Table of Contents

Executive Summary 2

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) 2
PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b) 4
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 5
AP-12 Participation – 91.105, 91.200(c) 16

Expected Resources 18

AP-15 Expected Resources – 91.220(c)(1,2) 18

Annual Goals and Objectives 23

AP-20 Annual Goals and Objectives 23

Projects 25

AP-35 Projects – 91.220(d) 25
AP-50 Geographic Distribution – 91.220(f) 33

Affordable Housing 37

AP-55 Affordable Housing – 91.220(g) 37
AP-60 Public Housing – 91.220(h) 38
AP-65 Homeless and Other Special Needs Activities – 91.220(i) 40
AP-70 HOPWA Goals– 91.220 (l)(3) 46
AP-75 Barriers to affordable housing – 91.220(j) 47
AP-85 Other Actions – 91.220(k) 52

Program Specific Requirements 65

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 65

Appendix A: Citizen Participation Comments Attachment

Executive Summary

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD) requires that jurisdictions consolidate goals for all CPD programs into one strategic plan, called the Consolidated Plan. The four federal grant programs included in this Plan are 1) the Community Development Block Grant (CDBG) program; 2) the Emergency Solutions Grant (ESG) program; 3) the HOME Investment Partnerships program (HOME); and 4) the Housing Opportunities for Persons With AIDS (HOPWA) program. San Francisco's current Consolidated Plan is a five-year strategic plan that covers the time period of July 1, 2020 through June 30, 2025.

The 2024-2025 Action Plan addresses the goals established in the 2020-2024 Consolidated Plan and represents the annual implementation plan for the fifth and final year of the 2020-2024 Consolidated Plan. The Action Plan identifies specific programs and projects that have been recommended for funding for the 2024-2025 program year with CDBG, ESG, HOME and HOPWA funds, as well as projects that are supported by resources other than the four federal funding sources. These additional projects are included because they are directly related to the needs that were identified in the 2020-2024 Consolidated Plan.

The Action Plan is submitted to HUD annually and constitutes an application for funds under the four federal funding sources. Please refer to the 2020-2024 Consolidated Plan for background information, including a demographic profile of San Francisco, an analysis of community development and housing needs, and San Francisco's strategic plan for community development and housing.

2. Summarize the objectives and outcomes identified in the Plan

This five-year Consolidated Plan focuses on the following five overarching objectives:

1. Families and individuals are stably housed;
2. Families and individuals are resilient and economically self-sufficient;
3. Communities have healthy physical, social and business infrastructure;
4. Communities at risk of displacement are stabilized; and
5. The City works to eliminate the causes of racial disparities.

3. Evaluation of past performance

In general, the community development and affordable housing activities that were implemented during the current Consolidated Plan time period served the identified needs. The five-year performance measures matrix in each of the City's Consolidated Annual Performance and Evaluation Reports (CAPERs) show how the City performed against the goals that were set in the five-year strategic plan and the one-year action plan. The comparison of accomplishment data to goals indicate that the Consolidated Plan activities made a positive impact on the identified needs. However, due to the complexity and extent of the needs in the City, the identified needs are still significant.

4. Summary of citizen participation process and consultation process

As part of the strategic planning process for the 2020-2024 Consolidated Plan, MOHCD, OEWD and HSH conducted a thorough needs assessment, collecting data from a variety of city stakeholders. In addition

to providing forums, focus groups and online surveys for residents to comment on housing and community needs for the next five years, MOHCD, OEWD and HSH consulted with public and private agencies.

During the development of the 2024-2025 Action Plan, MOHCD, OEWD and HSH convened public hearings to receive public input. MOHCD, OEWD and HSH continue to meet and consult with City departments and community-based organizations in an effort to better coordinate and deliver services.

5. Summary of public comments

In preparation for the 2024-2025 program year, the CCCD, MOHCD, OEWD and HSH conducted public meetings to solicit feedback and ideas from residents and the community at large concerning the five-year Consolidated Plan. MOHCD conducted four simultaneous online public meetings in different languages (English, Cantonese, Spanish, and Filipino) on December 14, 2023 to collect input on needs. Notes from the December 14, 2023 community needs meetings can be found in the Citizen Participation Comments Attachment. The public notice announcing the public meetings can also be found in the Citizen Participation Comments Attachment.

The Draft 2024-2025 Action Plan, which includes the preliminary funding recommendations for 2024-2025, is available to the public for review and comment between February 29, 2024 to March 29, 2024. The City posted a notice on the MOHCD, OEWD and HSH websites informing the public of the availability of the draft document for review and comment. The notice was also emailed to MOHCD's list of interested parties. The draft document is available electronically on the MOHCD, OEWD and HSH websites.

MOHCD, OEWD and HSH will hold four simultaneous hybrid in-person and virtual public meetings in English, Cantonese, Spanish, and Filipino, on March 5, 2024 to receive comments on the preliminary funding recommendations and Draft Action Plan for program year 2024-2025. Persons who cannot attend the public meetings or who do not want to speak at the public meetings are encouraged to provide written comments to MOHCD.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

As part of the strategic planning process, the needs assessment data was reviewed. Other strategic planning components included developing a Theory of Change for MOHCD; leveraging the expertise of MOHCD staff and their understanding of City concerns, service delivery, and programmatic operations; and analyzing the funding available from MOHCD as well as other City agencies. This information was synthesized to inform the objectives, priority needs, goals and activities for the Consolidated Plan.

PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	SAN FRANCISCO	Mayor's Office of Housing and Community Development
HOPWA Administrator	SAN FRANCISCO	Mayor's Office of Housing and Community Development
HOME Administrator	SAN FRANCISCO	Mayor's Office of Housing and Community Development
ESG Administrator	SAN FRANCISCO	Department of Homelessness and Supportive Housing
HOPWA-C Administrator	SAN FRANCISCO	Mayor's Office of Housing and Community Development

Narrative

In San Francisco, the Mayor's Office of Housing and Community Development (MOHCD) is the lead agency responsible for the consolidated planning process and for submitting the Consolidated Plan, annual Action Plans and Consolidated Annual Performance Evaluation Reports to HUD. MOHCD administers all HOME and HOPWA activities as well as the CDBG housing, public facility, non-workforce development public service and organizational planning/capacity building activities. The Office of Economic and Workforce Development (OEWD) is responsible for economic development and workforce development activities of the CDBG program. The Department of Homelessness and Supportive Housing (HSH) administers ESG activities and oversees the Homeless Management Information System (HMIS) reporting.

MOHCD serves as the lead agency for the HOPWA program for the San Francisco Eligible Metropolitan Statistical Area (EMSA), which consists of San Francisco and San Mateo Counties.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the strategic planning process for the 2020-2024 Consolidated Plan, MOHCD, OEWD and HSH conducted a thorough needs assessment, collecting data from a variety of city stakeholders. In addition to providing forums, focus groups and online surveys for residents to comment on housing and community needs for the next five years, MOHCD, OEWD and HSH consulted with public and private agencies.

During the development of the 2024-2025 Action Plan, MOHCD, OEWD and HSH convened public hearings to receive public input. MOHCD, OEWD and HSH continue to meet and consult with City departments and community-based organizations in an effort to better coordinate and deliver services.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Director of MOHCD meets weekly to discuss affordable and market-rate housing development issues citywide with the Director of Planning, the Director of Building Inspection, the Mayor's Director of Housing Delivery, the Port of San Francisco's senior staff, the San Francisco Housing Authority, Mayor's Housing Advisor, the Office of Community Investment and Infrastructure's (OCII) Executive Director and the Director of Development for OEWD.

