delivering 72 state-of-the-art affordable units, 53 of which are set aside for residents of Potrero's public housing units. Block B, the next vertical development, is scheduled to start construction in 2020, delivering up to 165 affordable units. Block A, a market rate project adjacent to Block B, is in its planning stages.
- ④ **Sunnydale.** Parcel Q (55 units) commenced construction in 2017 and is scheduled for completion in October 2019. 41 Sunnydale public housing residents will be rehoused in brand new units. Construction on Block 6 (157 units) will start in November 2019, delivering 125 public housing replacement units. Block 3 has launched predevelopment and will deliver 168 affordable units in 2023.

HopeSF Projects



1. Hunters View



2. Alice Griffith



3. Potrero Hill



4. Sunnydale



ACQUISITION AND PRESERVATION PROGRAMS

In 2018-19, MOHCD made loans totaling approximately \$20.5 million to assist three nonprofits to acquire and rehabilitate five properties with five commercial spaces and 54 residential units under its acquisition and preservation programs including the Small Sites Program, Downtown Neighborhoods Preservation Fund, and Preservation and Seismic Safety Program. These acquisition programs were created to protect long-term affordable housing in properties throughout San Francisco that are particularly vulnerable to market pressure and resulting property sales, increased evictions and rising tenant rents. Acquired properties are converted to permanent affordable housing with rents at an average of 80% AMI, and available to families earning up to 120% AMI. To date, these acquisition and preservation programs have deployed over \$74.6 million in funding to preserve 31 projects with 14 commercial spaces, and 239 residential units. See [Appendix Table 4](#) for Acquisition and Preservation Program revenues and commitments through Fiscal Year 2018-2019.

- » 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. MOHCD anticipates issuing an updated notice of funding availability in September 2019 for approximately \$40 million to fund acquisitions and capacity building.
- » Issued in October 2018, the Downtown Neighborhoods Preservation Fund prioritizes larger multifamily buildings with \$33 million to fund loans for acquisitions in downtown San Francisco within a one-mile radius of the Oceanwide Center, located at 50 First Street.
- » Authorized by voters in 2016 and funded by approximately \$260.7 million in general obligation bonds, the Preservation and Seismic Safety Program provides low-cost and long-term first mortgage financing to fund the acquisition and preservation of

affordable housing, and seismic retrofits to existing buildings.

Of particular note was the December 2018 Small Sites Program acquisition of 289-291 9th Avenue. Located in the Richmond neighborhood, the project is comprised of two adjoining buildings with 16 residential units serving low-income seniors, and four commercial spaces, including one legacy business. The late Mayor Ed Lee negotiated the construction of the project during his time as a tenant attorney with the Asian Law Caucus. MOHCD's financing provided critical funds for rehabilitation and will ensure that the buildings are permanently preserved as affordable housing.

STRATEGY 3

Improve Access to Affordable Housing

HOUSING ACCESS

In 2018-19, MOHCD funded 16 projects through 11 different community-based organizations to assist low and moderate income residents access affordable rental housing. Services included housing education and counseling, financial education and counseling, and assistance in applying for affordable housing opportunities. These projects served 4,207 residents, with a particular emphasis on vulnerable populations including 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.

AFFORDABLE HOUSING LOTTERIES

In 2018-2019, MOHCD conducted 110 housing lotteries in which over 146,000 households applied for 486 affordable homes. These lotteries included 1519 applications by low- to moderate-income hopeful homeowners for 87 condominiums and 142,337 very low- to low-income household applications for 399 rentals. For each lottery, MOHCD uploads all applications into a third-party cloud-based database, from which they are sorted in random order.



Mayor's Office of Housing and Community Development staff at the 2019 Housing Expo. Photo by Frank Jang.

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 and apply. In 2019, MOHCD added online applications for homeownership opportunities. Usage of the site continues to grow as more residents come to rely on this valuable resource for finding and applying for affordable housing. While MOHCD has not stopped offering paper applications for housing, only 3% of applicants applied for rental housing via paper. DAHLIA's past and ongoing development is a collaborative effort by City departments, housing counselors, advocates, developers, leasing agents, and, most importantly, current applicants and 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

MOHCD administers affordable housing lottery preferences to ensure that San Franciscans at risk of losing their current affordable housing have an increased opportunity to remain in the City. The Displaced Tenant Housing Preference (DTHP) program addresses increased eviction rates in the City's rent-controlled housing by providing housing lottery priority in 20% of affordable units in new and existing City-funded housing developments. MOHCD housed 85 tenants evicted from their rent-controlled homes in 2018-2019. To further protect existing San Francisco

residents, the Neighborhood Resident Housing Preference (NRHP) gives a housing lottery priority to residents of the supervisorial district (and people living within a half 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. In 2018-2019, 99 households were able to secure new affordable housing in their own neighborhood using NRHP.

CERTIFICATE OF PREFERENCE PROGRAM

The Certificate of Preference (COP) program gives a lottery preference to persons displaced in the 1960's-1970's by the former Redevelopment Agency's urban renewal programs in all City-sponsored and Office of Community Investment and Infrastructure (OCII)-sponsored affordable housing developments. There are currently 421 COP holders in contact with MOHCD who have not used their certificates. During the reporting period, 23 COP holders used their certificate to secure affordable housing. Please see [Appendix Table 6A](#) for more COP activities.

DOWNPAYMENT ASSISTANCE LOAN PROGRAM

MOHCD's homeownership assistance programs helped 173 households purchase their first home in San Francisco in Fiscal Year 2018-2019:

- » 38 low- to middle-income families purchased market-rate homes with MOHCD's Downpayment Assistance Loan Program (DALP). Households earning up to 175% of AMI could borrow up to



Below Market Rate Properties workshop at 2019 Housing Expo. Photo by Frank Jang.



Affordable rental workshop at the 2019 Housing Expo. Photo by Frank Jang.

\$375,000 in down payment assistance funding from either Housing Trust Fund, City Second Loan Program, or MOHCD's 2015 General Obligation Housing Bond.

- » 87 low- and moderate-income households purchased below market-rate (BMR) homes.
- » 3 police officers, sheriff and fire department employees received assistance from the First Responders Downpayment Assistance Loan Program.
- » 7 SF Unified School District educators received Teacher Next Door forgivable loans of up to \$40,000.
- » 35 additional homes were purchased with other MOHCD first-time homebuyer assistance programs.

In total, the down payment assistance programs distributed \$11,922,371 in deferred loans in 2018-2019.

POST-PURCHASE HOMEOWNER SERVICES

MOHCD provides services that not only assist in the purchase of a household's first home, but also help homeowners protect their investments and stay in their homes:

- » Our 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. In 2018/19, MOHCD monitored 459 households from its portfolio of over 3000 single family homeowners. We corrected 32 homeowners who were out of program compliance for minor reasons, and referred 9 others to the Planning Department or City Attorney's Office for more egregious infractions of program rules. In 18/19 we collected over \$4 million in settlement funds from homeowners violating the owner occupancy requirement of MOHCD programs.

