

File # 170376
Remained in Committee
5/11/17 5/10/2017
for.



**Mayor's Office of Housing and Community Development
Proposed Budget Overview
FY 17-18 and FY 18-19**

Budget and Finance Committee
May 11, 2017

CITY AND COUNTY OF
SAN FRANCISCO
MAYOR EDWIN M. LEE

FY 16-17 Accomplishments

- Conversion of 2,058 public housing units under RAD Phase 2 to management and ownership by nonprofits
- Completion of Phase 2A of Hunters View and re-housing all existing Hunters View residents to new housing
- Predevelopment/acquisition funding commitments made for projects funded by General Obligation Bond
- Completion and lease-up of Willie B. Kennedy senior housing as the first project to use the Anti-Displacement Housing Preference
- Completion and lease-up of 55 Laguna as the first multifamily housing project to use the Neighborhood Preference



FY 16-17 Accomplishments (through February)

- Legal representation
 - 2,346 eviction cases, directly preventing 1,381 evictions
 - 1,323 other types of cases, including employment rights, immigration status, domestic violence, benefits advocacy, and consumer rights
- Rental readiness and financial counseling
 - 1,447 residents counseled through Access to Housing Program
- Homeownership readiness counseling
 - 1,445 residents trained in Sustainable Homeownership Program
- Case management
 - 1,700 residents counseled

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



3

FY 16-17 Accomplishments (through March)

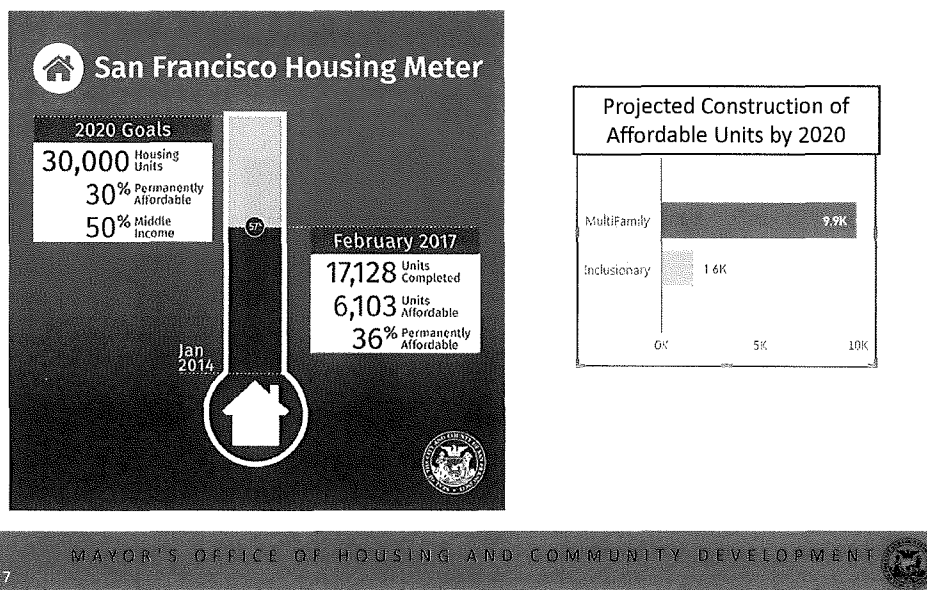
- 75 public lotteries for available housing
- 110 Displaced Tenant Housing Preference certificates issued with 34 certificate holders housed
- 36 new Certificates of Preference (COP) issued with 25 COP holders housed
- Coordinated lease-up of 388 new and 23 re-rental inclusionary units
- Coordinated sale of 58 new and 23 re-sold inclusionary units
- Closed 35 downpayment assistance loans