MOHCD is a housing delivery agency, working with the Mayor's Director of Housing Delivery and the Housing Delivery Team and other housing delivery agencies (OEWD, OCII, Treasure Island Development Authority and the Port of San Francisco) to streamline the production of housing development in San Francisco. The Housing Delivery Team meets with housing coordinators, designated representatives of each City department involved in housing production (DBI, San Francisco Fire Department, Planning, and other permitting agencies), to coordinate and expedite each department's efforts to approve and permit new housing development. The Director of Housing Delivery, in collaboration with the housing delivery agencies, identifies and implements major process improvements, such as common master schedule review, permit tracking, electronic plan review and staffing planning.

The City agencies also coordinate in decision-making at the project level on affordable housing developments in the City, including at the level of individual project funding decisions. The Citywide Affordable Housing Loan Committee makes funding recommendations to the Mayor for affordable housing development throughout the City or to the OCII Commission for affordable housing under their jurisdiction. Committee members consist of the directors or the director's representative from MOHCD, HSH, the Controller's Office of Public Finance, the San Francisco Housing Authority (when appropriate) and OCII as successor to the San Francisco Redevelopment Agency (SFRA). MOHCD works closely with OCII and HSH to issue requests for proposals (RFPs) or notices of funding availability (NOFAs) on a regular basis for particular types of developments. NOFAs are generally issued for projects that serve specific populations (family renters, adults, seniors, people requiring supportive services, etc.), while

RFQs or RFPs are generally issued for specific development sites. Staff develops funding and general policy recommendations for the Loan Committee.

The directors of MOHCD and HSH meet every other month to discuss permanent supportive housing issues. Staff from MOHCD, OCII, and HSH also meet monthly to coordinate the development and operation of the City's permanent supportive housing pipeline and portfolio. These regular convenings provide a consistent forum to discuss issues of services coordination, policy, new initiatives, funding opportunities and emerging needs specific for permanent supportive housing funded by these departments.

MOHCD also coordinates with other City agencies around other affordable housing initiatives such as the City's Public Lands Initiative led by the San Francisco Municipal Transportation Agency (SFMTA), as the owner of much of the public land in San Francisco that can be developed for affordable housing. MOHCD participates in monthly meetings or calls with SFMTA along with staff from the Planning Department to coordinate the development of Public Land as affordable housing. Additionally, MOHCD works with other City agencies, such as the San Francisco Unified School District and the Port of San Francisco, about development of housing on their sites as opportunities arise.

MOHCD takes a coordinating role in bringing transit funding from the State to housing projects. To that end MOHCD meets regularly with SFMTA, the Department of Public Works (DPW), the regional transportation agency Bay Area Rapid Transit (BART), and other agencies responsible for implementing transit improvements that support residents of affordable housing.

MOHCD is also a member of San Francisco's Long Term Care Coordinating Council (LTCCC). LTCCC advises the Mayor and City on policy, planning and service delivery issues for older adults and people with disabilities to promote an integrated and accessible long-term care system. LTCCC has membership slots that represent a variety of consumers, advocates and service providers (non-profit and public) as well as City departments and meets bi-monthly.

Affordable housing developers in San Francisco have formed a council that meets on a monthly basis to assist in the coordinated development of affordable housing throughout the City. Staff from MOHCD participates in these monthly meetings to provide a two-way channel of communication between these community-based organizations and the City representatives who are responsible for overseeing City-financed affordable housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The San Francisco Local Homeless Coordinating Board (LHCB) is the Continuum of Care (CoC) governing body for the San Francisco CoC. LHCB is staffed by HSH, the Homeless Management Information System (HMIS) lead and CoC Collaborative applicant in San Francisco. Through the provision of coordinated, compassionate and high-quality services, HSH strives to make homelessness in San Francisco rare, brief, and one time.

Through Executive Order, HSH was created and launched on July 1, 2016 to combine key homeless serving programs and contracts from the Department of Public Health (DPH), the Human Services

Agency (HSA), the Mayor's Office of Housing and Community Development (MOHCD), and the Department of Children, Youth and Their Families (DCYF). This consolidated department has a singular focus on preventing and ending homelessness for people in San Francisco. HSH staff has informed and updated the LHCB about the recent changes to the ESG program as a result of the HEARTH Act. HSH, the lead agency for the City's ESG program, has been working closely with the LHCB to align the city's ESG program with the intent of the Act. MOHCD and HSH staff consulted with the LHCB during the creation of the Consolidated Plan to get specific feedback on housing and homeless issues, the LHCB's priorities, and how the City's ESG programs and homeless housing programs can align with the City's CoC.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

HSH has developed its HMIS system to capture standards and outcomes of ESG grantees. In previous years when MOHCD was the lead agency for the ESG program, MOHCD helped design the in-person and video training programs for ESG sub-recipients about the requirements of HMIS required data fields, and developed coordinated data collection systems that align HMIS, HSH contracting systems, MOHCD's internal contract monitoring system and sub-recipient data management systems to ensure the capture of all relevant and required outcomes and outputs. Additionally, MOHCD met with HSH senior management during the creation of the Consolidated Plan to solicit input into homeless and homeless prevention objectives and strategies and convened regular meetings of homeless prevention and rapid rehousing providers in conjunction with HSH to coordinate strategies, review policy initiatives, review systems of service, and discuss funding allocations to coordinate ESG, McKinney, and City General Funds as they support these program areas. Locally, San Francisco refers to the HMIS system as the Online Navigation and Entry (ONE) System. All agencies with access to the ONE System are expected to participate in monthly agency lead meetings and comply with the San Francisco Continuous Data Quality Improvement plan as documented by the San Francisco user agreement. HSH manages all ESG programs in the ONE System and partners with them to ensure that data standards are clearly understood and met in preparation for annual reporting.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	API Council
	Agency/Group/Organization Type	Housing Services – Broadband Internet Service Providers Services – Children Services – Education Services – Elderly Persons Services – Employment Services – Fair Housing Services – Health Services – Homeless Services – Housing Services – Narrowing the Digital Divide Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
2	**Agency/Group/Organization**	Arab Resource and Organizing Center
	Agency/Group/Organization Type	Housing Services – Broadband Internet Service Providers Services – Children Services – Education Services – Elderly Persons Services – Employment Services – Fair Housing Services – Health Services – Homeless Services – Housing Services – Narrowing the Digital Divide Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
3	**Agency/Group/Organization**	Council of Community Housing Organizations
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development

4	**Agency/Group/Organization**	Eviction Prevention & Tenant Empowerment Working Group
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
5	**Agency/Group/Organization**	HIV Housing Providers
	Agency/Group/Organization Type	Housing Services – Housing Services – Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-Housing Community Development
6	**Agency/Group/Organization**	Housing Action Coalition
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
7	**Agency/Group/Organization**	Human Services Network
	Agency/Group/Organization Type	Services – Housing Services – Children Services – Education Services – Elderly Persons Services – Employment Services – Fair Housing Services – Health Services – Homeless Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
8	**Agency/Group/Organization**	Local Homeless Coordinating Board
	Agency/Group/Organization Type	Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Unaccompanied Youth Homelessness Needs – Veterans Market Analysis Non-Housing Community Development

9	**Agency/Group/Organization**	Long Term Care Coordinating Council
	Agency/Group/Organization Type	Housing Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
10	**Agency/Group/Organization**	Mayor's Disability Council
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
11	**Agency/Group/Organization**	San Francisco Immigrant Legal and Education Network
	Agency/Group/Organization Type	Services – Immigrants
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
12	**Agency/Group/Organization**	San Francisco Latino Parity & Equity Coalition
	Agency/Group/Organization Type	Housing Services – Broadband Internet Service Providers Services – Children Services – Education Services – Elderly Persons Services – Employment Services – Fair Housing Services – Health Services – Homeless Services – Housing Services – Narrowing the Digital Divide Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
13	**Agency/Group/Organization**	Senior Disability Action
	Agency/Group/Organization Type	Housing Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development

