

File # 160792
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Affordable Housing Funds: Sources and Appropriation

CITY AND COUNTY OF
SAN FRANCISCO

MAYOR EDWIN M. LEE

November 2, 2016

MOHCD's Existing Portfolio

| MOHCD Affordable Housing Portfolio (June 30, 2016) | Projects | Units |
|---|------------|---------------|
| Multifamily Rental Housing* | 294 | 17,249 |
| Inclusionary Housing Programs | | |
| <i>Rental</i> | 65 | 1,023 |
| <i>Ownership</i> | 229 | 1,930 |
| Outstanding Market Rate DALP | | 310 |
| Total | 588 | 20,512 |

*Excluding 3,500 public housing units in the RAD portfolio



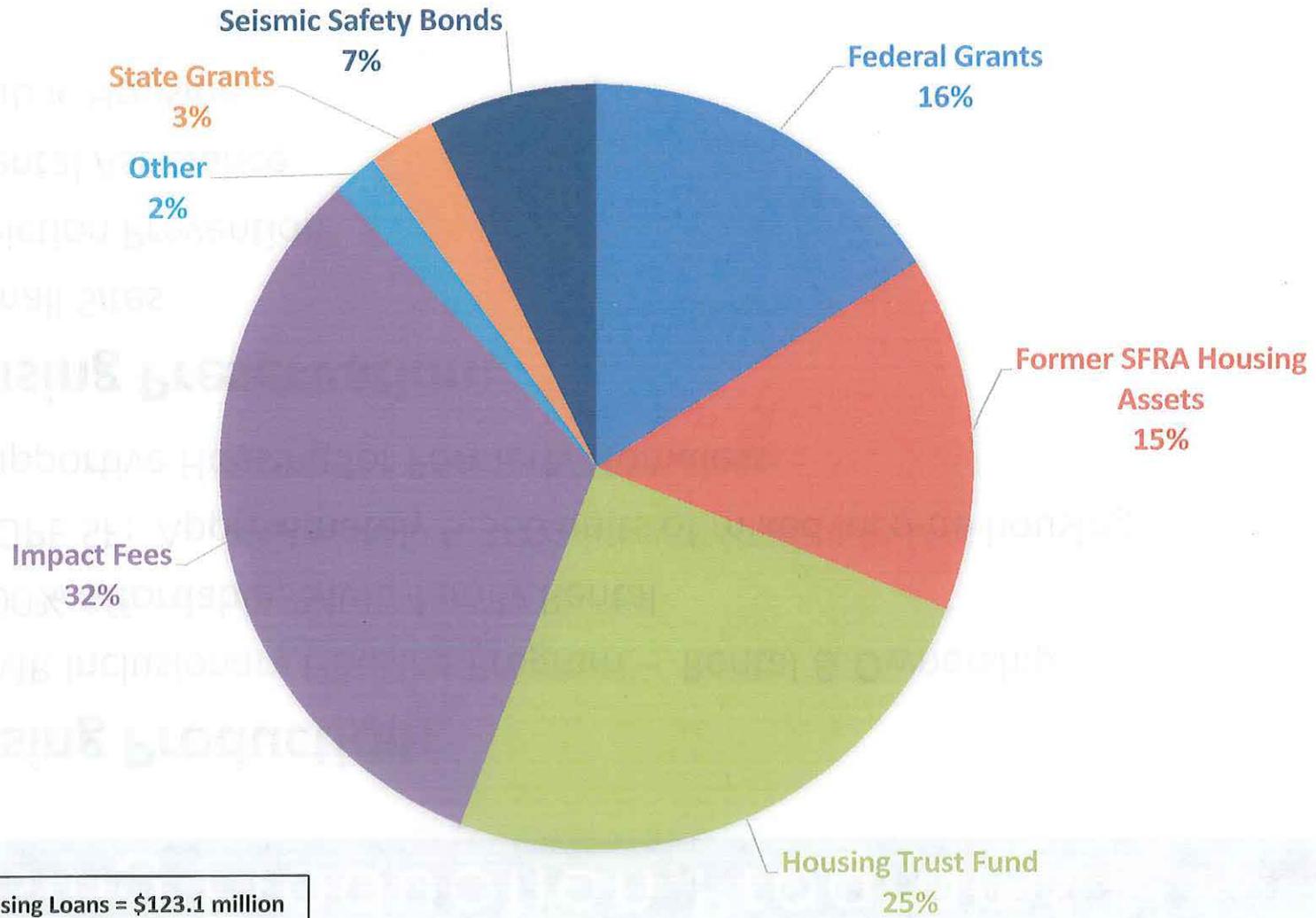
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Housing Production Programs

- **Housing Production:**
 - BMR Inclusionary Housing Program – Rental & Ownership
 - 100% Affordable, Multi-family Rental
 - HOPE SF: Approximately 5,360 units of mixed income housing
 - Supportive Housing for Formerly Homeless
- **Housing Preservation:**
 - Small Sites
 - Eviction Prevention
 - Rental Assistance
 - Public Housing



SOURCES OF MOHCD HOUSING LOANS, FY 2015-16



Funding Sources: Appropriation Methods

- Self Appropriating Funds with Defined Uses:
 - Impact Fees
- Board-Approved through the Annual Budget:
 - Housing Trust Fund, LOSP Contracts, Workforce Grants, etc.
- Board-Approved through Other Actions:
 - HUD grants, Development Agreement Payments, 2015 Affordable Housing GO Bond Revenue.



