



**DREAM
KEEPER**

SAN FRANCISCO

Dream Keeper Initiative: Board of Supervisors Hearing

April 21, 2022



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Mayor's Office of Housing and Community Development

Presenter:

Eric Shaw, Director

DKI is the critical component in the implementation of MOHCD racial equity goals to:

- Increase access and participation for Black San Franciscans in housing opportunity and community stabilization programs
- Increase number of Black people served in community development investments
- Identify and address barriers to Black developer participation in the development and preservation of affordable housing

We are utilizing existing reporting and monitoring systems and ongoing community engagement to track outcomes and sentiment.

MOHCD Support for DKI Foundational Areas

Culturally affirming spaces that celebrate Black people	<ul style="list-style-type: none">• Investments in African American Arts and Cultural District, Transgender District
Transformative and intergenerational social-emotional wellness	<ul style="list-style-type: none">• Expanding Black homeownership opportunities• African American Community Stabilization Grant• Implicit bias trainings for housing, homeownership partners• Housing rehabilitation assistance for Black seniors
Black-led and centered narrative shift	<ul style="list-style-type: none">• DKI Partnership Grant with San Francisco Foundation• Racial equity narrative added for all grant procurements• Learning from AACS cohort about responsive grant making• Direct outreach to Black executive directors to center Black voices in narratives and communications
Building organizational knowledge and infrastructure	<ul style="list-style-type: none">• Capacity building grants, strategic engagement for Black-led housing developers, community stakeholders and organizations

New Program Highlights

Dream Keeper Downpayment Assistance Loan Program (DK DALP)

- \$9.5 million allocated to provide no-interest, no-monthly payment, deferred loans up to \$500,000 for Black first-time home buyers
- Also funding implicit bias training for homeownership counseling agencies
- 94 Black households actively preparing for homeownership through DK DALP education and counseling

Senior Housing Rehabilitation Program

- \$500,000 grant to manage resident and contractor engagement and ensure rehab quality control with targeted assistance for Black seniors
- MOHCD Digital Equity resources being used to also connect seniors to internet

Milestones

- MOHCD, in collaboration with ULI San Francisco, was awarded a Breakthrough Grant to advance programs to support emerging and established Black housing developers
- In partnership with HOPE SF resident leaders, completed resident wealth building framework
- Engaged over 450 Black residents to launch DK DALP and Senior Home Repair Program
- Led cross-agency collaboration to provide recommendations on improving responsiveness of property managers to Black residents



Collaborative Systems Change

- Hiring of 6 FTEs that are specifically focused on implementing equitable systems changes in existing MOHCD programs, guided by DKI's foundational areas
- Funding ongoing implicit bias training for on-site service providers, homeownership counseling agencies
- Changes in bank lending practices

Challenges

- Barriers to direct targeting and investments due to Prop 209
- Lag in guidance from federal and state partners on supporting equity outcomes
- Creating both targeted and universal messages that make all diverse Black communities feel connected to/engaged with the programs
- Capacity and timing

Thank You!

Eric Shaw

Director, Mayor's Office of Housing and Community Development