Identify any Agency Types not consulted and provide rationale for not consulting

MOHCD, OEWD and HSH staff consulted with all agency types that are involved in the housing and community development activities that are included in this Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local/regional/state/federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care: Local Homeless Coordinating Board Strategic Plan Framework, 2014–2019	HSH/LHCB	This plan focuses on homelessness, which overlaps with Consolidated Plan goals.
HSH Strategic Framework and Youth Addendum	HSH	This plan focuses on homelessness, which overlaps with Consolidated Plan goals.
Larkin Street Youth Services Report on Youth Homelessness, 2018	HSH	This plan focuses on homelessness, which overlaps with Consolidated Plan goals.
Youth Homelessness Demonstration Project Plan	HSH	This plan focuses on homelessness, which overlaps with Consolidated Plan goals.
2013–2018 Analysis of Impediments to Fair Housing Choice	MOHCD	This plan focuses on fair housing, which overlaps with Consolidated Plan goals.
Economic Recovery Task Force Report	Mayor, Board of Supervisors	This plan focuses on economic recovery, which overlaps with Consolidated Plan goals.
2015–2019 Consolidated Plan	MOHCD	The 2015-2019 Consolidated Plan was reviewed during the development of the 2020–2024 Consolidated Plan.
Annual Progress Report, 2016/2017	MOHCD	This is MOHCD's 2016–2017 Annual Report, which is aligned with Consolidated Plan goals.
Examining Housing Equity for African Americans in San Francisco	MOHCD	This plan focuses on housing equity, which overlaps with Consolidated Plan goals.
Five-Year Strategic Plan	MOHCD	This is MOHCD's strategic plan, which is aligned with Consolidated Plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Digital Equity Strategic Plan 2019 - 2024	MOHCD	This plan focuses on digital equity for low-income communities, which is aligned with Consolidated Plan goals.
HIV Housing Five-Year Plan, 2020 - 2025	MOHCD	This plan focuses on housing for the HIV community, which overlaps with Consolidated Plan goals.
HIV Housing Five-Year Plan, 2016–2020	MOHCD	This plan focuses on housing for the HIV community, which overlaps with Consolidated Plan goals.
Economic Strategic Plan 2014 Update	OEWD	This plan focuses on economic development strategies, which overlap with Consolidated Plan goals.
Workforce Alignment 2016 Update	OEWD	This plan focuses on workforce development strategies, which overlap with Consolidated Plan goals.
Department of Aging and Adult Services (DAAS) Dignity Fund Community Needs Assessment (DFCNA), 2018	DAAS	This plan focuses on the needs of seniors and persons with disabilities, which overlap with Consolidated Plan goals.
Community Needs Assessment, 2016	DCYF	This plan focuses on the needs of children, youth and their families, which overlap with Consolidated Plan goals.
Service Allocation Plan, 2018–2023	DCYF	This plan focuses on the needs of children, youth and their families, which overlap with Consolidated Plan goals.
2017–2021 Integrated HIV Prevention and Care Plan	DPH	This plan focuses on HIV prevention and care, which overlaps with Consolidated Plan goals.
AOT Annual Report, 2017	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Health Needs Assessment	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.
Mental Health Services Act (MHSA) 3-year integrated Plan, 2017–2020	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.
MHSA Annual Update, 2018/2019	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.
MHSA Community Program Planning Report, 2017	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.
Whole Person Care DHCS application, 2016	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.
Whole Person Care Update, 2018	DPH	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.
Housing Authority Annual Administrative Plan	San Francisco Housing Authority (SFHA)	This plan focuses on the Housing Choice Voucher program and public housing, which overlaps with Consolidated Plan goals.
Our Children Our Families (OCOF) Five-Year Plan, Year One Report 2016	OCOF Commission	This plan focuses on the needs of children, youth and their families, which overlap with Consolidated Plan goals.
2009 Report of the SF Mayor's Task Force on African-American Out-Migration	SF Mayor's Task Force on African-American Out-Migration	This plan focuses on the needs of the African American community, which overlap with Consolidated Plan goals.
Annual Eviction Reports	SF Planning Department	This report focuses on eviction prevention, which overlaps with Consolidated Plan goals.
Central SOMA Plan	SF Planning Department	This plan focuses on the needs of the South of Market neighborhood, which overlap with Consolidated Plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Central Waterfront/Dogpatch Public Realm	SF Planning Department	This plan focuses on the needs of the Central Waterfront/Dogpatch neighborhood, which overlap with Consolidated Plan goals.
Citywide Planning Division Five-Year Work Program, 2014–2019	SF Planning Department	This plan focuses on citywide needs, which overlap with Consolidated Plan goals.
Civic Center Public Realm Plan	SF Planning Department	This plan focuses on the needs of the Civic Center/Tenderloin neighborhood, which overlap with Consolidated Plan goals.
General Plan 2014 Housing Element	SF Planning Department	This plan focuses on housing needs, which overlap with Consolidated Plan goals.
Housing Balance Reports	SF Planning Department	This plan focuses on housing needs, which overlap with Consolidated Plan goals.
Housing for Families with Children (Family Friend Housing White Paper)	SF Planning Department	This plan focuses on housing needs, which overlap with Consolidated Plan goals.
Hub Area Plan update	SF Planning Department	This plan focuses on the needs of the Market and Octavia Area, which overlap with Consolidated Plan goals.
Mission Action Plan 2020	SF Planning Department	This plan focuses on the needs of the Mission District, which overlap with Consolidated Plan goals.
Southeast Framework	SF Planning Department	This plan focuses on the needs of the Southeast sector of the City, which overlap with Consolidated Plan goals.
Sustainable Chinatown	SF Planning Department	This plan focuses on the needs of Chinatown, which overlap with Consolidated Plan goals.
San Francisco Right to Civil Counsel Pilot Program Documentation Report	Stanford Law School John and Terry Levin Center for Public Service and Public Interest	This report focuses on eviction prevention, which overlaps with Consolidated Plan goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Assessment of Housing Needs and Barriers Experienced by Black, Latino/a and Pacific Islander Communities, Seniors, Persons with Disabilities, and Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) households	Homeownership SF	This plan focuses on housing needs, which overlap with Consolidated Plan goals.
AIDS Housing Needs Assessment, 2014	Alameda County	This plan focuses on housing for the HIV community, which overlaps with Consolidated Plan goals.
Standards of Care	LA County Commission on HIV	This plan includes healthcare for the HIV community, which overlaps with Consolidated Plan goals.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

In preparation for the 2024-2025 program year, the CCCD, MOHCD, OEWD and HSH conducted public meetings to solicit feedback and ideas from residents and the community at large concerning the five-year Consolidated Plan. MOHCD conducted four simultaneous online public meetings in different languages (English, Cantonese, Spanish, and Filipino) on December 14, 2023 to collect input on needs. Notes from the December 14, 2023 community needs meetings can be found in the Citizen Participation Comments Attachment. The public notice announcing the public meetings can also be found in the Citizen Participation Comments Attachment.

The Draft 2024-2025 Action Plan, which includes the preliminary funding recommendations for 2024-2025, is available to the public for review and comment between February 29, 2024 to March 29, 2024. The City posted a notice on the MOHCD, OEWD and HSH websites informing the public of the availability of the draft document for review and comment. The notice was also emailed to MOHCD's list of interested parties. The draft document is available electronically on the MOHCD, OEWD and HSH websites.