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. In 2018-2019 Homeownership SF held seven workshops, attended by 86 homeowners, on topics including estate planning, budgeting and property maintenance.

STRATEGY 4

Promote Self-Sufficiency for All and 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 2018-2019, MOHCD supported six community-based organizations through eight projects that provided 1,731 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 2018-2019, MOHCD supported seven programs with seven community-based organizations, which provided pre-purchase education and counseling to 3,040 residents.

EVICTON PREVENTION

Preventing the displacement of San Franciscans from their home is both affordable housing preservation and cultural preservation. When San Franciscans are displaced from their home, particularly low-income and longtime San Franciscans, they are left to contend with finding housing in one of the most expensive rental markets in the country. They typically move far away from their workplaces and social networks, or



Educator housing workshop presenters at the 2019 Housing Expo. Photo by Frank Jang.

into a housing situation with even more severe housing problems, such as overcrowding, habitability, and rent burden.

MOHCD funds community-based organizations (CBOs) to deliver essential anti-displacement services to our residents, including:

- » Eviction legal assistance
- » Tenants' rights counseling, education, & advocacy
- » Tenant-landlord mediation & technical assistance
- » Rental assistance and case management

MOHCD funding in these services has increased significantly since 2012 to help meet the demand for these services. In 2018-2019, MOHCD funded 27 projects with 18 different CBOs, for a total of \$10,807,592 in grant funds.

Also in 2018-2019, MOHCD began preparing for the implementation of a City ordinance that resulted from the June 5, 2018 passage of ballot initiative Proposition F, “No Eviction Without Representation Act,” which established a policy that all residential tenants facing eviction have a right to full-scope legal representation. This program is called the Tenant Right to Counsel and requires eviction legal assistance projects to provide full-scope legal representation exclusively (rather than self-help, legal advice and counsel, and limited-scope representation).

The following anti-displacement services were provided in FY 2018-2019:

- » Full-Scope¹ Legal Representation: 1,333 households
- » Limited-Scope Legal Representation: 663 households
- » Legal Advice and Counsel: 1,396 households
- » Self-Help Assistance: 1,010 households
- » Referral to Pro Bono Attorney: 62 households
- » Administrative Advocacy by an Attorney: 64 households
- » Tenants’ Rights Counseling, Education, & Advocacy: 3,155 households
- » Mediation: 527 households
- » Rental Assistance: 364 households

¹ Full-scope means that an attorney represents the client throughout all stages of the case, including trial. Limited-scope means representation that is limited to a particular legal service (e.g., drafting a document, making-third party contact on behalf of client, etc.) or stage of a case. Advice and counsel means legal assistance that is limited to the review of information relevant to a client’s legal problem(s) and counseling the client on the relevant law and/or suggested course of action. Self-help or pro per assistance means that a tenant is representing her or himself without the benefit of legal counsel – typically assistance in answering an unlawful detainer complaint before the deadline so that they may assert their rights in court.

LEGAL SERVICES

Additional MOHCD-funded legal services 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 a portfolio of work that has grown significantly in recent years, particularly as immigrant communities have needed greater support and assistance. In 2018-2019, MOHCD funded 25 projects with 17 different agencies, for a total of \$9,993,874 in grant funds. The projects provided full legal representation to 2,113 San Francisco residents, and legal counsel and advice to another 3,651 residents.

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. MOHCD funded 29 projects with 26 different agencies in 2018-2019, for a total of \$3,510,482 in grant funds. These projects provided case management, including development of an Individual Service Plan, with 1,525 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 2018-2019 MOHCD funded 33 projects, with 29 different community-based organizations for a total of \$2,801,036 in grant funds. Through these projects, over 2,815 residents received training and skill development services.

STRATEGY 5

Foster Healthy Communities and Neighborhoods

PLACE-BASED SERVICES IN HOUSING

This program area focuses on service delivery to residents in affordable housing and former public housing on site, such as the RAD, HOPE 6, and HOPE SF projects described earlier in this report. MOHCD staff will or do manage and monitor all aspects of the services model described below at all of these properties.

At these properties MOHCD staff work with owners to 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. During our 5+ years of implementation we have established many best practices. These include: the rehabilitation or construction of units including multipurpose community space for delivery of robust weekly activities for all tenants; the adoption of trauma informed housing stability services based on weekly property management and services meetings; and the implementation of strength-based assessment of needs built upon cultural humility and compassion. The sites themselves have created strong neighborhood partnerships and community collaborations. Lastly, during rehabilitation or construction the services staff also provide robust relocation support through case management and service coordination.

SUPPORTIVE HOUSING FOR PERSONS LIVING WITH HIV AND AIDS



Children playing at the Booker T. Washington child care center at 800 Presidio Avenue.

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 2018-2019 funding went to ten projects with eight different community-based organizations and helped 529 individuals secure more stable housing and supportive services.

DOMESTIC VIOLENCE SERVICES

Survivors of domestic violence are a vulnerable

population for whom MOHCD sponsors housing, case management and legal services support. In 2018-2019, MOHCD assisted three shelter programs and two legal services projects that serve survivors of domestic violence. The programs assisted 260 individuals in their effort to secure safe, permanent housing and provided legal services to 117.

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 2018-2019, MOHCD supported 29 projects with 25 different community-based organizations, resulting in the facilitation of 542 community meetings, events or workshops with over 9,000 residents attending. In addition, MOHCD awarded 49 community action grants to neighborhood projects through community-led processes.

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 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 2018-2019, MOHCD's capital program assisted 20 organizations in making significant improvements or repairs to their facilities and brought improvements to six community and public spaces.

