

Budget Priorities: Housing & Homelessness Budget & Finance Committee

Board of Supervisors Budget Priorities Process

April 17, 2019

Budget & Legislative Analyst's Office



2019 Budget Priorities

- Affordable Housing & Homelessness – among top 3 priorities
- Affordable Housing
 - Small and large site acquisition
 - Eviction prevention
 - Specialized housing for:
 - Seniors
 - People with disabilities
 - Veterans
 - Workforce housing

Housing: ABAG's Housing Goals 2015-2022

	Goal	Permitted Units 2015-2017	% of Goal
Total Housing Units	28,869	17,157	59%
Very Low (<50% AMI)	6,234	1,307	21%
Low (<80% AMI)	4,639	959	21%
Moderate (80-120% AMI)	5,460	714	13%
Market Rate (> 120% AMI)	12,536	11,119	89%



Affordable Housing: Programs and Funds

Programs

- Inclusionary Housing
- Housing Access – rental & ownership
- Financing
- Tenant Counseling/ Eviction Prevention

Funds

- Housing Trust Fund
- Affordable Housing Fund
- GO Bonds

Affordable Housing: Site Acquisition

2014 to 2018

	Properties	Units
Mission/ Bernal Heights	18	112
SOMA	4	135
Upper Market/ Duboce	2	9
Hayes Valley/ Western Addition	6	274
Tenderloin	2	278
9th and Clement	1	16
Green Street	1	6
	34	830



Affordable Housing: Housing Stabilization

- FY 2018-19 - \$11.8 million budget
 - Eviction defense – outreach, legal services
 - Acquisition/ rehab – at-risk buildings
 - Short-term rent subsidies



Affordable Housing: Housing Stabilization

- 2017-18 report to HUD
 - Eviction defense:
 - Legal services to 4,174 individuals
 - Tenant education & counseling to 2,516 individuals
 - Eviction prevented for 3,288 individuals
 - Rent assistance to 462 individuals



Affordable Housing: Housing Stabilization

- 2018 acquisition/ rehabilitation at-risk buildings
 - 106 South Park – 24 units
 - 289 9th Avenue/ 800 Clement Street – 16 units
 - 534 Natoma Street – 5 units



Affordable Housing: Special Housing

FY 2018-19 New Construction Gap Financing

- 735 Davis Street - senior housing
- 88 Broadway – middle income housing
- Treasure Island – veteran’s housing



Affordable Housing: 2018-2021

New Construction

- \$503.2 million in funding
 - Recurring Funds: Housing Trust Fund/
Affordable Housing Fund
 - GO Bonds
 - ERAF, Other
- 3300 new units