MOHCD, OEWD and HSH will hold four simultaneous hybrid in-person and virtual public meetings in English, Cantonese, Spanish, and Filipino, on March 5, 2024 to receive comments on the preliminary funding recommendations and Draft Action Plan for program year 2024-2025. Persons who cannot attend the public meetings or who do not want to speak at the public meetings are encouraged to provide written comments to MOHCD.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Needs Public Meetings 12/14/2023	Non-targeted/ broad community outreach	See narrative above and Citizen Participation Comments Attachment in Appendix A	See Citizen Participation Comments Attachment in Appendix A	n/a	n/a

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meetings on Draft Action Plan and Preliminary Funding Recommendations for 2024-2025 3/5/2024	Non-targeted/ broad community outreach	See narrative above and Citizen Participation Comments Attachment in Appendix A	See Citizen Participation Comments Attachment in Appendix A	n/a	n/a

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For the 2020–2024 Consolidated Plan five-year time period, San Francisco anticipates the use of federal CDBG, HOME, ESG and HOPWA funds as well as local funds for the housing and community development activities described in this Plan. Local funding sources include General Fund, Housing Trust Fund, housing impact fees, revenue from former San Francisco Redevelopment Agency housing assets, a general obligation bond for affordable housing and OCII (Office of Community Investment and Infrastructure) housing development funds.

Anticipated Resources

Table 5 – Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available in Year 5				Narrative Description
			2024-2025 Annual Allocation	2024-2025 Program Income	2024-2025 Prior Year Resources	2024-2025 Total	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Services	$19,808,788	$5,830,000	$0	$25,638,788	Assumes flat funding.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$1,802,414	$0	$0	$1,802,414	Assumes flat funding.
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab	$5,761,293	$2,000,000	$0	$7,761,293	Assumes flat funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available in Year 5				Narrative Description
			2024-2025 Annual Allocation	2024-2025 Program Income	2024-2025 Prior Year Resources	2024-2025 Total	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	$8,095,766	$352,000	$4,853,762	$13,301,528	Assumes flat funding.
General Fund	public - local	Grants to CBOs for services and rental assistance predominantly serving low and moderate income residents.	$78,600,000	$0	$5,000,000	$83,600,000	General Fund grants to CBOs, not including project-based rental subsidies. Including Our City, Our Home Fund.
Local Housing Trust Fund	public - local	Affordable housing related services and loans	$47,280,000	$0	$0	$47,280,000	Full HTF allocation, including portion spent on administration. Excludes repayment of FY21-22 advance
LMI Housing Asset Fund	public - local	Affordable housing related and loans	$0	$3,000,000	$15,700,000	$18,700,000	Assumes flat revenue rate each year.
Housing Impact Fees	public - local	Affordable housing related loans	$5,600,000	$0	$38,750,000	$44,350,000	Housing impact fees based on projections tied to actual projects which have been assessed fees.
GO Bond	public - local	Affordable housing related capital expenditures	$0	$0	$127,000,000	$127,000,000	Anticipated encumbrances of 2019 Affordable Housing GO Bond
OCII	public - local	Affordable housing related capital expenditures	$111,530,000	$0	$0	$111,530,000	Based on OCII housing pipeline budgeting worksheet

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

San Francisco leverages local and state dollars to support its affordable housing and community development activities in various ways.

The City's General Fund supports additional services coordinated through MOHCD, primarily focusing on emergency rental assistance and rental subsidies for tenants to stabilize their housing; legal services for residents facing eviction and for immigrants; revitalization efforts in public housing, including HOPE SF and the City's RAD public housing conversion projects; increased support for neighborhood-based services; support for general civil legal services; increased support for immigrant and other low-income communities seeking additional training in foundational life skills and transitions to self-sufficiency; digital equity programming, including digital skills training and broadband adoption; and community planning efforts with residents in low-income communities. The City's Capital Budget supports the expansion and maintenance of the facilities necessary for Fiber to Housing. In addition, General Fund is used to fund affordable housing loans for acquisition/preservation and new construction.

The City's Housing Trust Fund provides funding for affordable housing development, homeownership counseling, eviction prevention, access to rental housing, downpayment assistance, and homeowner home rehabilitation.

The South of Market Community Stabilization Fund provides resources to assist vulnerable South of Market residents and support affordable housing, economic development and community cohesion through a residential impact fee imposed on residential developers in that specific neighborhood.

The Hotel Tax Fund provides funding to support the City's cultural district programming. The program's aim is to support specific cultural communities or ethnic groups that historically have been discriminated against, displaced, and oppressed.

In addition to CDBG workforce dollars, OEWD leverages WIOA and local funds to execute local workforce development strategies. WIOA funds a comprehensive range of workforce development activities to benefit job seekers, laid off workers, youth, incumbent workers, new entrants to the workforce, veterans, persons with disabilities, and employers. The purpose of these activities is to promote an increase in employment, job retention, earnings, and occupational skills improvement by participants.

The ESG program requires a match in an amount that equals the amount of ESG funds provided by HUD. Matching contributions may be obtained from any source, including any federal resource other than the ESG program, as well as state, local and private sources. According to the ESG regulations, the City may comply with this requirement by providing the matching funds itself, or through matching funds provided by any ESG sub-recipient. San Francisco will comply with this requirement by using General Fund and other local sources to support HSH's emergency shelter and homelessness prevention programs that receive ESG funding. In its programming, HSH braids ESG funding with dollars from other sources to ensure the delivery of comprehensive services to program participants.

HOME regulations require that participating jurisdictions match federal HOME funds that are used for housing development, rental assistance or down payment assistance with local sources at a rate of 25%.

The City intends to satisfy this requirement by allocating sufficient funds from the Affordable Housing Fund for this purpose.

OEWD leverages General Funds to enhance small business technical assistance and financing programs. Additionally, General Funds are used to support façade & tenant improvements, activate public spaces, and drive commercial district programming, all of which have a direct impact and benefits for commercial corridors and businesses. Finally, OEWD leverages General Funds to provide ADA compliance assistance, support Legacy Businesses, and make mini-grants available for women-owned businesses.

OEWD receives funds from the Small Business Administration (SBA) and the Governor's Office of Business and Economic Development to fund the San Francisco Small Business Development Center, a program developed to help existing and aspiring entrepreneurs start and expand businesses.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

San Francisco currently leverages publicly owned land to strategically deliver essential services when possible.

For example, the City operates several shelter programs for people experiencing homelessness on public land. The City directly owns three emergency congregate shelters and a Navigation Center serving transitional aged youth. As part of its COVID pandemic response, the City opened several Safe Sleep sanctioned tent sites on publicly owned land. HSH also recently operated a trailer shelter park for people experiencing homelessness and a Navigation Center on Port of San Francisco property, and in early 2022 the department opened a Vehicle Triage Center for vehicularly housed persons on State Park land. In 2024, HSH will open a tiny home (cabins) program located on publicly owned land.

In addition, a number of social service hubs are operated out of City-owned buildings that are master-leased to community-based organizations. Many youth services are located within elementary, middle, or high schools within the public school system as part of San Francisco's "Beacon" program. Visitacion Valley, a HUD-approved NRSA, is an excellent example of this leveraging, as it has two different multi-tenant buildings owned by the City and leased to nonprofits to provide a range of childcare, youth, family resource, and senior services, in addition to a public-school base youth services Beacon Center.

In 2002, the City of San Francisco passed an ordinance requiring the transfer of underutilized or surplus property to the Mayor's Office of Housing for the development of affordable housing, particularly housing for the homeless.

Properties that are suitable for housing development are to be sold or leased to a non-profit for the development of affordable housing for the homeless and households earning less than 20 percent of Area Median Income or the property is sold and those proceeds are used to develop affordable housing for the homeless, or affordable housing for households earning less than 60 percent of AMI. Additionally, MOHCD works with other agencies not subject to the Surplus Property Ordinance to acquire properties they deem surplus and develop the sites into affordable housing such as land from the SFUSD, the San Francisco Municipal Transportation Agency, the Port of San Francisco and the Public Utilities Commission. This took the form of the Public Lands for Housing initiative launched in 2014 and

led by the Planning Department and the Office of Economic and Workforce Development in partnership with MOHCD.

