## Prohousing Incentive Program (PIP)

2024 Application for Local Governments



State of California Governor, Gavin Newsom

Tomiquia Moss, Secretary Business, Consumer Services and Housing Agency

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> Megan Kirkeby, Deputy Director Division of Housing Policy Development

Final Filing Date: December 31, 2024 651 Bannon Street, Suite 400 Sacramento, CA 95811 Website: https://www.hcd.ca.gov/grants-and-funding/programsactive/prohousing-incentive-program

Email: ProhousingIncentive@hcd.ca.gov

## **Prohousing Incentive Program (PIP) Application Instructions**

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized under the If approved for funding, the PIP application is incorporated as part of your Standard Agreement with the Department. To be considered

## Threshold Requirements

| In order to be considered for funding, all applicants must submit a complete, signed application to ProhousingIncentive@hcd.ca.gov by |   |  |  |  |  |
|---|---|--|--|--|--|
|   | An adopted housing element in substantial compliance, as determined by the Department, pursuant to Housing Element          |  |  |  |  |
| Х   | Housing Element Annual Progress Report submittal pursuant to Government Code Section 65400 for the current or prior         |  |  |  |  |
| Х   | Prohousing Designation: An awarded or completed Prohousing Designation Application with an authorizing resolution must      |  |  |  |  |
| Х   | A complete application as determined by the Department.   |  |  |  |  |
| Х   | An authorizing resolution authorizing submittal of the application to the Program that materially comports with the Program |  |  |  |  |
| Х   | X Compliance with state and federal housing laws as determined by the sole discretion of HCD.                               |  |  |  |  |
| Demonstration of meeting threshold criteria shall be determined by the Department in its sole and absolute discretion. No             |   |  |  |  |  |

| Applicant Information           |                                      |          |       |  |  |
|---------------------------------|--------------------------------------|----------|-------|--|--|
| Applicant                       | City and County of San Francisco Ma  |          |       |  |  |
| Applicant Agency Type           | City and County                      |          |       |  |  |
| Mailing Address                 | 1 South Van Ness, 5th floor          |          |       |  |  |
| City                            | San Francisco                        | Zip Code | 94131 |  |  |
| County                          | San Francisco                        |          |       |  |  |
| Website                         | https://sf.gov/departments/mayors-of |          |       |  |  |
| TIN                             | 70384255                             |          |       |  |  |
| Authorized Representative Name  | Daniel Adams                         |          |       |  |  |
| Authorized Representative Title | Director, MOHCD                      |          |       |  |  |
| Phone                           | 415-701-5528                         | Fax      |       |  |  |
| Email                           | dan.adams@sfgov.org                  |          |       |  |  |
| Contact Person Name             | Mara Blitzer                         |          |       |  |  |
| Contact Person Title            | Director of Special Projects         |          |       |  |  |
| Phone                           | 628-652-5820                         | Fax      |       |  |  |
| Email                           | mara.blitzer@sfgov.org               |          |       |  |  |

As the official designated by the governing body (authorized representative above and in resolution), I hereby certify that, if approved by HCD for funding through PIP, the applicant assumes the responsibilities specified in the NOFA and certifies that the information, statements, and other contents contained in this application are true and correct.

| Signature |              | Date  | 12/1/2024       |
|-----------|--------------|-------|-----------------|
| Name      | Daniel Adams | Title | Director, MOHCD |

| Award Amount   |                                    |                     |    |           |  |  |
|--|------------------------------------|---------------------|----|-----------|--|--|
| Click the dropdown menu to choose a jurisdiction. The geographic category and base award will auto-populate. If the jurisdiction has obtained Prohousing Designation at the time of PIP application submittal, enter in the Prohousing Designation applicant score. Population projections are based on the Department of Finance E-1 January 1, 2024 estimates. |                                    |                     |    |           |  |  |
| Jurisdiction Name  | San Francisco County - Unincorpora | Eligible Base Award | \$ | 1,500,000 |  |  |
| Geographic Category  | Bay Area                           | Bonus Award Amount: | \$ | -         |  |  |
| Prohousing Designation Application Score   |                                    | Total Award         | \$ | 1,500,000 |  |  |

|   | Eligible Uses   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| - | Eligible Applicants must use award funds towards any planning or implementation activities related to housing and community development including, but not limited to, any eligible uses pursuant to Health and Safety Code section 50470(b)(2)(D), as described below. Please indicate which of the following the applicant will use award funds toward: |  |  |  |  |  |
| х | (i) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.  |  |  |  |  |  |
|   | (ii) Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.  |  |  |  |  |  |
|   | (iii) Matching portions of funds placed into local or regional housing trust funds.   |  |  |  |  |  |
|   | (iv) Matching portions of funds available through the Low and Moderate Income Housing Asset Fund pursuant to subdivision (d) of Section 34176 of the Health and Safety Code.  |  |  |  |  |  |
|   | (v) Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.  |  |  |  |  |  |
|   | (vi) Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.   |  |  |  |  |  |
|   | (vii) Accessibility modifications.  |  |  |  |  |  |
|   | (viii) Efforts to acquire and rehabilitate foreclosed or vacant homes.  |  |  |  |  |  |
|   | (ix) Homeownership opportunities, including, but not limited to, downpayment assistance.  |  |  |  |  |  |
|   | (x) Fiscal incentives or matching funds to local agencies that approve new housing for extremely low, very low, low-, and moderate-income households.   |  |  |  |  |  |

| Summary of Proposed Activities |                   |           |          |          |                       |  |   |
|--------------------------------|-------------------|-----------|----------|----------|-----------------------|--|---|
| Objective                      | Responsible Party | Est. Cost | Begin    | End      | Eligible Use Category | Statement of Work Plan   | Notes   |
| 100% Affordable<br>Development | монср             | 1,500,000 | 1/1/2026 | 1/1/2028 |                       | New Rental construction for ELI to moderate income households. | Fold funds into larger MOHCD loan for a 4%<br>LIHTC/tax exempt bond deal with gap funds needed. |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |
|                                |                   |           |          |          |                       |  |   |