SOMA COMMUNITY STABILIZATION FUND

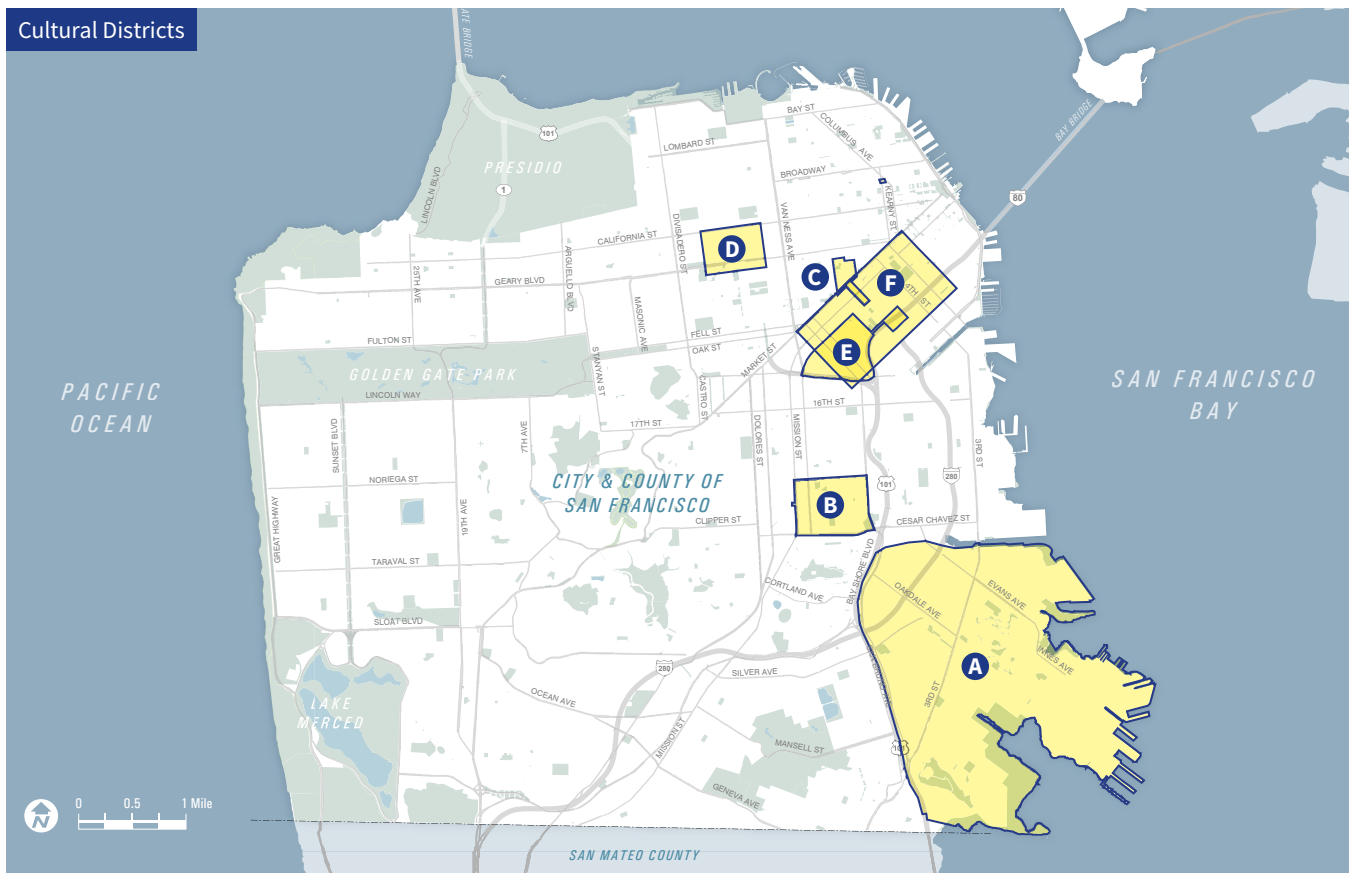
Through the SoMa Community Stabilization Fund, MOHCD funds affordable housing, economic and workforce development, community cohesion, and infrastructure improvements. The Fund was created in 2006 to mitigate the impact of rapid residential

development in the South of Market (SoMa) neighborhood. A seven-member Community Advisory Committee (CAC) meets regularly to advise MOHCD and the Board of Supervisors on expenditures of the Fund. In 2018-2019, the SoMa Fund invested \$1 million in eighteen projects in housing services, economic & workforce development services and programming, and community cohesion, including arts and culture programming which supports the Filipinx Cultural District, SoMa Pilipinas.

As part of the Fund's neighborhood capacity building initiative, the SoMa Fund CAC and MOHCD have identified Trauma Informed Systems (TIS) training as a method for building a foundation of collaborative relationships among the organizations that serve SoMa residents and workers. This approach will help identify barriers and challenges hindering effective collaboration among community-serving organizations. In 2018-2019, \$150K was allocated to provide TIS training and support for Bessie Carmichael School (the only public school in the neighborhood) faculty and staff. Monies were also leveraged from the General Fund to support the new Filipinx-American Cultural Center, which will begin developing a TIS curriculum that is tailored for organizations serving the SoMa community. The purpose of the curriculum will be to advance this capacity-building approach among other organizations within the SoMa neighborhood portfolio. In addition to traditional fiscal training and board development training, the TIS model will identify processes and practices that support continued collective growth and collaboration.

CULTURAL DISTRICTS

The City's Cultural Districts program was created in 2018 to sustain and promote San Francisco's diverse neighborhoods' cultural assets, events and their community's overall way of life. Subsequently, Proposition E passed by a 75% majority in November 2018, allocating \$3 million annually from the City's Hotel Tax to support Cultural Districts. The purpose of Cultural Districts is to celebrate and strengthen the unique cultural identities of San Francisco. Year one



activities included:

1. Each legislated Cultural District receive start-up funding from the Mayor's Office of Housing and Community Development (MOHCD). The goal of the funding is to invest in healthy, transparent and diverse neighborhood based Cultural groups and ensure that each District utilizes fiscally sound systems and can attain strong, place keeping outcomes.
2. Each Cultural District began partnering with City Departments to initiate their Cultural History, Housing and Economic Sustainability Strategies (CHHESS) Report process. The CHHESS Report will serve as a 3-year strategic plan for each District. The CHHESS process allows for the broader community to participate in building the roadmap of priorities and strategies.
3. The first cohort of Cultural Districts began their Finance and Operations Accelerator Training Series, 24 hours of intensive workshop focus on executive leadership, fiscal operations and

strategic planning.

The legislated Cultural Districts are:

- Ⓐ African American Arts & Cultural District
- Ⓑ Calle 24 Latino Cultural District
- Ⓒ Compton's Transgender Cultural District
- Ⓓ Japantown Cultural District
- Ⓔ Leather & LGBTQ Cultural District
- Ⓕ SoMa Pilipinas Cultural District – Filipino Cultural District

A woman with dark hair, wearing a grey textured blazer and a brown patterned scarf tied in a bow, is speaking at a clear acrylic podium. She is gesturing with her right hand, pointing upwards. A microphone is positioned in front of her. The background is a grey textured wall. The foreground shows the blurred heads of an audience.

POLICY, LEGISLATIVE & MONITORING UPDATES

Policy, Legislative and Monitoring Updates

LEGISLATION IN 2018-2019

In 2018-2019, MOHCD's policy and legislative priorities continued to focus on increasing affordable housing opportunities through additional funding and streamlined approvals, as well as protecting its most vulnerable residents.