Discussion

San Francisco will continue to leverage local, state, federal and private philanthropic dollars to maximize the effectiveness of HUD funds. The City strategically seeks out other governmental funding opportunities such as Choice Neighborhood, Byrne, Promise Neighborhood, and other sources that support its integrated inter-departmental strategies of community revitalization. The City also utilizes its own property as appropriate to support the needs of the Consolidated Plan. In particular, the City has prioritized all appropriate surplus property to be dedicated first to affordable housing development, demonstrating the strong commitment the City has towards providing housing for its neediest residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 4– 2020-2024 Five-Year Funding and Indicators of Success Table

At the time that this Draft 2024-2025 Action Plan is available for public review and comment, the City's budgeting process for local funds has not been completed. The funding table and indicators of success will be included in the final 2024-2025 Action Plan that is submitted to HUD.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

MOHCD will support approximately 90 extremely low-income, low-income, and moderate-income families through the development of affordable housing rental housing during 2024–2025 time period using HOME funds and an additional approximately 1,182 affordable rental units will be built during this same time period using non-HOME sources.

Projects

AP-35 Projects – 91.220(d)

Introduction

The proposed projects are listed by City departments (HSH, MOHCD, and OEWD) and by funding source (i.e., CDBG, ESG, HOPWA, HOME, HOME-ARP). Please note that at the time that this Draft 2024-2025 Action Plan is available for public review and comment, the City's budgeting process for local funds has not been completed, and this section does not include funding recommendations with fiscal year 2024-2025 General Fund, Housing Trust Fund and other local funding sources.

City Department	Program Area	Strategy	Agency Name	Project Name	Project Description	2024-2025 CDBG Total	2024-2025 ESG Total	2024-2025 HOPWA Total	2024-2025 HOME-ARP Total	2024-2025 HOME Total	2024-2025 Total Federal Funds
HSH	Homeless Services	Homeless Services	Catholic Charities CYO of the Archdiocese of San Francisco	Homelessness Prevention	Prevention for individuals	$0	$312,943	$0	$0	$0	$312,943
HSH	Homeless Services	Homeless Services	Compass Family Services	Compass Family Shelter	Emergency shelter services and case management	$0	$201,000	$0	$0	$0	$201,000
HSH	Homeless Services	Homeless Services	Compass Family Services	Homelessness Prevention	Prevention and rapid rehousing for families	$0	$201,830	$0	$0	$0	$201,830
HSH	Admin/PD	Admin/PD	Department of Homelessness and Supportive Housing	HMIS	HMIS	$0	$243,517	$0	$0	$0	$243,517
HSH	Admin/PD	Admin/PD	Department of Homelessness and Supportive Housing	General ESG administration pool	General ESG administration pool	$0	$101,386	$0	$0	$0	$101,386
HSH	Homeless Services	Homeless Services	Episcopal Community Services of San Francisco	Episcopal Community Services of SF	Emergency Shelter Services	$0	$320,943	$0	$0	$0	$320,943
HSH	Homeless Services	Homeless Services	Homeless Children's Network	Case Management for Homeless Families and Individuals	Case management for shelter residents	$0	$55,000	$0	$0	$0	$55,000
HSH	Homeless Services	Homeless Services	La Casa de las Madres	Domestic Violence Shelter & Drop In Center	Emergency shelter services and case management	$0	$165,000	$0	$0	$0	$165,000
HSH	Homeless Services	Homeless Services	Larkin Street Youth Services	Lark-Inn for Youth	Emergency shelter services and case management	$0	$167,000	$0	$0	$0	$167,000
					HSH Total	**$0**	**$1,768,619**	**$0**	**$0**	**$0**	**$1,768,619**
MOHCD	Eviction Prevention and Housing Stabilization	Tenant Right to Counsel	Bay Area Legal Aid	Eviction Representation Collaborative	Tenant Right to Counsel partners providing full-scope legal representation for residents facing eviction	$0	$0	$0	$600,709	$0	$600,709
MOHCD	Access to Opportunity	Housing Place-Based Services	Bayview Hunters Point Multipurpose Senior Services, Inc.	HOPE SF Housing Retention and Case Management	Housing stabilization services and short-term case management, primarily for residents of Alice Griffith	$102,000	$0	$0	$0	$0	$102,000
MOHCD	HIV Supportive Housing	RCFCI Operating Costs and Supportive Services	Catholic Charities CYO of the Archdiocese of San Francisco	Peter Claver Community RCFCI	Residential care facility for persons with HIV/AIDS	$0	$0	$762,114	$0	$0	$762,114
MOHCD	HIV Supportive Housing	Rental Subsidies and Supportive Services	Catholic Charities CYO of the Archdiocese of San Francisco	Assisted Housing and Health - Tenant Based Rental Subsidies	Housing stability services for long-term rental subsidy households	$0	$0	$313,541	$0	$0	$313,541
MOHCD	Eviction Prevention and Housing Stabilization	Tenant Counseling and Education	Causa Justa :: Just Cause	Citywide and Mission District Eviction Prevention through Tenant Counseling and Education	Tenant counseling and education, primarily for Latinx residents citywide	$580,788	$0	$0	$0	$0	$580,788
MOHCD	Access to Opportunity	Housing Place-Based Services	Chinatown Community Development Center, Inc.	Service Connection to Residents of SRO Hotels	Service connection, primarily for API residents of single room occupancy hotels (SROs) in Chinatown	$160,143	$0	$0	$0	$0	$160,143
MOHCD	HIV Supportive Housing	RCFCI Operating Costs and Supportive Services	Dolores Street Community Services, Inc.	Richard M. Cohen Residence	Residential care facility for persons with HIV/AIDS	$0	$0	$399,481	$0	$0	$399,481
MOHCD	Access to Opportunity	Community-Based Services	Episcopal Community Services of San Francisco	Next Steps Center (NSC)	Skill building, primarily for homeless residents of District 6	$69,878	$0	$0	$0	$0	$69,878
MOHCD	Eviction Prevention and Housing Stabilization	Tenant Right to Counsel	Eviction Defense Collaborative, Inc.	Tenant Right to Counsel Lead Partner	Tenant Right to Counsel partners providing full-scope legal representation for residents facing eviction	$1,168,999	$0	$0	$0	$0	$1,168,999
MOHCD	Access to Opportunity	Community-Based Services	Good Samaritan Family Resource Center of San Francisco	2-Gen Education Program	ESL training, primarily for Latinx immigrant residents of the Mission	$56,775	$0	$0	$0	$0	$56,775
MOHCD	Access to Opportunity	Community-Based Services	Gum Moon Residence Hall	Employment Training for API Survivors of Domestic Violence, Sexual Assault and Human Trafficking	Employment training for primarily API survivors of domestic violence, sexual assault and human trafficking	$44,739	$0	$0	$0	$0	$44,739
MOHCD	Access to Opportunity	Housing Place-Based Services	Gum Moon Residence Hall	Skill-building and Service Connection for Gum Moon SRO Residents	Skill-building and service connection, primarily for Gum Moon SRO residents	$45,095	$0	$0	$0	$0	$45,095
MOHCD	Access to Opportunity	Community-Based Services	Gum Moon Residence Hall	Skill-building and Service Connection in Richmond and Sunset Neighborhoods	Skill-building and service connection, primarily for residents of the Richmond and Sunset neighborhoods	$42,010	$0	$0	$0	$0	$42,010
MOHCD	HIV Supportive Housing	RCFCI Operating Costs and Supportive Services	Larkin Street Youth Services	Assisted Care	Residential care facility for persons with HIV/AIDS	$0	$0	$197,044	$0	$0	$197,044
MOHCD	HIV Supportive Housing	RCFCI Operating Costs and Supportive Services	Maitri Compassionate Care	Maitri Compassionate Care	Residential care facility for persons with HIV/AIDS	$0	$0	$492,167	$0	$0	$492,167
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	General ESG administration pool	General ESG administration pool	$0	$33,795	$0	$0	$0	$33,795