Funding Sources: Category 8 Funds

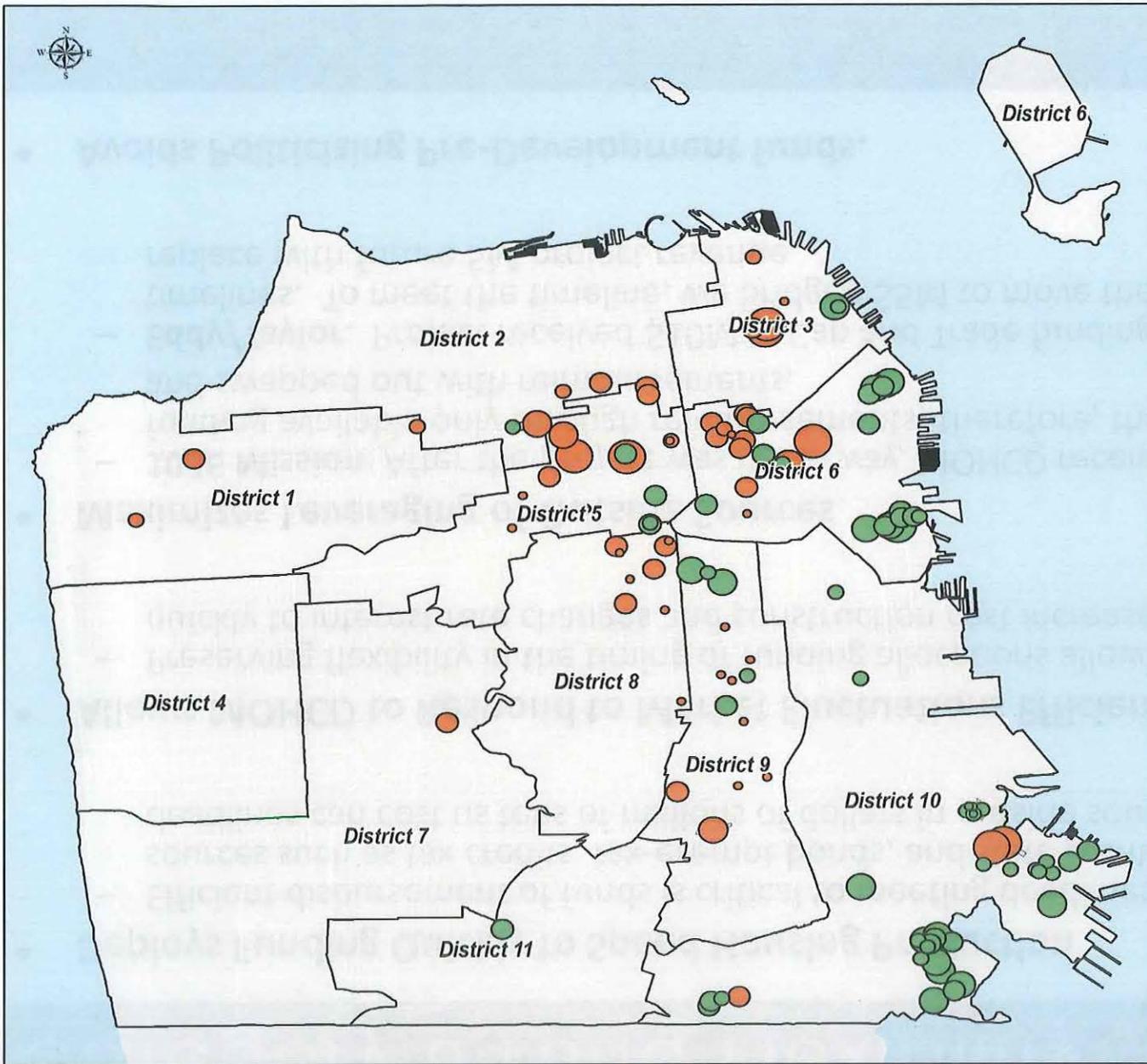
- Self Appropriating Funds with Defined Uses – components of Citywide Affordable Housing Fund
 - Inclusionary Housing Program
 - Jobs-Housing Linkage Fees
 - Expedited Condo Conversion Fees
 - Market/Octavia Affordable Housing Program
 - Eastern Neighborhood Housing Program



Category 8 Fund Flexibility: Critical

- **Deploys Funding Quickly to Speed Housing Production**
 - Efficient disbursement of funds is critical to meeting deadlines attached to leverage sources such as tax credits, tax-exempt bonds, and state grant funds. Missed deadlines can cost us tens of millions of dollars in outside sources.
- **Allows MOHCD to Respond to Market Fluctuations Efficiently**
 - Preserving flexibility in the timing of funding allocations allows us to respond quickly to interest rate changes and construction cost increases.
- **Maximizes Leveraging of Outside Sources**
 - **1036 Mission:** After the project was underway, MOHCD received \$2M in State funding available only through reimbursements; therefore, the funds were bridged and swapped out with reimbursements.
 - **Eddy/Taylor:** Project received \$10M in Cap and Trade funding with strict financing timelines. To meet the timeline, we bridged \$5M to move the project, and will replace with future 5M project revenue.
- **Avoids Politicizing Pre-Development funds.**





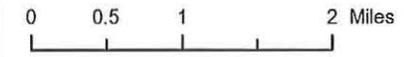
San Francisco Affordable Housing Production Pipeline

(as of June 30, 2016)

- New Construction
- Rehabilitation
- Inclusionary Housing (Section 415)

Number of Units

- 1 - 28
- 29 - 71
- 72 - 117
- 118 - 167
- 168 - 284



2016 Mayor's Office of Housing and Community Development