The Mayor and Board President Yee convened a working group of affordable housing stakeholders to place a record \$600 million housing bond on the November ballot that will serve low and middle-income families, homeless individuals, seniors, educators, and public housing residents. The passage of the bond, which was secured in the November 2019 election, will create and preserve approximately 2800 units of affordable housing.

The City also passed the Central SOMA Plan after a decade of work led by the Planning Department. The Plan is expected to generate more than 8,000 units of housing and \$2 billion in public benefits, including funding for affordable housing and community services. MOHCD will continue to collaborate with the SOMA Citizens Advisory Committee in identifying the housing needs and priorities of the SOMA community.

In addition to enhancing local sources of funding, the City advocated in strong support of state funding bills. This includes the successful passage of AB 1487, which will create a Bay Area regional housing finance agency with the authority to generate funding across the region for affordable housing production, preservation and tenant protections. The City also advocated for

expanding the State tax credit program, which will increase by \$500 million as part of a historic State budget that included \$2.7 billion in funding for housing and homelessness. These State resources will be critical for advancing San Francisco's robust pipeline of affordable housing.

To address the continued need to accelerate the production of affordable housing, the Mayor and the Board of Supervisors worked together to place a streamlining measure on the November ballot. The measure was passed by voters in November, which means 100% affordable and educator housing could be principally permitted on Public zoned parcels and approved under specific timelines. The entitlement of Francis Scott Key, the first educator housing in San Francisco, and future affordable projects could be accelerated with the use of this new tool.

Finally, the City maintains its focus on protecting its most vulnerable residents. The Mayor and the Board passed a FY2020-2021 budget that includes funding to create rental subsidies for vulnerable seniors, trans individuals, and SRO and mixed status families. MOHCD also partnered with Supervisors Brown and Peskin to create a preference in affordable housing lotteries for tenants who are facing displacement due to the conversion of their rent restricted housing to market-rate housing.

In the coming year, MOHCD is excited to deploy new resources to build out the City's pipeline of affordable housing and to deliver that housing faster. MOHCD will also be bringing forward a proposal to include housing in the City's Capital Plan to ensure that affordable



Mayor Breed at the grand opening of 1101 Connecticut (aka Potrero Block X), the first new affordable housing units at the Potrero HOPE SF site.

housing is a part of the City's long-term financial planning.

2015 PROPOSITION A GENERAL OBLIGATION BOND

Implementation of the voter-approved Prop A Bond funding was fully underway in 2018-2019. Highlights through June 30, 2019 include:

- » Over 99% of first issuance funds encumbered or spent
- » Potrero Block X (Public Housing category) completed in May 2019
- » 1990 Folsom broke ground in May 2019
- » Downpayment assistance provided to 40 households
- » Teacher Next Door loans provided to 19 households
- » Over 64% of second issuance funds encumber or spent

2016 GENERAL OBLIGATION BOND –

PRESERVATION AND SEISMIC SAFETY PROGRAM

Financing funded by the voter-approved repurposing of seismic safety bonding authority to include acquisition and preservation of affordable housing commenced in 2018-2019. Highlights through June 30, 2019 include:

- » Issued \$72.4 million to fund loans under the program
- » Provided \$4.2 million in first mortgage financing to acquire, rehabilitate and preserve as permanently affordable housing a total of three projects with 33 residential units, and one commercial space

DOWNTOWN NEIGHBORHOOD PRESERVATION FUND

Ordinance 137-16, effective August 28, 2016, created the Downtown Neighborhood Preservation Fund (DNPF). Receipts into the fund will total \$40 million as described in the legislation. Through June 30, 2019, a total of \$17,672,361 has been received. In 2018-2019, \$5.9 million was loaned to support the acquisition and preservation of affordable units at 1201 Powell Street through the Small Sites program. The remaining

2016 Student Housing Monitoring Assessment



Name of Tenant	California College of Arts
Property Address	75 Arkansas
Master Lease	75 Arkansas
Total Number of Units	August 06, 2018 plus 9 years
Number of Students Enrolled at least Half-time	27 4-Bedroom units, 3 2-Bedroom units
Number of Students in Good Standing	159



Name of Tenant	California College of Arts
Property Address	Panoramic Residence 1321 Mission Street
Master Lease	December 31, 2013 plus 10 years
Total Number of Units	80 Units / 120 rooms, 60 Studios, 20 3-Bedrooms
Number of Students Enrolled at least Half-time	87
Number of Students in Good Standing	87

funds, as well as future anticipated funds, are currently committed to projects in MOHCD's housing pipeline.

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:

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.

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.

EVICCTIONS 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 Fiscal Year 2018-2019, the percent of residents evicted from MOHCD-sponsored developments was 0.61%. Please see [Appendix Table 9](#) for additional information.



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KEVIN DURANT CHARITY FOUNDATION

HOPE SF

SAN FRANCISCO
EDUCATION
YCD



APPENDICES

BUILT BY
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KEVIN DURANT CHARITY FOUNDATION

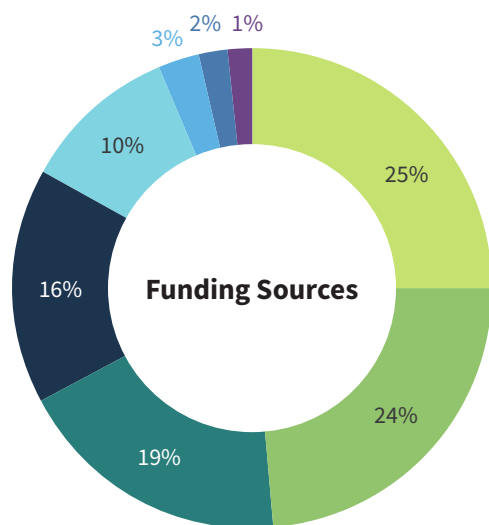
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KEVIN DURANT CHARITY FOUNDATION

HOPE SF

SAN FRANCISCO
EDUCATION
YCD

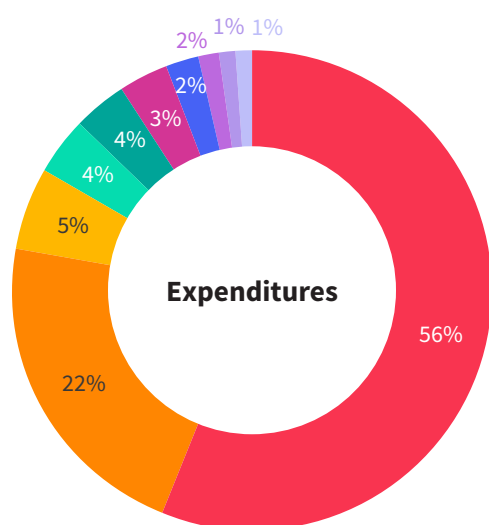
FIGURE 1. FY2018-19 FUNDING SOURCES UTILIZED