City Department	Program Area	Strategy	Agency Name	Project Name	Project Description	2024-2025 CDBG Total	2024-2025 ESG Total	2024-2025 HOPWA Total	2024-2025 HOME-ARP Total	2024-2025 HOME Total	2024-2025 Total Federal Funds
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	General HOME administration pool	General HOME administration pool	$0	$0	$0	$0	$576,129	$576,129
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	General HOPWA administration pool	General HOPWA administration pool	$0	$0	$216,967	$0	$0	$216,967
MOHCD	Housing Development	Construction/Rehabilitation	Mayor's Office of Housing and Community Development	Housing development grants pool for CHDOs	Housing development grants pool for CHDOs	$0	$0	$0	$0	$164,255	$164,255
MOHCD	Housing Development	Rehabilitation	Mayor's Office of Housing and Community Development	Housing development pool (Multi-Family)	Housing development pool (Multi-Family)	$12,142,626	$0	$0	$0	$0	$12,142,626
MOHCD	Housing Development	Construction/Rehabilitation	Mayor's Office of Housing and Community Development	Permanent supportive housing development pool (Multi-Family)	Permanent supportive housing development pool (Multi-Family)	$0	$0	$0	$18,000,000	$0	$18,000,000
MOHCD	Housing Development	Construction/Rehabilitation	Mayor's Office of Housing and Community Development	Housing development pool (Multi-Family)	Housing development pool (Multi-Family)	$0	$0	$0	$0	$7,020,909	$7,020,909
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	Housing info and referral pool	Housing info and referral pool	$0	$0	$48,000	$0	$0	$48,000
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	Housing program delivery pool	Housing program delivery pool	$675,000	$0	$0	$0	$0	$675,000
MOHCD	HIV Supportive Housing	Rental Subsidies and Supportive Services	Mayor's Office of Housing and Community Development	Long term rental subsidy and housing advocacy program for persons with HIV/AIDS	Long term rental subsidy and housing advocacy program for persons with HIV/AIDS	$0	$0	$3,717,616	$0	$0	$3,717,616
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	PS IT program delivery for direct services pool	PS IT program delivery for direct services pool	$45,000	$0	$0	$0	$0	$45,000
MOHCD	Capital Projects	Rehabilitation	Mayor's Office of Housing and Community Development	Capital grant pool - HOPWA	Capital grant pool - HOPWA	$0	$0	$903,967	$0	$0	$903,967
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	General CDBG administration and planning pool	General CDBG administration and planning pool	$3,961,757	$0	$0	$0	$0	$3,961,757
MOHCD	HIV Supportive Housing	Transitional Housing	Mercy Housing California XVII, A California Limited Partnership	Derek Silva	Transitional housing facility for persons with HIV/AIDS	$0	$0	$50,000	$0	$0	$50,000
MOHCD	Access to Housing	Homeownership Pre-Purchase	Mission Economic Development Agency	Pre- and Post-Purchase Workshop and Counseling Services for San Francisco's LMI and Latino residents	Homeownership Workshop and Counseling Services for San Francisco's LMI and Latino residents	$136,396	$0	$0	$0	$0	$136,396
MOHCD	Financial Capability	Financial Capability Services	Mission Economic Development Agency	Financial Capability Coaching Program for San Francisco's LMI, Latino and Immigrant Families	Financial capability services, primarily for Latinx residents of the Mission	$56,672	$0	$0	$0	$0	$56,672
MOHCD	Access to Opportunity	Community-Based Services	Mission Neighborhood Centers, Inc.	Educational Support Services	Academic skill building and GED preparation, primarily for Latinx residents citywide	$56,775	$0	$0	$0	$0	$56,775
MOHCD	HIV Supportive Housing	RCFCI Operating Costs and Supportive Services	PRC	Leland House	Residential care facility for persons with HIV/AIDS	$0	$0	$1,565,000	$0	$0	$1,565,000
MOHCD	HIV Supportive Housing	Transitional Housing	Rafiki Coalition for Health and Wellness	Brandy Moore House	Transitional housing facility for persons with HIV/AIDS	$0	$0	$150,000	$0	$0	$150,000
MOHCD	Access to Housing	Homeownership Post-Purchase	Consumer Credit Counseling Service of San Francisco dba BALANCE	Homeownership Pre- and Post-Purchase	Homeownership education and counseling citywide	$36,661	$0	$0	$0	$0	$36,661
MOHCD	Eviction Prevention and Housing Stabilization	Tenant Counseling and Education	Housing Rights Committee of San Francisco, Inc.	Tenant Outreach Education and Counseling and Anti-Displacement Coalition	Tenant counseling and education citywide	$598,569	$0	$0	$0	$0	$598,569
MOHCD	HIV Supportive Housing	San Mateo HOPWA Program	San Mateo: San Mateo County STD/HIV Program	San Mateo HOPWA Program	Comprehensive case management and community-based services for very low-income persons with HIV/AIDS	$0	$0	$878,507	$0	$0	$878,507
MOHCD	Access to Civil Justice	Benefits Advocacy	Swords to Plowshares: Veterans Rights Organization	Securing VA Benefits for Low-Income and Homeless Veterans	Legal representation and advocacy for VA benefits, primarily for homeless and low-income veterans	$71,800	$0	$0	$0	$0	$71,800
MOHCD	Eviction Prevention and Housing Stabilization	Tenant Right to Counsel	Tenderloin Housing Clinic, Inc.	Tenant Right to Counsel	Tenant Right to Counsel partner providing full-scope legal representation for residents facing eviction	$1,097,739	$0	$0	$107,033	$0	$1,204,772
MOHCD	Access to Opportunity	Community-Based Services	Wu Yee Children's Services	Service Connection for the API Community	Service connection, primarily for API residents citywide	$104,816	$0	$0	$0	$0	$104,816
MOHCD	Access to Opportunity	Housing Place-Based Services	Young Community Developers, Inc.	100% College Prep - Alice Griffith Education Liaison Project	Academic skill building and short-term case management, primarily for Alice Griffith youth	$50,000	$0	$0	$0	$0	$50,000

