



MOHCD Eviction Prevention & Anti-Displacement Measures

BUDGET AND
APPROPRIATIONS COMMITTEE

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MAYOR'S OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT

Tenant Protections Stabilize Our City

- SF has a long and rich history of tenant protections and services
- Housing Element Implementation



Rent assistance



Legal services



Education services



Preservation of housing stock



Multiple Agencies Provide Tenant Protections

MOHCD

Community-Based Anti-Displacement Services

- Eviction Legal Defense
- Financial Assistance
- Building Tenant Power
- Mediation

Rent Board

- Rent Ordinance (SF Admin Code Chapter 37)
- Rent Control
- Eviction Protections

Planning Department

- Implements Local & State Law to Prevent Displacement
- SB 330 – no net loss of units
- Limits on mergers and demolitions
- Unauthorized Dwelling Unit protections

Tenant Assistance Programs

Eviction Prevention & Housing Stabilization

Preventing the displacement of San Franciscans from their homes is both affordable housing preservation and cultural preservation

- \$60M+ annually via MOHCD to CBOs
- Homelessness prevention collaboration with Dept. of Homelessness & Supportive Housing
- Community-based, extensive, and innovative
- Service recipients are predominantly BIPOC, severely rent burdened, and have extremely low and very low incomes



Tenant Assistance Programs

Four Program Areas

Eviction Legal Defense

- Tenant Right to Counsel – full-scope legal representation to the maximum extent possible
- 2,200 households served annually
- Virtually all households facing eviction who avail themselves of help receive legal assistance
- 8 CBO providers

Financial Assistance / ERAP

- Emergency Rental Assistance Program (ERAP)
- Financial assistance of various types and duration
- 3,100 households served annually
- 9 CBO providers

Tenant Rights Education

- Know Your Rights campaigns, one-on-one counseling
- 1,500 households served annually
- 7 CBO providers

Mediation

- Alternative Dispute Resolution (ADR) of all types for tenants and landlords
- Technical assistance for City-subsidized housing providers
- 600 households served annually
- Partnership with the Bar Association of San Francisco

Additional Anti-Displacement Strategies

Small Sites Program

- Nonprofits purchase at-risk privately owned buildings and convert to permanently affordable units
- Tenant AMI range 30%-20%

DAHLIA: Affordable Housing Lottery

- CBOs provide counseling services to affordable housing applicants
- 20% of available lottery units can be set aside for applicants with Displaced Tenant Housing Preference (DTHP)



Source: Wah Mei School (2023)

MHCD FY23-24 Budget for Anti-Displacement Services

Strategy	Budget
Eviction Legal Defense	\$ 17.8 million
Financial Assistance (ERAP)	\$ 43.5 million
Tenant Rights Education	\$ 3.3 million
Mediation	\$ 2 million
Total	\$66.6 million

MOHCD FY23-24 Population Served

Strategy	FY23-24 Clients Served (to date)
Eviction Legal Defense	1,893
Financial Assistance	2,129
Tenant Rights Education	626
Mediation	421
Total	5,069

MOHCD FY24-25 Budget Proposal

- Eviction and Anti-Displacement Services
 - MOHCD has not identified specific cuts in these service areas
 - MOHCD provided MBO with a variety of options & scenarios with the goal of eliminating or minimizing impacts on all CBO grants for FY24-25

- Emergency Rental Assistance Program (ERAP)
 - FY23-24 funded in part with one-time funding from FY21-22 AAO and Supplemental Appropriation 48-21
 - One-time fund sources are winding down; OCOH spending is increasing
 - Funding levels for FY24-25 depend on OCOH final budget for 24-25 and potential unexpended MOHCD general funds that would be carried forward



Thank you!

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