Funding Source	\$ Amount
General Obligation Bond	67,893,340
Impact Fees	64,505,737
General Fund	50,386,242
Housing Trust Fund (see Table 1)	43,015,268
Federal Grants	28,316,076
Former SFRA Housing Assets	7,584,995
Other	5,586,091
Non-Federal Grants and Gifts	4,111,698

TOTAL **\$271,399,447**

FIGURE 2. FY2018-19 CATEGORIES OF EXPENDITURES



Expenditure	\$ Amount
Multifamily Housing Grants & Loans	152,563,615
Grants to Nonprofit Organizations	59,149,920
Salaries & Fringe	14,777,744
Homeowner Loans	10,734,711
Purchase & Maintenance of Property	9,681,565
LOSP Program	9,152,898
Services of Other Departments	5,871,319
Debt Service & Issuance	4,168,450
Departmental Non-Personnel	2,878,721
Rental Assistance	2,420,505

TOTAL **\$271,399,447**

TABLE 1. HOUSING TRUST FUND SUMMARY

Downpayment Assistance Loan Program	
Program Area	FY2018-19 Expenditures
Downpayment Assistance Loan Programs	3,834,662
First Responders Downpayment Assistance	1,069,978
Subtotal	\$4,904,640
Housing Stabilization Programs	
Program Area	FY2018-19 Expenditures
Existing Homeowner Loans	191,985
Housing Counseling and Assistance	1,110,378
Eviction Defense/Prevention and Tenant Housing Stabilization	2,971,165
Small Site Acquisition/Rehab	246,301
Subtotal	\$4,519,830
Complete Neighborhoods Infrastructure	
Program Area	FY2018-19 Expenditures
Grants for neighborhood improvements	1,127,540
Subtotal	\$1,127,540
Affordable Housing Development	
Program Area	FY2017-18 Expenditures
Multifamily Housing Loans and Grants	27,920,215
Debt Service & Issuance	1,316,642
Subtotal	\$29,236,857
Program Delivery	\$3,226,402
TOTAL Housing Trust Fund Expenditures	\$43,015,268

TABLE 2. AFFORDABLE HOUSING FUND SUMMARY

FY 2018-2019 Fund Summary				
Fund	Balances, 07-01-2018	Fee payments and revenue earned in FY19	Balances, 06-30-2019	Loan Encumbrances as of 6-30-19
Inclusionary	\$107,698,283	\$28,227,037	\$92,289,967	\$25,294,331
Jobs-Housing	\$77,726,977	\$15,657,591	\$84,135,544	\$63,656,874
Market/Octavia	\$5,040,513	\$1,871,240	\$6,911,753	\$ -
Eastern Neighborhood Mission & SOMA	\$5,684,129	\$1,153,574	\$5,627,216	\$603,705
Eastern Neighborhoods Alternative Inclusionary	\$3,840,931	\$ -	\$3,840,931	\$ -
Van Ness & Market Residential SUD	\$10,246,986	\$230,984	\$10,477,971	\$ -
Expedited Condominium Conversion Program	\$7,739,189	\$3,717,355	\$7,585,952	\$2,349,630

TABLE 2. AFFORDABLE HOUSING FUND SUMMARY *Continued*

FY 2018-2019 Project Expenditures				
	Inclusionary	Jobs-Housing	Eastern Neighborhood Mission & SOMA	Expedited Condominium Conversion Program
1064-1068 Mission St	\$1,947,334			
1160 Mission Unit 812	\$222,789			
1637 15th Street			\$575,279	
172-180 6th St - Dudley Hotel			\$505,741	
180 Jones Project Delivery	\$17,216			
1950 Mission St	\$14,584,108			
2060 Folsom St	\$3,065,838	\$6,143,574		
2217 Mission St	\$181,709			
29-35 Fair Ave	\$268,992			
2976 23rd St	\$13,472			
3001-3021 24th St		\$105,451		
3329-3333 20th St				\$451,884
3353 26th St	\$744,028			
3840 Folsom St	\$174,123			
38-42 Washburn St			\$129,467	
462 Green St	\$408,653			
4840 Mission	\$1,214,217			
490 South Van Ness	\$11,140,599			
534-536 Natoma St	\$1,251,475			
568-570 Natoma St	\$64,855			
60 28th St	\$100,000			
681 Florida	\$2,487,874			
70-72C Belcher St	\$89,029			
730 Stanyan	\$322,505			
735 Davis	\$840,772	\$700,000		
772 Pacific Ave	\$4,450			
800 Presidio Ave	\$181,582			
88 Broadway		\$2,300,000		
95 Laguna St	\$1,855,135			
Hayes Valley III				\$1,804,964
Hayes Valley IV				\$598,771
Huntersview Ph 2A	\$16,585			
Maceo May				\$1,014,973
Upper Yard	\$4,730,917			
Administrative Expenditures	\$3,791,710			
Adjustments of Prior Year Expenses	1296 Shotwell	\$(1,849,397)		
	1990 Folsom	\$(4,233,258)		
	600 7th St	\$(1,958)		
TOTAL Expenditures	\$43,635,352	\$9,249,025	\$1,210,487	\$3,870,592

TABLE 3. AFFORDABLE HOUSING FUND LOAN EXPENDITURES

FY 2018-2019 Affordable Housing Fund Loan Expenditures			
	Funds Expended	# of Units Assisted	Type of Housing
1064-1068 Mission St	\$1,947,334	258	Senior, Formerly Homeless
1160 Mission Unit 812	\$222,789	1	Inclusionary Ownership Preservation
1637 15th Street	\$575,279	16	Family
172-180 6th St - Dudley Hotel	\$505,741	75	Family, Formerly Homeless
180 Jones Project Delivery	\$17,216	60	Family
1950 Mission St	\$14,584,108	157	Family, Formerly Homeless
2060 Folsom St	\$9,209,411	127	Family, TAY, Formerly Homeless
2217 Mission St	\$181,709	8	Small Sites Program
29-35 Fair Ave	\$268,992	4	Small Sites Program
2976 23rd St	\$13,472	14	Small Sites Program
3001-3021 24th St	\$105,451	45	Senior, Formerly Homeless
3329-3333 20th St	\$451,884	10	Small Sites Program
3353 26th St	\$744,028	10	Small Sites Program
3840 Folsom St	\$174,123	4	Small Sites Program
38-42 Washburn St	\$129,467	22	Family
455 Fell St	\$1,731,481	108	Family, Formerly Homeless
462 Green St	\$408,653	7	Small Sites Program
4840 Mission	\$1,214,217	137	Family, Public Hsg Replacement
490 South Van Ness	\$11,140,599	81	Family, Public Hsg Replacement
534-536 Natoma St	\$1,251,475	5	Small Sites Program
568-570 Natoma St	\$64,855	5	Small Sites Program
60 28th St	\$100,000	6	Small Sites Program
681 Florida	\$2,487,874	130	Family, Formerly Homeless
70-72C Belcher St	\$89,029	5	Small Sites Program
730 Stanyan	\$322,505	TBD	TBD
735 Davis	\$1,540,772	53	Senior, Formerly Homeless
772 Pacific Ave	\$4,450	50	Family
800 Presidio Ave	\$181,582	50	Family, TAY, Formerly Homeless
88 Broadway	\$2,300,000	125	Family
95 Laguna St	\$1,855,135	79	Senior, Formerly Homeless
Hayes Valley III	\$1,804,964	110	Family, Public Hsg Replacement
Hayes Valley IV	\$598,771	84	Family, Public Hsg Replacement
Huntersview Ph 2A	\$16,585	107	Family, Public Hsg Replacement
Maceo May	\$1,014,973	105	Family, Formerly Homeless
Upper Yard	\$4,730,917	131	Family, Public Hsg Replacement