City Department	Program Area	Strategy	Agency Name	Project Name	Project Description	2024-2025 CDBG Total	2024-2025 ESG Total	2024-2025 HOPWA Total	2024-2025 HOME-ARP Total	2024-2025 HOME Total	2024-2025 Total Federal Funds
MOHCD	Access to Opportunity	Housing Place-Based Services	Young Men's Christian Association of San Francisco (Bayview Branch)	Services for Hunters View and Sunnydale Housing Developments	Community engagement and service connection, primarily for residents of Hunters View and Sunnydale-Velasco	$364,955	$0	$0	$0	$0	$364,955
MOHCD	Access to Opportunity	Community-Based Services	Young Men's Christian Association of San Francisco (Chinatown Branch)	Comprehensive Service Connection and Core Skills Development	Skill building, ESL training and service connection, primarily for API residents of Chinatown	$231,469	$0	$0	$0	$0	$231,469
MOHCD	Access to Opportunity	Housing Place-Based Services	Young Men's Christian Association of San Francisco (Chinatown Branch)	Community Center for SRO Families in Chinatown	Community engagement and service connection, primarily for API families in single room occupancy hotels (SROs) in Chinatown	$66,713	$0	$0	$0	$0	$66,713
MOHCD	Access to Opportunity	Community-Based Services	Young Men's Christian Association of San Francisco (Urban Services Branch)	Service Connectors - API Citywide	Service connection, primarily for API residents citywide	$131,020	$0	$0	$0	$0	$131,020
MOHCD	Access to Opportunity	Community-Based Services	Young Men's Christian Association of San Francisco (Urban Services Branch)	Service Connectors - District 11	Service connection, primarily for residents of District 11	$131,020	$0	$0	$0	$0	$131,020
MOHCD	Access to Housing	Homeownership Pre-Purchase	Consumer Credit Counseling Service of San Francisco dba BALANCE	Homeownership Pre- and Post-Purchase	Homeownership education and counseling citywide	$140,475	$0	$0	$0	$0	$140,475
MOHCD	Capital Projects	Rehabilitation	PRC	Leland House Rehabilitation	Leland House Rehabilitation	$0	$0	$3,000,000	$0	$0	$3,000,000
MOHCD	Admin/PD	Admin/PD	Mayor's Office of Housing and Community Development	TBRA Salary and Fringe	TBRA Salary and Fringe	$0	$0	$607,124	$0	$0	$607,124
					MOHCD Total	**$22,369,890**	**$33,795**	**$13,301,528**	**$18,707,742**	**$7,761,293**	**$62,174,248**
OEWD	Economic Development	TA to Small Businesses	ASIAN, Inc.	SF Multilingual Small Business and Micro-Enterprise Technical Assistance Project	Technical assistance for multilingual small businesses and microenterprises	$38,869	$0	$0	$0	$0	$38,869
OEWD	Economic Development	Commercial Corridors	Family Connections Centers (fiscal sponsor to Portola Neighborhood Association)	Portola Neighborhood Association	Portola San Bruno Avenue commercial corridor revitalization	$100,000	$0	$0	$0	$0	$100,000
OEWD	Workforce Development	Neighborhood Access Point	Central City Hospitality House	Neighborhood Access Point	Neighborhood access point	$335,000	$0	$0	$0	$0	$335,000
OEWD	Economic Development	TA to Microenterprises	Children's Council of San Francisco	9-week Homebased Childcare Entrepreneurship Training for Spanish Speakers	Technical assistance in Spanish for home-based childcare microentrepreneurs	$55,000	$0	$0	$0	$0	$55,000
OEWD	Workforce Development	Workforce Development	Chinese for Affirmative Action	Specialized Job Center	To provide individualized culturally competent employment services to the AAPI community	$100,000	$0	$0	$0	$0	$100,000
OEWD	Workforce Development	Workforce Development	Collective Impact, DBA Mo' Magic	Young Adult Job Center	To provide individualized employment services and career/educational exploration to young adults	$100,000	$0	$0	$0	$0	$100,000
OEWD	Economic Development	Commercial Corridors	Excelsior Action Group	Excelsior Action Group	Excelsior commercial corridor revitalization	$100,000	$0	$0	$0	$0	$100,000
OEWD	Workforce Development	Workforce Development	Homebridge, Inc.	Occupational Skills Training - Health Care	Occupational skills training in health care	$200,000	$0	$0	$0	$0	$200,000
OEWD	Economic Development	TA to Microenterprises	La Cocina, Inc.	La Cocina Business Incubator	Kitchen incubator and technical assistance for food-based microentrepreneurs	$70,000	$0	$0	$0	$0	$70,000
OEWD	Economic Development	TA to Small Businesses	Lawyers' Committee for Civil Rights of the San Francisco Bay Area	Legal Services for Entrepreneurs	Legal services for entrepreneurs	$100,000	$0	$0	$0	$0	$100,000
OEWD	Economic Development	Access to Capital	Main Street Launch	Commercial Loans: San Francisco Revolving Loan Fund and Emerging Business Loan Fund	Revolving loan fund	$75,000	$0	$0	$0	$0	$75,000
OEWD	Economic Development	TA to Microenterprises	Main Street Launch	Comprehensive Business Workshops for African American Business Owners	Technical assistance for African American business owners and microentrepreneurs	$30,000	$0	$0	$0	$0	$30,000
OEWD	Economic Development	TA to Microenterprises	Mission Asset Fund	Expanding Small Business Loans and Financial Coaching	Building credit and access to capital for microentrepreneurs	$70,000	$0	$0	$0	$0	$70,000
OEWD	Economic Development	TA to Microenterprises	Mission Economic Development Agency	Business Development Program	Technical assistance in English and Spanish for microentrepreneurs	$75,000	$0	$0	$0	$0	$75,000

City Department	Program Area	Strategy	Agency Name	Project Name	Project Description	2024-2025 CDBG Total	2024-2025 ESG Total	2024-2025 HOPWA Total	2024-2025 HOME-ARP Total	2024-2025 HOME Total	2024-2025 Total Federal Funds
OEWD	Economic Development	TA to Microenterprises	Mission Economic Development Agency	Business Technical Assistance Services for LMI Latino and Immigrant Entrepreneurs on the Bernal Heights Business, Mission-Bernal, and Mission Street Corridors	Technical assistance for Latino and immigrant business owners and microentrepreneurs in the Bernal Heights commercial corridor	$50,000	$0	$0	$0	$0	$50,000
OEWD	Economic Development	Commercial Corridors	Mission Economic Development Agency	Mission Street/Outer Mission/Excelsior Commercial Corridors	Excelsior/Outer Mission commercial corridor revitalization	$35,000	$0	$0	$0	$0	$35,000
OEWD	Workforce Development	Workforce Development	Mission Language and Vocational School	Health Care Occupational Skills Training	To provide clinical health care training (Medical Assistant and Phlebotemy) to local residents.	$100,000	$0	$0	$0	$0	$100,000
OEWD	Economic Development	Commercial Corridors	North of Market/Tenderloin Community Benefit Corporation	Tenderloin Business Retention and Outreach	Tenderloin commercial corridor technical assistance	$80,000	$0	$0	$0	$0	$80,000
OEWD	Economic Development	Commercial Corridors	North of Market/Tenderloin Community Benefit Corporation	Tenderloin Merchant Association Technical Assistance	Tenderloin commercial corridor technical assistance	$20,000	$0	$0	$0	$0	$20,000
OEWD	Economic Development	Commercial Corridors	Ocean Avenue Association	Ocean Avenue Small Business Assistance Program	Ocean Avenue commercial corridor revitalization and technical assistance	$40,000	$0	$0	$0	$0	$40,000
OEWD	Admin/PD	Admin/PD	Office of Economic and Workforce Development	Workforce development program delivery pool	Workforce development program delivery pool	$90,000	$0	$0	$0	$0	$90,000
OEWD	Workforce Development	Specialized Access Point	PRC	Specialized Access Point (Disability)	Disability-focused, specialized access point	$100,000	$0	$0	$0	$0	$100,000
OEWD	Economic Development	TA to Microenterprises	Renaissance Entrepreneurship Center	Technical Assistance for Entrepreneurs provided by Renaissance SoMa	Technical assistance for microentrepreneurs	$75,000	$0	$0	$0	$0	$75,000
OEWD	Economic Development	TA to Microenterprises	Renaissance Entrepreneurship Center	Technical Assistance for Emerging and Established Entrepreneurs in Bayview Hunters Point Community	Technical assistance for Bayview small businesses	$40,000	$0	$0	$0	$0	$40,000
OEWD	Economic Development	TA to Microenterprises	Renaissance Entrepreneurship Center	Technical Assistance in English and Spanish to Women Entrepreneurs provided by Renaissance SoMa	Technical assistance in English and Spanish to women entrepreneurs	$40,000	$0	$0	$0	$0	$40,000
OEWD	Economic Development	Commercial Corridors	Renaissance Entrepreneurship Center	Technical Assistance to Bayview Third Street and Lower Fillmore Corridor Businesses	Lower Fillmore commercial corridor technical assistance	$40,000	$0	$0	$0	$0	$40,000
OEWD	Economic Development	TA to Microenterprises	San Francisco Lesbian Gay Bisexual Transgender Community Center	Small Business Services	Technical assistance, credit building microloans, workshops and mentorship	$70,000	$0	$0	$0	$0	$70,000
OEWD	Economic Development	TA to Small Businesses	San Francisco Small Business Development Center	Small Business Development Center	Technical assistance to microenterprises	$200,000	$0	$0	$0	$0	$200,000
OEWD	Economic Development	TA to Small Businesses	Self-Help for the Elderly	Neighborhood Commercial Revitalization	Small business revitalization	$15,000	$0	$0	$0	$0	$15,000
OEWD	Economic Development	TA to Small Businesses	SFMade, Inc.	Manufacturing Incubation and Accelerator Program	Technical assistance for local manufacturers	$65,000	$0	$0	$0	$0	$65,000
OEWD	Economic Development	TA to Small Businesses	Southeast Asian Community Center	apiBIS - Technical Assistance for Small Businesses	Technical assistance in English and Chinese for small businesses citywide	$75,000	$0	$0	$0	$0	$75,000
OEWD	Economic Development	TA to Small Businesses	Southeast Asian Community Center	apiBIS - Small Business Technical Assistance for Sunset, Tenderloin, Central Market, SoMa, and Vis Valley Corridor Merchants	Technical assistance for small businesses in Visitacion Valley	$55,000	$0	$0	$0	$0	$55,000
OEWD	Economic Development	TA to Microenterprises	Wu Yee Children's Services	Family Child Care Small Business Development Program	Technical assistance for child care businesses	$100,000	$0	$0	$0	$0	$100,000
OEWD	Workforce Development	Workforce Development	Young Community Developers	Neighborhood Access Point - IPO	Neighborhood access point - IPO	$430,029	$0	$0	$0	$0	$430,029
OEWD	Workforce Development	Workforce Development	Young Men's Christian Association of San Francisco (Bayview Branch)	Young Adult Job Center	To provide individualized employment services and career/educational exploration to young adults	$100,000	$0	$0	$0	$0	$100,000
					OEWD Total	**$3,268,898**	**$0**	**$0**	**$0**	**$0**	**$3,268,898**