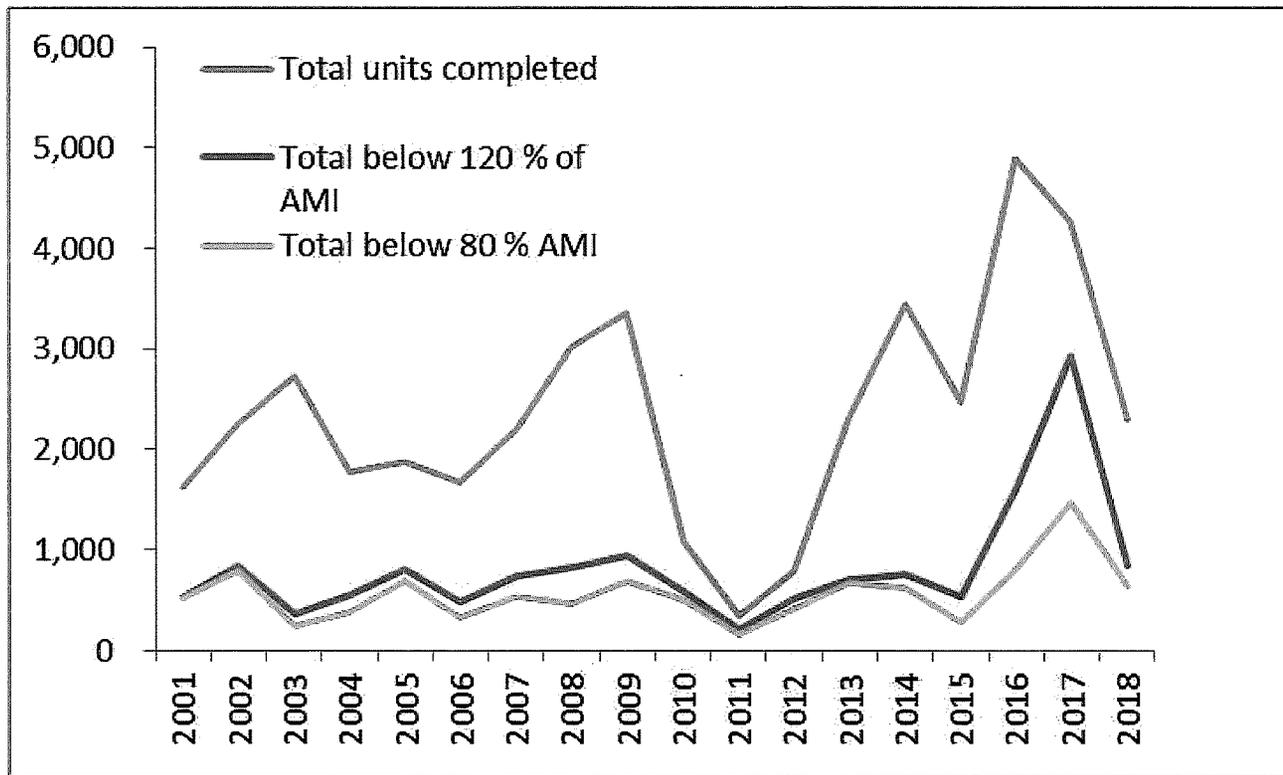
Affordable Housing: 2018-2020

Site Acquisition

- \$119.4 million
 - Recurring Funds: Housing Trust Fund/
Affordable Housing Fund
 - GO Bonds
 - ERAF, Other

Housing: Construction

Completed Housing Units





Housing: Developer Fees

- ❑ Inclusionary & Jobs-Housing Linkage
- ❑ 1/3rd of construction/ acquisition funds
- ❑ Decreased by 50% between 2017 and 2018 – from \$100 m to \$50 m
- ❑ Decrease in new housing & commercial construction



Housing: New Recurring Funding

- ❑ Housing Trust Fund – annual General Fund
- ❑ GO Bonds - \$310 million
- ❑ New GO Bonds – Affordable Housing Bond Working Group
- ❑ Evaluate options – new recurring funds



Homelessness: Region

- > 28,000 in 2017 Point-in-Time Count
- Region population unchanged 2007-2017
- Supportive housing units doubled
 - 10,391 to 20,940