TABLE 4. INCLUSIONARY SMALL SITES REVENUES & COMMITMENTS

Fee Revenue & Interest Received									
FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY16-17	FY17-18	FY18-19	TOTAL
6,745	153,668	918,694	3,070,553	2,461,460	9,381,725	3,993,720	1,489,673	2,264,847	\$23,741,085

Expenditures						
Project Expenditure	FY 14-15	FY 15-16	FY16-17	FY17-18	FY18-19	TOTAL
380 San Jose Ave		1,050,839	380,714			
642-646 Guerrero St		1,481,708	118,306			
70-72C Belcher St		1,581,460	118,087			
1684-1688 Grove St		1,102,025	161,151	11,794		
1500 Cortland Ave		176,556	677,165	408,279		
1015 Shotwell			2,579,602	401,398		
2217 Mission			2,264,152		181,709	
462 Green			1,509,536	21,303	408,653	
70-72 Belcher				1,610,517	89,029	
3840 Folsom			859,604	258,472	174,123	
2976 23rd St				721,724	13,472	
568-570 Natoma St				266,333	64,855	
29-35 Fair Ave				1,165,381	268,992	
534-536 Natoma St					1,251,475	
60 28th St					100,000	
Encumbrance Balance at June 30, 2019	687,396	2,406,846	2,669,180	2,293,321	2,004,578	
Balance available						\$258,093

TABLE 5. DOWNTOWN NEIGHBORHOODS PRESERVATION FUND

Revenues & Commitments			
	FY17-18	FY18-19	TOTAL
Fee Revenue & Interest Received	17,672,361	22,430,319	\$40,102,680

Funds Disbursed & Encumbered	Number and Type of Housing Unit	FY17-18	FY18-19	TOTAL
1201 Powell St	17 units; predominantly 1 bedroom senior units	-	5,925,856	\$5,925,856
Balance available				\$34,176,824

TABLE 6. HOUSING PREFERENCE ACTIVITIES

Certificate of Preference Program Activities	2018-2019
New COP Certificates Issued	18
COP Holders Who Secure Rental Housing	23
COP Holders Who Secure Ownership Housing	0
Total Certificate of Preference Holders Housed	23

Displaced Tenants Housing Preference (DTHP) Program Activities	2018-2019
DTHP Certificates Issued	
<i>Ellis Act Eviction Certificates Issued</i>	165
<i>Owner Move In Eviction Certificates Issued</i>	203
<i>Fire Victim Displacee Certificates Issued</i>	47
Total Certificates Issued	415
DTHP Holders Who Secure Rental Housing by Lottery	90
DTHP Holders Who Secure Ownership Housing by Lottery	7
Total Displaced Tenant Housing Preference Certificate Holders Housed	97

Neighborhood Resident Housing Preference (NRHP) Program Activities	2018-2019
New Developments with NRHP	9
Rental Developments	6
Units	95
Ownership Developments	3
Units	6
Total Lottery Applications Processed	26,264
NRHP Preference Applicants in Completed Projects	4,419
NRHP Applicants Who Secure Rental Housing by Lottery	95
NRHP Applicants Who Secure Ownership Housing by Lottery	4
Total Neighborhood Resident Housing Preference Recipients Housed	99

TABLE 7. NEIGHBORHOOD HOUSING PREFERENCE ACTIVITIES BY SUPERVISOR DISTRICT

Neighborhood Resident Housing Preference (NRHP) Program			
Supervisor District	Projects	Set-a-Side Units	NRHP Applicants
District 1	1	2	37
District 2	0	0	0
District 3	0	0	0
District 4	0	0	0
District 5	0	0	0
District 6	3	63	2,628
District 7	0	0	0
District 8	2	24	245
District 9	0	0	0
District 10	2	9	841
District 11	1	3	679
Total	9	101	4,430

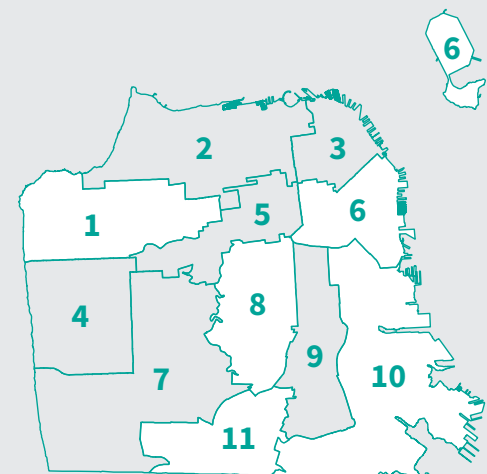
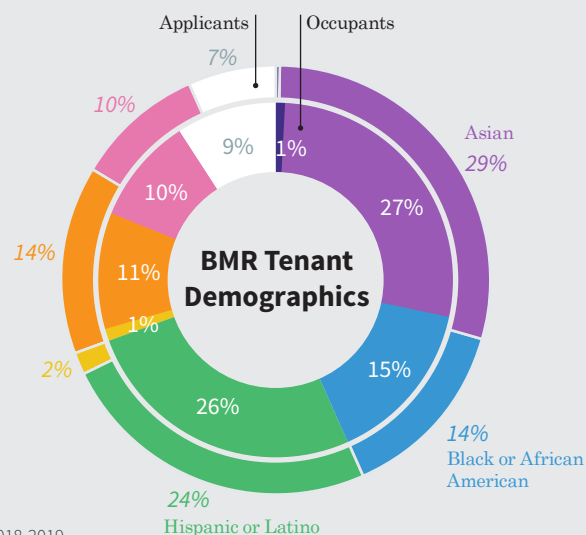
San Francisco
Supervisorial Districts

