

# Affordable and Supportive Housing Spending and Recommendations of the Housing Stability Fund Oversight Board

Budget & Appropriations Committee

May 10, 2023



Housing Stability Fund Oversight Board

# Background - Council of Community Housing Organizations

The Council of Community Housing Organizations (CCHO) is a nonprofit coalition of 22 member community housing and tenant rights organizations, representing working class BIPOC communities from across San Francisco.



## Background - Housing Stability Fund Oversight Board

- On November 3, 2020, the voters of the City and County of San Francisco voted to approve Proposition I, substantially increasing the transfer tax on large real estate transactions. To date, Prop I has brought in more than a quarter billion dollars.
- The Housing Stability Fund Oversight Board (HSFOB) provides recommendations to the Mayor's Office of Housing and Community Development on the use of the Housing Stability Fund. The Board of Supervisors appoints ten members and the Director of the Mayor's Office of Housing and Community Development appoints one member from MOHCD.

# Scaling Up City Resources for Affordable Housing Production

- In the most recent Regional Housing Needs Assessment (RHNA) cycle from 2015 - 2022, the city's goal was to create roughly **16,000 affordable units**
  - At the end of 2022, the city had met less 50% of the affordable targets
- The new 2023-2030 Housing Element increases the affordable target to **46,500 affordable units** for a total of 82,000 units
  - 20,867 - very low-income units (below 50% AMI)
  - 12,014 - low-income units (between 50-80% AMI)
  - 13,717 - moderate-income workforce units (80-120% AMI)
  - 35,500 - market-rate housing

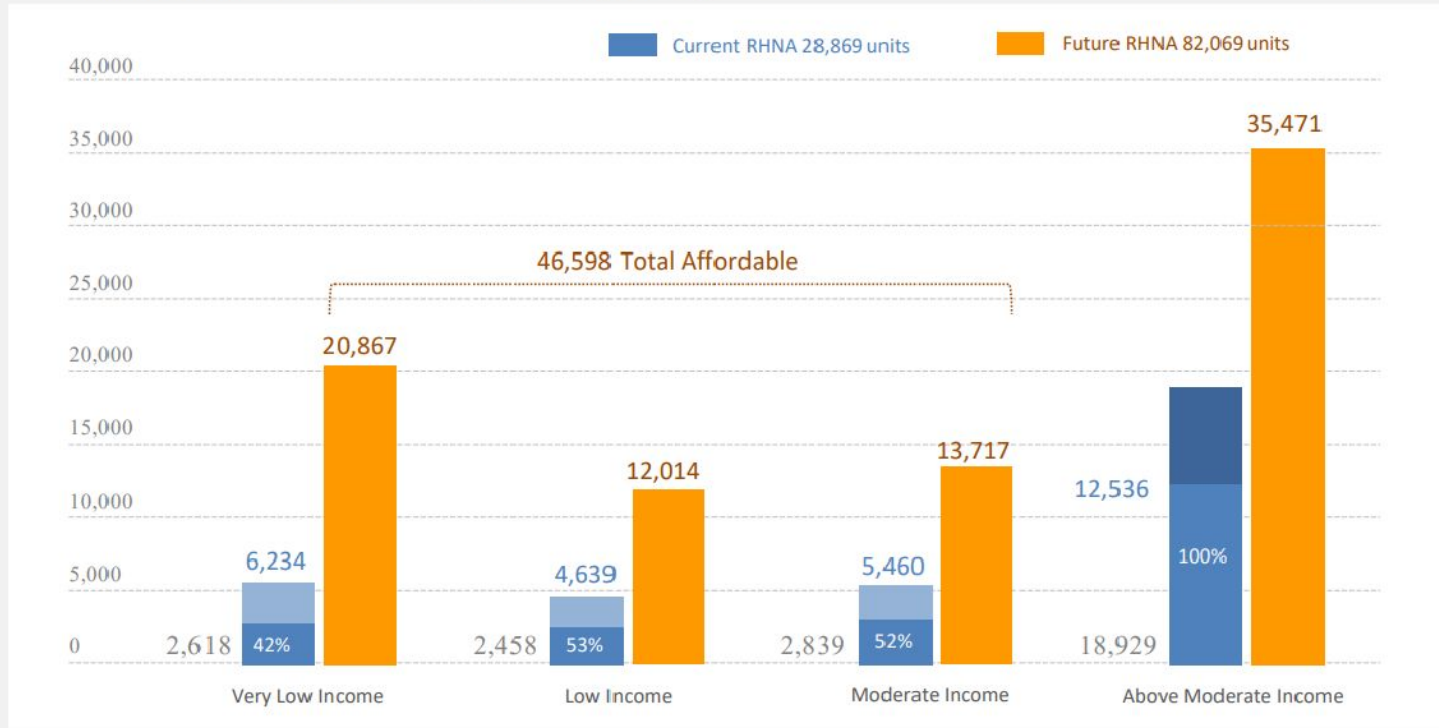
# Regional Housing Needs Allocation (RHNA)

Minimum goals have nearly tripled since last cycle

2022 UPDATE



Percent indicates amount of minimum goal accomplished by 2021



Source: Planning Department / MOHCD Presentation on Affordable Housing Funding - GAO Committee (May 19, 2022)

# HSFOB Budget Recommendations

On April 10, 2023, the HSFOB issued the following recommendations for use of Prop I funds for the FY 23-24 fiscal year. The recommendations are based on the Controller's Proposed Five-Year Financial Plan, which projected \$119.3 million in Prop I revenue in FY 23-24, and after baseline allocation, and minus a 10% reduction, the Oversight Board came up with a conservative estimate of \$85 million for the coming fiscal year.

Land acquisition for new construction	Acquisition from other City departments of underutilized public lands for developing affordable social housing or privately-owned, transit-accessible sites	\$30M
Capital funding for new social housing	Pre-development and development costs for low and moderate-income housing targeted for the San Francisco public sector essential workers	\$30M

# HSFOB Budget Recommendations

Building Upgrades and Repairs (public housing, coops, and SRO housing)	Accessibility, life-safety upgrades, and emergency repairs to non-RAD public housing, and housing co-ops. Elevator installation or upgrades in SROs.	\$18M
Funding affordability for seniors and people with disabilities	Senior Operating Subsidies; pilot project based Accessible Housing Operating Subsidy for accessible housing units for non-seniors with disabilities	\$5M
Support for Housing Innovation	Research to identify and propose solutions to develop and finance housing serving low and moderate income public sector workers.	\$2M

# CCHO Budget Asks

The following budget asks have been submitted by CCHO member organizations that reflect the needs of organizations that develop and manage affordable housing, provide supportive housing, and behavioral health to prevent and address homelessness, and provide programs and services for tenants and community members.

Housing Production and Preservation	Acquisition pipeline + capacity building for Housing Preservation Program	\$45M
Asset Management and Building Operations	Quality of life capital improvements in permanent supportive housing and senior assisted living facilities & centers	\$20M
Programs and Services	For housing and vulnerable groups in permanent supportive housing	\$20M
Tenant Services and Support	Additional operating subsidies to serve extremely low-income (<30% of AMI); Case management, outreach specialists, and administrative support with cultural & linguistic competence	\$5M



# Joint CCHO and HSFOB Recommendations

	CCHO	HSFOB
Housing-Related Programs and Services	\$20M	
Asset Management and Building Operations	\$20M	\$18M
Tenant Services and Support	\$5M	\$5M
Housing Production and Preservation	\$45M	\$62M*

*\*\$2M for housing innovation and capacity building*

# Questions?



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