San Francisco 2015 Affordable Housing General Obligation Bond Working Group

Addressing our Housing Needs

May 4, 2015
AFFORDABLE HOUSING GO BOND: RECAP

- Kick-Off Meeting: April 1, 2015
- April Break-Out Groups:
  - Public Housing
  - Low-Income Housing
  - Middle-Income Housing
- Big Tent Reconvening: May 4, 2015
- Ballot Measure Resolution introduced to BOS: May 12, 2015
- Last Day For Second Reading at BOS: July 21, 2015
- Election! November 3, 2015
Take action that *makes* a difference now!

Pursue citywide *and* neighborhood-level goals

Develop strategies for production *and* preservation

Invest resources in neighborhoods experiencing growth, development, and eviction

*And* provide more housing opportunities for middle-class families and our educators
AFFORDABLE HOUSING GO BOND WORKING GROUP 1: PUBLIC HOUSING PRIORITIES

- Prioritize Sunnydale and Potrero, which have the greatest capital needs and longest completion timelines
- Prioritize sites that can also produce net new affordable housing for the City
- Invest bond funds in new infrastructure to accelerate housing construction
- Integrate developments and residents into their surrounding neighborhoods
- Provide employment training opportunities so residents can have good paying jobs!
AFFORDABLE HOUSING GO BOND WORKING GROUP 2: LOW-INCOME HOUSING PRIORITIES

- Focus on San Francisco’s most vulnerable residents: families, seniors, veterans
- Prioritize investments in neighborhoods where growth and development put low-income residents at risk
- Neighborhood stabilization strategies should include acquisition, rehabilitation and preservation of existing rental housing and new production
• Develop long-term connective strategies that support families’ growth and change over their life spans in the City
• Create middle-income, family-sized rental units and new pathways to home ownership
• Broaden the reach of homeownership assistance programs and respond to rising home prices
• Keep experienced SFUSD educators in our communities through home ownership assistance
## The City’s Affordable Housing Investment: 20 Year Projected Pipeline

<table>
<thead>
<tr>
<th>Source ($M)</th>
<th>1st 6 Years (to FY19-20)</th>
<th>2nd 5 Years (to FY24-25)</th>
<th>3rd 5 Years (to FY29-30)</th>
<th>4th 5 Years (to FY34-35)</th>
<th>20 Year Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2015 Bond</td>
<td>250</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>250</td>
</tr>
<tr>
<td>Housing Trust Fund (includes $50M in accelerated HTF)</td>
<td>196</td>
<td>179</td>
<td>227</td>
<td>267</td>
<td>869</td>
</tr>
<tr>
<td>General Fund</td>
<td>108</td>
<td>55</td>
<td>53</td>
<td>55</td>
<td>271</td>
</tr>
<tr>
<td>Tax Increment (OCII)</td>
<td>164</td>
<td>211</td>
<td>157</td>
<td>62</td>
<td>594</td>
</tr>
<tr>
<td>Fees Paid By Developers</td>
<td>277</td>
<td>70</td>
<td>113</td>
<td>60</td>
<td>519</td>
</tr>
<tr>
<td>Federal/State/Other Sources</td>
<td>117</td>
<td>46</td>
<td>32</td>
<td>32</td>
<td>226</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>1,112</strong></td>
<td><strong>560</strong></td>
<td><strong>582</strong></td>
<td><strong>475</strong></td>
<td><strong>2,729</strong></td>
</tr>
</tbody>
</table>
### THE CITY’S AFFORDABLE HOUSING PRODUCTION: 2015-2020

Meeting the Mayor’s Commitment With Existing Resources

<table>
<thead>
<tr>
<th>HOUSING PRODUCTION: NEW UNITS &amp; REHABS</th>
<th>2015-2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction &amp; Substantial Rehabilitation</td>
<td>5,158</td>
</tr>
<tr>
<td>Public Housing Rehabilitation: RAD</td>
<td>3,561</td>
</tr>
<tr>
<td>HOPE SF: New Replacement &amp; All New Units</td>
<td>590</td>
</tr>
<tr>
<td>Additional Units Completed in 2014 + Inclusionary</td>
<td>1,408</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10,717</strong></td>
</tr>
</tbody>
</table>

**Plus**

- DALP – Up to $200,000 loans for households up to 120% AMI
- Teacher Next Door – Forgivable loans of up to $20,000 for closing costs/down payment
SB 441 – accelerate the development of affordable housing sites in Transbay, Mission Bay, and Hunter’s Point/Shipyard redevelopment areas to respond to the citywide housing need

Strong City support for potential new state funding programs:
- AB 35 (Chiu & Atkins): increases state tax credit funding
- AB 1335 (Atkins): creates a new state permanent funding source
Affordable Housing efforts underway – local level

- Affordable Housing bonus program – get up to 33% affordable housing in development; create a middle income family option that doesn’t need a city subsidy
- Create a neighborhood preference program
- Changes to Inclusionary - increase affordable production in neighborhoods experiencing growth; dial up to create more moderate income units; allow small developers to do acquisition-rehabilitation in neighborhoods with eviction pressure
- Inclusion of HOPE SF infrastructure needs in City’s 10-Year Capital Plan
- Area-specific rezonings (e.g., Central SoMa Plan) to increase density and affordability
- Prioritization of affordable projects’ processing at Planning/DBI
- Expansion of DALP resources
- Pursuit of new Housing Accelerator Fund to leverage more funding sources
- Increases to projects’ affordability through Development Agreements
RESOURCES & IMPLEMENTATION:
AFFORDABLE HOUSING GO BOND FUNDING

With added $250 Million in Bond Funding:

Public Housing:

- Accelerate development at Sunnydale and Potrero, transforming public housing, deconcentrating poverty, and adding new affordable units + market-rate units
RESOURCES & IMPLEMENTATION: AFFORDABLE HOUSING GO BOND FUNDING

With added $250 Million in Bond Funding:

**Low-Income Housing:**
- Accelerate new affordable housing production through quick release of NOFAs and RFPs
- Provide acquisition and rehabilitation funding for existing rent-controlled buildings
- Purchase properties in highly-impacted neighborhoods for affordable housing development
- Stabilize buildings at risk of losing affordable units
RESOURCES & IMPLEMENTATION:
AFFORDABLE HOUSING GO BOND FUNDING

With added $250 Million in Bond Funding:

**Middle-Income Housing:**
- Provide new middle-income rental programs, e.g., purchasing more affordability in market-rate projects
- Increase the cap on DALP loans and the range of eligible households
- Expand the Teacher Next Door program to help keep our teachers in SF neighborhoods
Next Steps

- Ballot Measure Resolution introduced to BOS: May 12, 2015
- Last Day For Second Reading at BOS: July 21, 2015
- Election Day: November 3, 2015