TABLE 8A. DEMOGRAPHICS OF NEW BELOW MARKET RATE RENTALS

379 units (new and re-rental)*

BMR Tenants FY2018-2019	Applicants	Occupants
American Indian or Alaska Native	449	4
Asian	27,476	104
Black or African American	12,983	57
Hispanic or Latino	22,956	99
Native Hawaiian or Other Pacific Islander	1,551	4
White	13,425	40
Other or Multi-Racial	8,975	37
Unknown	6,243	34
Total	94,058	379

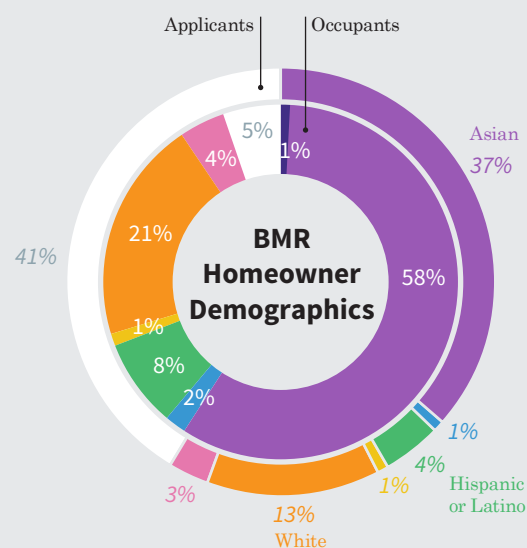
*New developments in which the last unit was leased in FY2018-2019 or re-rental units that were leased in FY2018-2019

**TABLE 8B. DEMOGRAPHICS OF NEW BELOW MARKET RATE SALES**

98 units (new and resale)*

BMR Homeowners FY2018-2019	Applicants	Occupants
American Indian or Alaska Native	2	1
Asian	623	57
Black or African American	18	2
Hispanic or Latino	72	8
Native Hawaiian or Other Pacific Islander	17	1
White	224	20
Other or Multi-Racial	53	4
Unknown	707	5
Total	1,716	98

*New developments in which the last unit closed in FY2018-2019 or resales that closed in FY2018-2019

**TABLE 9. EVICTIONS FROM MOHCD-ASSISTED HOUSING**












Number of Projects	320
Number of Affordable Units in the Projects	21,313
Number of Households Living in the Projects During the Entire Period	25,567

Total Number of Households Receiving Eviction Notices	% of
2,023	7.91%



Total Number of Unlawful Detainer Actions Filed in Court	% of
329	1.29%

Total Number of Households Evicted from the Projects	% of
157	0.61%

FIGURE 3. PERFORMANCE MEASURES**Public Services Program Area**

	Domestic Violence Services
	Eviction Prevention
	Financial Education
	Homeless Services
	Housing Access
	HOPE SF
	Housing Opportunities for Persons with AIDS (HOPWA)
	Legal Services
	Service Connection
	Skill Development, Educational Support and Workforce Readiness
	Sustainable Homeownership

Other Community Development Program Area

	Capital
	Community Building & Neighborhood Planning

Performance Measure
Number of survivors of domestic violence receiving shelter, case management and/or legal services

2018-19 Goal	Actual	% of Goal
758	749	99%

Performance Measure
Number of individuals receiving legal representation

2018-19 Goal	Actual	% of Goal
1,322	2,199	166%

Performance Measure
Number of individuals receiving tenant education and counseling

2018-19 Goal	Actual	% of Goal
1,951	3,160	162%

Performance Measure
Number of individuals receiving short-term rental assistance

2018-19 Goal	Actual	% of Goal
320	364	114%

Performance Measure
Number of individuals whose evictions have been prevented

2018-19 Goal	Actual	% of Goal
680	644	95%

Performance Measure
Number of individuals receiving credit counseling and repair services

2018-19 Goal	Actual	% of Goal
800	702	88%

Performance Measure
Number of individuals provided with financial counseling, education, and coaching

2018-19 Goal	Actual	% of Goal
2,000	1,731	87%

Performance Measure
Number of individuals moved into more stable housing

2018-19 Goal	Actual	% of Goal
150	190	127%

Performance Measure
Number of individuals receiving assistance in accessing housing, including preparing for successful rental application

2018-19 Goal	Actual	% of Goal
2,700	4,207	156%

Performance Measure
Number of residents participating in community building activities across four HOPE SF sites and eight RAD sites

2018-19 Goal	Actual	% of Goal
4,000	5,443	136%

Performance Measure

Number of public housing residents that achieve 75% of their goals from case management service plans

2018-19 Goal	Actual	% of Goal
150	163	109%



Performance Measure

Number of individuals who achieve at least 75% of their service plan

2018-19 Goal	Actual	% of Goal
750	1,039	139%



Performance Measure

Number of nonprofit service providers receiving capital improvements to their facilities

2018-19 Goal	Actual	% of Goal
12	7	58%



Performance Measure

Number of individuals more stably housed

2018-19 Goal	Actual	% of Goal
524	529	101%



Performance Measure

Number of individuals trained in foundational competencies

2018-19 Goal	Actual	% of Goal
2,500	3,815	153%



Performance Measure

Number of nonprofit service providers receiving Capital Needs Assessments

2018-19 Goal	Actual	% of Goal
12	20	167%



Performance Measure

Number of individuals housed in long-term residential care facilities

2018-19 Goal	Actual	% of Goal
162	160	99%



Performance Measure

Number of individuals provided with pre-purchase education and counseling

2018-19 Goal	Actual	% of Goal
3,500	3,040	87%



Performance Measure

Number of community and public spaces improved through capital investments

2018-19 Goal	Actual	% of Goal
5	3	60%



Performance Measure

Individuals receiving legal representation (does not include eviction prevention clients)

2018-19 Goal	Actual	% of Goal
2,200	2,113	96%



Performance Measure

Number of new homeowners created

2018-19 Goal	Actual	% of Goal
200	254	127%



Performance Measure

Number of community based organizations receiving grants through community grantmaking process

2018-19 Goal	Actual	% of Goal
14	125	893%



Performance Measure

Number of individuals receiving case management as an element of service connection

