



# SAN FRANCISCO'S HOUSING LADDER: Opportunities for the Formerly Homeless

P r e s e n t a t i o n   B y :

M A Y O R ' S   O F F I C E   O F   H O U S I N G   A N D  
C O M M U N I T Y   D E V E L O P M E N T

CITY AND COUNTY OF  
**SAN FRANCISCO**

MAYOR EDWIN M. LEE

# MOHCD and Supportive Housing

## MOHCD – The Bricks and Mortar

- Establishes NOFAs and RFPs for housing to serve specific populations in conjunction with DPH and HSA;
- Manages the development process;
- Underwrites and funds the capital improvements;
- Reviews building operations of Local Operating Subsidy (LOSP) units to determine annual operating subsidy;
- Provides long term asset management.



# Existing Supportive Housing

- Transitional Age Youth (TAY) Housing;
- Senior Housing;
- Developmentally or physically challenged;
- Formerly homeless individuals and families;
- Persons disabled by HIV/AIDS.



# Existing Paths to Exit

**Estimated 5 to 10% of the residents in supportive housing are ready to move “up” the ladder. Where do people go?**

- Family placement – generally outside CCSF (**no services**);
- Public housing or vouchers(**no services**);
- HIV-positive residents move up to less supportive HOPWA units;
- other MOHCD-funded affordable housing (**relatively high rent**).



# Housing Ladder: Challenges

- Moving from supportive housing to traditional affordable housing:
  - Initial lease up is through lotteries for units;
  - **Rents are too high;**
  - Section 8 vouchers are in short supply;
  - Services may not be sufficient.
- Moving from supportive housing to public housing:
  - Waitlist
  - Preference for homeless;
  - Lack of services and transition support.
- Moving from supportive housing to less supportive housing:
  - What are meaningful tools to motivate?



# Housing Ladder: Missing Rungs

## How can we improve within the existing system?

- Providing options for both **increased and decreased** levels of service;
- Getting tenants into the right level of housing:
  - In existing buildings with mixed populations, are there opportunities to access appropriate levels of service?
  - Can we increase mobility across the full portfolio and among service providers?
- Making available money management and rent payee programs to provide security for operators.



# Housing Ladder: Adding Rungs

- **Increased project-based rent subsidies are critical.**
  - Most MOHCD housing is targeted to 50% AMI (studio = \$850/month, \$971 for a one-bedroom);
  - Improve management of the Section 8 program to better serve the 20-40% AMI households.
- Coordinate initial assessment across the portfolio;
- Create a “roving” case management model that follows clients.



# Housing Ladder: Keys

- Section 8 vouchers are essential to the housing ladder;
- Continuing coordinated assessments beyond the initial assessment;
- Continued case management over time.