Homelessness: San Francisco

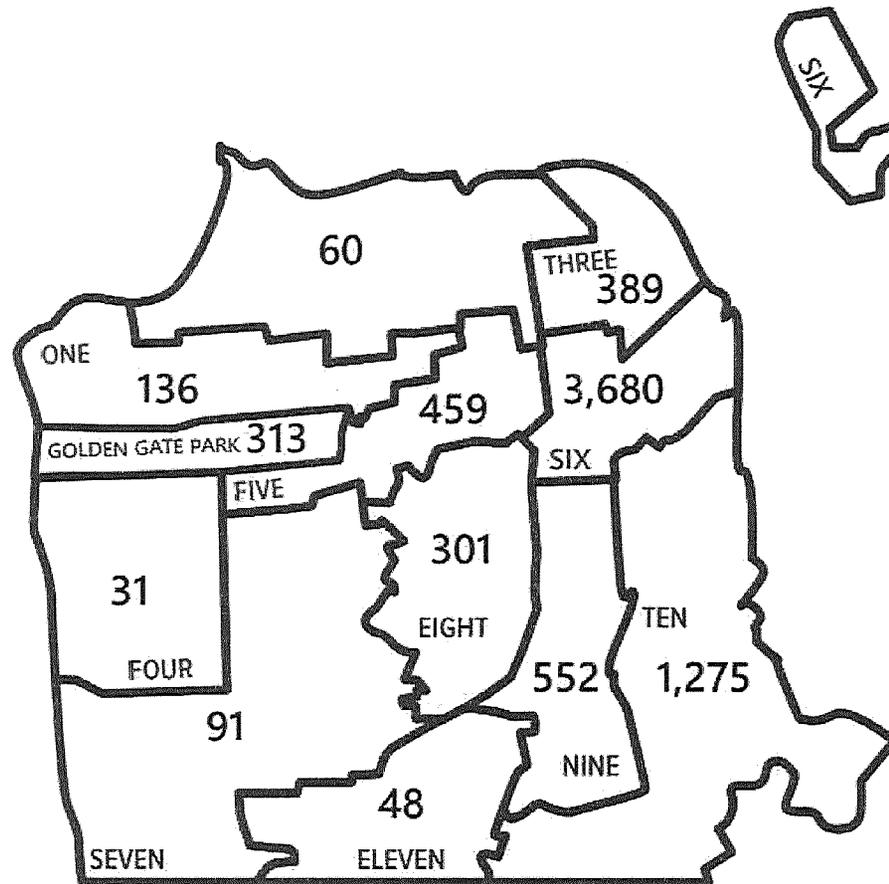
- 7400 in 2017 Point-in-Time Count
- Increase from 6400 in 2007
- 40% homeless < one year
- 25% homeless in 2017 for 1st time



Homelessness: BOS Priorities 18-19

- TAY Navigation Center
 - Looking for a site
- Problem solving initiatives
 - \$400,000 grant – rental assistance, other
- Outreach
 - Expanded SFHOT January 2019
- Rapid Rehousing
 - Increased funding

Homelessness: 2017 SF PIT Count



San Francisco Budget and Legislative Analyst's Office

Homelessness: SF Emergency Beds

District	Number			% Total Homeless Population	Percentage		
	Navigation Center Beds	Emergency Shelter Beds	Transitional Housing Units		Navigation Center Beds	Adult Emergency Shelter Beds	Transitional Housing Units
1	-	-	-	2%	-	-	-
2	-	-	4	1%	-	-	1%
3	-	8	35	5%	-	1%	12%
4	-	-	-	0%	-	-	-
5	-	40	48	6%	-	3%	16%
6	177	1,206	106	49%	35%	86%	35%
7	-	-	-	1%	-	-	-
8	-	11	38	4%	-	1%	13%
9	125	143	-	7%	24%	10%	-
10	207	-	70	17%	41%	-	23%
11	-	-	-	1%	-	-	-
Total	509	1408	301	94%	100%	100%	100%

Homelessness: Supportive Housing

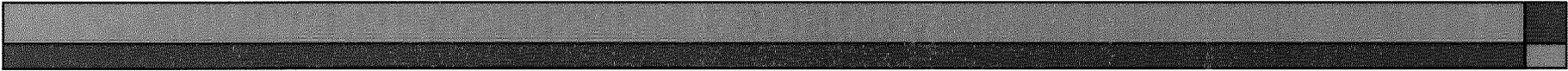
District	% Total Homeless Population	Number of Permanent Supportive Housing Units	Percentage of total
1	2%	25	<1%
2	1%	132	2%
3	5%	356	5%
4	0%	-	-
5	6%	257	3%
6	49%	5733	75%
7	1%	25	<1%
8	4%	220	3%
9	7%	696	9%
10	17%	148	2%
11	1%	-	-
Total	94%	7592	99%



Homelessness: Youth Shelter

- Homeless youth counted in:
 - District 6 – 35%
 - District 10 – 26%
 - District 8 – 9%
 - District 9 – 7%
 - District 5 – 6%

- 66 shelter beds in District 5 and District 6



Homelessness: Gaps and Options

- 1000 new shelter beds
 - 2007- 2017: 56% increase in unsheltered population
 - \$1 million buys 50 beds
- Expand department capacity
 - \$35.6 million in ERAF funds for shelter & housing
 - Data management upgrades to track housing and shelter reservation
 - Staff to implement programs



Questions?