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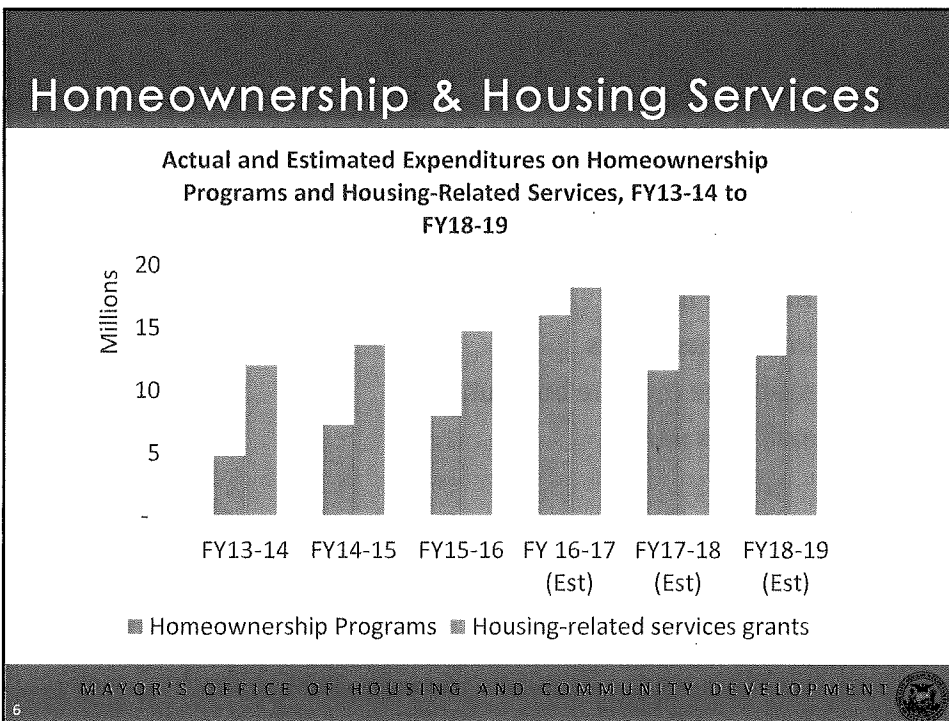
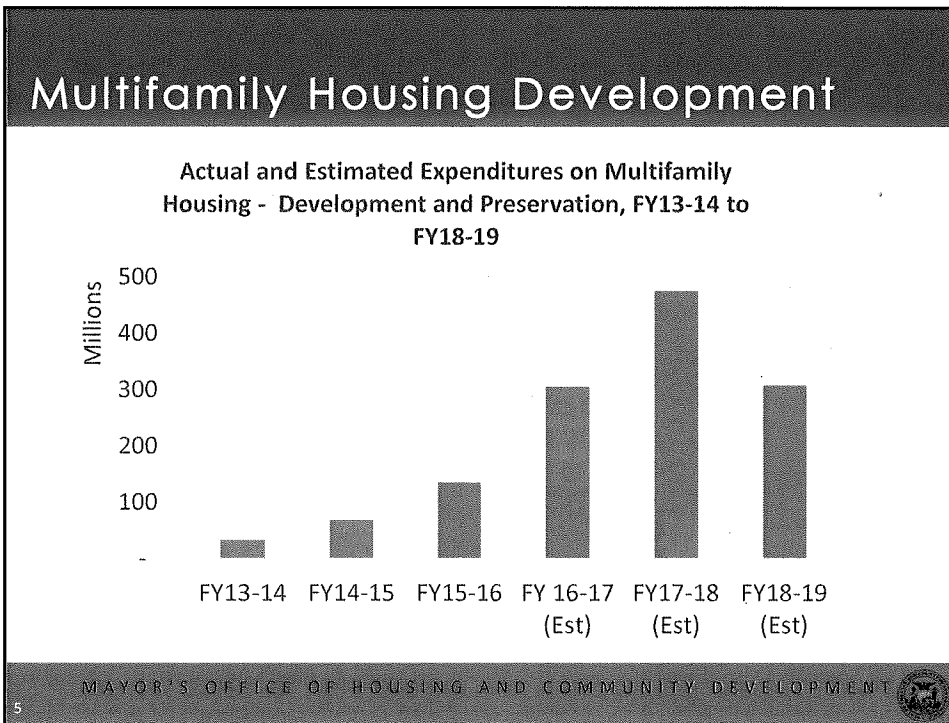
4

