



Mayor's Office of Housing and Community Development CITIZENS COMMITTEE ON COMMUNITY DEVELOPMENT

FULL COMMITTEE MEETING – MINUTES

**Tuesday, Jan 17, 2017
1 South Van Ness Ave., Room 5080
5:00 pm – 7:00 pm**

1. Call to Order – Time 5:12pm

Committee Members Present –

Peter Cohen, Miquel Penn, Irene Riley, Rev. Megan Rohrer, Marc Vogl, Patrina Hall

Attendance-

City Staff	Department
Brian Cheu	MOHCD
Pierre Stroud	MOHCD
Julia Sabory	MOHCD
Hugo Ramirez	MOHCD
Ruby Harris	MOHCD

Guests	Organization

2. Approval of Minutes-

All three minutes were approved by the Committee. Motioned by Rohrer and seconded by Penn.

- May 17, 2016
- September 20, 2016
- October 18, 2016

3. Director's Report (Discussion)

- Director Brian Cheu hopes next year's CDBG, HOME, HOPWA allocations will remain flat. If funding is reduced, MOHCD will prioritize services over capital projects. Assuming funding remains flat, because it will be the third year of a 5-year funding cycle, MOHCD will be forwarding a list of recommendations that reflect what was provided last year. Brian provided the National Community Development Association's December 23, 2016 Washington Report.
- Committee members requested to agendize possible CCCD-issued letter to local government to backfill federal cuts.
- Brian shared that the Mayor has instructed departments to identify a 3% reduction in budget.
- Anticipating a cut to HOPWA based on the new formula.

4. Committee Member's Report – (Discussion and Possible Action)

- None at this time

5. New Business (Discussion and Possible Action)

A. HOME MATCH San Francisco Program – Amie Spencer

Amie Spencer, Director of HOME MATCH, presented on a new program which aims to pair low-income renters and homeowners with extra rooms. This program was inspired by the HIP Housing program in San Mateo and was the result of advocacy by a coalition of City agencies and nonprofits, including the office of District 4 Supervisor Katy Tang, United Way Bay Area, MOHCD and the Department of Aging and Adult Services. This program is described as a creative solution to addressing the housing challenge through looking at the existing housing stock. For this program, low-income residents are defined as making less than 90% of the Area Median Income or \$67,850 for one person. These services are free of charge, parties are matched based on compatibility, and homeowners can benefit from an additional source of income and companionship.

Eligibility for the home-seeker are the following- 18+ and live, work or attend school in San Francisco, gross income does not exceed 90% of area median income, can provide proof of identification, income verification, provide a list of references and are willing to complete an intake application, pass a background check and sign a housing agreement with the homeowner.

Eligibility for the homeowner are the following- must provide proof of property ownership and reside in the home, can provide staff a tour of the property during interview process, can provide proof of ID and a list of personal references, and are willing to complete an intake application, pass a background check and sign and follow a housing agreement with the home seeker (low-income renter).

B. MOHCD Small Sites Program Overview - Ruby Harris

Ruby Harris, Program Manager of the Small Sites Program at MOHCD, provided an overview of the program. The overarching goal is community stabilization through the acquisition and rehabilitation of tenant-occupied buildings that are susceptible to eviction and displacement. This program was launched in July of 2014 and achievements include: 13 buildings (78 units) closed and 154 people have been stabilized. Demographic breakdown of those who have been assisted through the program are the following: average AMI is 63%; and 30% earn less than 50% AMI, 21 were seniors, 13 self-identified as disabled and 28 children under age 18 were impacted. 12 additional buildings are currently pending which would result in a total of 137 units which include 9 commercial spaces. Ruby outlined the next steps for the small sites program are the following- SRO/Preservation Program, accessory dwelling units, commercial underwriting guidelines, inclusionary offsite program for projects of more than 25 units, inclusionary neighborhood fee for projects of less than 25 units, incorporation of Prop C Funds, and the Housing Accelerator Fund.

C. General Info- Appointments, Form 700, Meeting Schedule

Director Cheu reviewed each member's appointment term and reviewed the minor adjustment to the upcoming meeting. CCCD remaining meetings for this fiscal year's term-

- Tuesday, March 21st 2017
- Tuesday, March 28th 2017 (new date)
- Tuesday, May 16th 2017

D. Overview of Preliminary Recommendations and Public Hearing

- Tabled

E. Public Comments

- None at this time

F. Adjournment

Director Cheu adjourned the meeting at 6:56pm