2018-19 Goal	Actual	% of Goal
1,300	1,525	117%



Performance Measure

Number of residents engaged in opportunities for neighborhood involvement

2018-19 Goal	Actual	% of Goal
800	2,572	322%

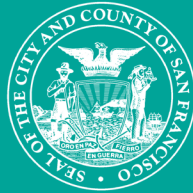


TABLE 10. COMMUNITY DEVELOPMENT GRANTEEES

- | | | |
|--|---|--|
| • African Advocacy Network | • Chinese Newcomers Service Center | • Gum Moon Residence Hall |
| • AIDS Legal Referral Panel of the SF Bay Area | • Chinese Progressive Association, Inc. | • Hamilton Families |
| • Anders & Anders Foundation | • Chinese Progressive Association, Inc., fiscal sponsor of Excelsior Works! | • Hearing and Speech Center of Northern California |
| • APA Family Support Services | • Community Awareness & Treatment Services, Inc. | • Homeless Children's Network |
| • APA Family Support Services, fiscal sponsor of Samoan Community Development Center | • Community Technology Network of the Bay Area | • Homeless Prenatal Program, Inc. |
| • APA Family Support Services, fiscal sponsor of YMCA of San Francisco (Bayview) | • Community Vision Capital & Consulting | • Homeownership San Francisco |
| • Asian Americans Advancing Justice - Asian Law Caucus | • Community Youth Center of San Francisco | • Homies Organizing the Mission to Empower Youth (HOMEY) |
| • Asian Pacific American Community Center | • Compass Family Services | • Housing and Economic Rights Advocates |
| • Asian Women's Shelter | • Consumer Credit Counseling Service of San Francisco dba BALANCE | • Hunters Point Family |
| • Bay Area Community Resources, Inc., fiscal sponsor of Portola Neighborhood Association | • Corporation for Supportive Housing | • Independent Living Resource Center-- San Francisco |
| • Bay Area Legal Aid | • Dolores Street Community Services, Inc. | • Institute on Aging |
| • Bayview Hunters Point Multipurpose Senior Services, Inc. | • Donaldina Cameron House | • Instituto Laboral de la Raza, Inc. |
| • Bernal Heights Neighborhood Center | • Enterprise Community Partners, Inc. | • Jewish Vocational and Career Counseling Service |
| • Bindlestiff Studio | • Episcopal Community Services of San Francisco | • Justice & Diversity Center of the Bar Association of San Francisco |
| • Board of Trustees of the Glide Foundation | • Eviction Defense Collaborative, Inc. | • Justice Now, fiscal sponsor of the Transgender Gender Variant Intersex Justice Project |
| • Booker T. Washington Community Service Center | • Filipino American Development Foundation | • Kearny Street Workshop, Inc. |
| • BRIDGE Regional Partners, Inc. | • Filipino-American Development Foundation, fiscal sponsor of Filipino Community Center | • Kulintang Arts, Inc. |
| • Brilliant Corners | • Filipino-American Development Foundation, fiscal sponsor of Pin@y Educational Partnerships (PEP) | • La Casa de las Madres |
| • Catholic Charities CYO of the Archdiocese of San Francisco | • Filipino-American Development Foundation, fiscal sponsor South of Market Community Action Network | • La Raza Centro Legal, San Francisco |
| • Causa Justa :: Just Cause | • Five Keys Schools and Programs | • La Raza Community Resource Center, Inc. |
| • Central American Resource Center - CARECEN - of Northern California | • Friendship House Association of American Indians | • Larkin Street Youth Services |
| • Central Market Community Benefit Corporation | • Gay, Lesbian, Bisexual, Transgender Historical Society | • Lavender Youth Recreation and Information Center, Inc. |
| • Chinatown Community Development Center, Inc. | • Good Samaritan Family Resource Center of San Francisco | • Lawyers' Committee for Civil Rights of the San Francisco Bay Area |
| • Chinese for Affirmative Action | • GRID Alternatives Bay Area | • Legal Assistance to the Elderly, Inc. |
| | | • Legal Services For Children, Inc. |
| | | • Lower Polk Community Benefit District |

TABLE 10. COMMUNITY DEVELOPMENT GRANTEES

<ul style="list-style-type: none"> • Maitri Compassionate Care • Mercy Housing California • Mercy Housing California XVII, A California Limited Partnership • Mission Area Health Associates • Mission Asset Fund • Mission Economic Development Agency • Mission Housing Development Corporation • Mission Kids • Mission Neighborhood Centers, Inc. • Mission Neighborhood Centers, Inc., fiscal sponsor of Mission Language and Vocational School • Mujeres Unidas y Activas • MyPath • Nihonmachi Legal Outreach (dba Asian Pacific Islander Legal Outreach) • Northeast Community Federal Credit Union • Open Door Legal • Pilipino Senior Resource Center • Pomeroy Recreation and Rehabilitation Center • Portola Family Connection Center, Inc. • Potrero Hill Neighborhood House • PRC • Q Foundation (dba AIDS Housing Alliance) • Rafiki Coalition for Health and Wellness • Rebuilding Together San Francisco • Richmond District Neighborhood Center, Inc. • Rockwood Leadership Institute • Safe & Sound • San Francisco Community Empowerment and Support Group, Inc. 	<ul style="list-style-type: none"> • San Francisco Community Land Trust • San Francisco Conservation Corps • San Francisco Housing Development Corporation • San Francisco Lesbian Gay Bisexual Transgender Community Center • San Francisco Parks Alliance • San Francisco Parks Alliance, fiscal sponsor of Ridge Lane Neighbors Association • San Francisco Parks Alliance, fiscal sponsor of SF Urban Riders • San Francisco Parks Alliance, fiscal sponsor of Urban Sprouts • San Francisco Study Center, Incorporated, fiscal sponsor of AND Architecture + Community Planning • San Francisco Study Center, Incorporated, fiscal sponsor of the Bill Sorro Housing Program • San Francisco Study Center, Incorporated, fiscal sponsor of the Housing Rights Committee of San Francisco • Self-Help for the Elderly • Sequoia Living, Inc. • SF CLOUT • SFMade, Inc. • Shanti Project • ShelterTech • Southeast Asian Community Center • St. James Infirmary, fiscal sponsor of TAJA's Coalition • St. James Infirmary, fiscal sponsor of the Transgender Gender Variant Intersex Justice Project • Sunset District Community Development (dba Sunset Youth Services) • Swords to Plowshares: Veterans Rights Organization 	<ul style="list-style-type: none"> • Tabernacle Community Development Corporation • Tandem, Partners in Early Learning • Tenderloin Housing Clinic, Inc. • The Arc San Francisco • The Bar Association of San Francisco • The Center for Common Concerns, Inc. • The Regents of the University of California, on behalf of its San Francisco campus • The Tides Center, fiscal sponsor of PODER • The Tides Center, fiscal sponsor of the Arab Resource and Organizing Center • United Playaz, Inc. • Vietnamese Youth Development Center • West Bay Pilipino Multi-Services, Inc. • Wu Yee Children's Services • Young Community Developers, fiscal agent of 100% College Prep Institute • Young Men's Christian Association of San Francisco (Bayview Branch) • Young Men's Christian Association of San Francisco (Bayview Branch), fiscal sponsor of Together United Recommitted Forever (T.U.R.F.) • Young Men's Christian Association of San Francisco (Chinatown Branch) • Young Men's Christian Association of San Francisco (Mission Branch) • Young Men's Christian Association of San Francisco (Urban Services Branch)
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