30,000 Unit Goal



MOHCD Housing Pipeline

- 2,229 affordable units to be completed in FY 17/18
 - 1,159 RAD units
 - 510 low-income multifamily units
 - 264 HOPE SF units
 - 174 inclusionary units
 - 109 mortgage revenue bond units
 - 13 small sites units



Budget Overview

- MOHCD's budget has both General Fund and Self-Supporting components
- General Fund includes:
 - Housing Trust Fund
 - General Fund grants to nonprofit organizations, including eviction defense, housing counseling, immigrant services, TAY services, and capacity building
 - Backfilling of past Federal CDBG and HOPWA cuts
 - LOSP



Budget Overview

- Self-Supporting includes:
 - Impact fee revenue used for development of new multifamily housing and operations
 - Repayments of multifamily loans used for new multifamily housing
 - Fee revenue from homeownership programs used to support staffing for those programs
 - CDBG, HOME, HOPWA, and ESG funds (go through Accept & Expend process, which this committee recently saw)



Changes from FY16-17 to FY17-18

- Reduction in GF-categorized spending of \$23M largely due to elimination of one-time expenditure of revenues from loan repayments (\$14M) and land sales (\$8M)
- Increase of \$2.8M in Housing Trust Fund allocation per Charter
- Increase in Local Operating Subsidies (LOSP) to add additional 25 units of homeless housing
- No new initiatives proposed for FY17-18

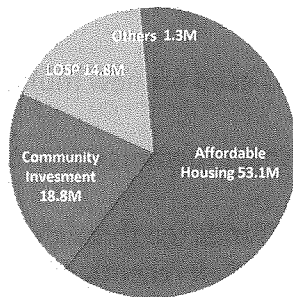
11

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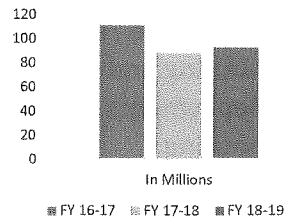
General Fund Support

Expenditures by Program

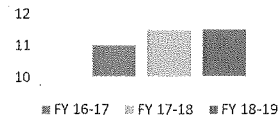


- Increase of 25 LOSP units
- Increase of \$2.8M for Housing Trust Fund
- No increase in staffing
- No overtime

General Fund Support



General Fund FTEs



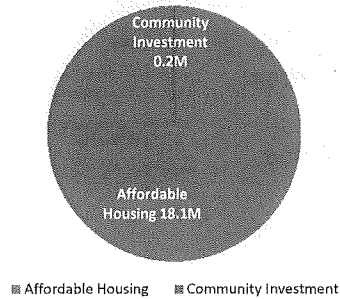
12

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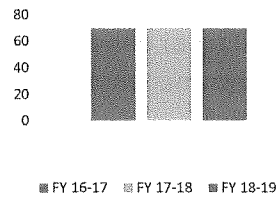


Self Supporting Funds

Expenditures by Program



Self Supporting FTEs



13

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Housing Trust Fund Overview

- Housing Trust Fund is a Charter-mandated General Fund set-aside for affordable housing approved by the voters in November 2012. FY17-18 amount is \$31.2M
- Allowable uses of the Housing Trust Fund include multifamily housing development, downpayment assistance for first-time homebuyers, and housing stabilization programs to help families stay in their existing homes.
- In FY14-15, FY15-16, and FY16-17, budget included borrowing against future HTF allocations. No borrowing proposed in next two fiscal years.

14

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Affordable Housing Bond

- First Issuance completed in Nov 2016 - \$74.4MM
- Public Housing and Low Income Housing projects are currently in pre-development, planning, or construction
- Low Income Small Sites funding pipeline finalized
- Middle Income Downpayment Assistance Loans (DALP) fully subscribed and Teacher Next Door (TND) loans underway
- Second Issuance in 2018

Program Categories	GO Bond
Public Housing	\$80 Million
Low-Income Housing (up to 80% AMI)	\$100 Million
<i>set aside for Mission Area Plan Investments</i>	\$50 Million
Middle-Income Housing (121%-175% AMI)	\$80 Million
TOTAL	\$310 Million