City Department	Program Area	Strategy	Agency Name	Project Name	Project Description	2024-2025 CDBG Total	2024-2025 ESG Total	2024-2025 HOPWA Total	2024-2025 HOME-ARP Total	2024-2025 HOME Total	2024-2025 Total Federal Funds
					Grant Total	$25,638,788	$1,802,414	$13,301,528	$18,707,742	$7,761,293	$67,211,765

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are driven by the needs as determined by needs assessments, focus groups, resident surveys, input from community-based organizations, and analyses of existing investments by the City. MOHCD consults with the executive leadership of other City departments to coordinate funding and programmatic strategies to ensure maximum leverage. Given MOHCD's limited resources, priorities are given to those areas which maximize MOHCD's expertise in affordable housing and advancing economic opportunities.

Many of our residents are disenfranchised based on their limited income, disability status, cultural or language barriers, or other characteristics that make it difficult for them to adequately access services. Through a comprehensive needs assessment process, San Francisco has identified a number of cross-cutting community needs and concerns that span neighborhoods and constituencies. These include:

- Among the concerns identified during community engagement, San Francisco stakeholders are most frequently concerned about displacement, increasing housing prices, the overall cleanliness and safety of their neighborhoods, and transit accessibility.
- Participants in MOHCD's community engagement identified that services to support self-sufficiency and stability are as important as the need for housing itself.
- Many stakeholders expressed a prominent need for culturally inclusive and culturally-specific services.
- Participants expressed a need for greater awareness of, navigation of, and access to available services, including both housing and other supportive services.
- Stakeholders expressed a desire for more inclusive and relaxed standards around affordable housing eligibility.
- Many community members voiced the need for more opportunities to provide input on the City's housing eligibility policies as well as participate in the development of affordable housing programs.
- Stakeholders asked for more streamlined services, improved inter-agency collaboration, and stronger cross-agency communication to support the delivery of both housing and supportive services.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be directed in HUD-designated Neighborhood Revitalization Strategy Areas (NRSAs); HUD-defined areas of low- and moderate-income concentration and areas of minority concentration; and City designated Invest in Neighborhoods Commercial Districts, Community Benefit Districts, Opportunity Neighborhoods, and Cultural Districts. HUD funds will be primarily directed in NRSAs and in areas of low- and moderate-income and minority concentration. See Map 1 for these geographic areas.

Neighborhood Revitalization Strategy Areas (NRSAs)
In 1993–94 San Francisco applied to HUD for consideration of six neighborhoods as federally designated Enterprise Communities. In order to be considered, all six neighborhoods developed ten-year strategic plans for community development. Of the six neighborhoods considered for recognition as Enterprise Communities, four were selected: Bayview Hunters Point; Visitacion Valley; South of Market and the Mission. The two neighborhoods not selected include Chinatown and the Tenderloin. The ten-year plans developed for the Enterprise Community application was sufficient for HUD to designate all six neighborhoods as Neighborhood Revitalization Strategy Areas (NRSAs) in 1996.

MOHCD has made investments in each of these areas that correspond to the key principles of the original Enterprise Community Program, including 1) economic opportunity; 2) sustainable community development; 3) community-based partnerships; and 4) strategic visions for change. The strategic plans for these neighborhoods provide substantive detail regarding community priorities such as economic development and job training; safe and affordable housing; public safety; neighborhood beautification; education; childcare and public service support.

HUD has approved the City's request for renewal of all six of the current NRSA designations in San Francisco's 2020-2024 Consolidated Plan.

Areas of Low- and Moderate-Income Concentration
HUD calculates low- and moderate-income concentration by census block groups. See Map 1 for what HUD considers as areas of low- and moderate-income concentration in San Francisco.

Areas of Minority Concentration
Although racial and ethnic groups are distributed throughout the City, certain neighborhoods have higher than average concentrations of minority households. HUD requires recipients of its funding to identify areas of minority concentration in the aggregate as well as by specific racial/ethnic group.

San Francisco has defined an area of aggregate minority concentration as any census tract with a minority population that is 20 percentage points greater than that of the City's total minority percentage. According to the 2017 ACS 5-Year Estimates, 59.16% of the City's population is identified as being composed of minorities, and therefore any census tract in which 79.16% of the population is classified as minority would qualify as an Area of Minority Concentration. See Map 1.

Community Economic Development
Community Economic Development (CED), formerly known as Invest in Neighborhoods (IIN), is a division within OEWD that implements programs focused on neighborhood commercial district planning, management, safety, and vibrancy. The strategies deployed are intended to advance opportunities for all. The division implements programs and services with the support of community partners to increase the quality of life and economic opportunities within neighborhoods and commercial corridors. CED seeks to advance economic opportunities in the City's neighborhoods using strategies centered on diversity, equity, and inclusion to ensure increased quality of life and prosperity for all residents.

The division's guiding objectives are to build community capacity, fortify neighborhoods and their economies, improve physical conditions, and strengthen small businesses. Some of the services offered support small business assistance, safety and cleanliness, physical improvements to buildings or spaces, positive activation of public spaces, and engagement of residents along targeted corridors throughout the city. CED programs and services are intended to maximize impact within five strategic areas: small businesses, storefronts and buildings, commercial corridors, public spaces, and neighborhoods. A comprehensive approach to stabilization of neighborhoods and commercial districts is best aligned with our neighborhood strategic area of impact.

Services provided under the impact area for neighborhoods are streamlined under three programs: Community Benefit Districts, Opportunity Neighborhoods, and Cultural Districts.

Community Benefit Districts
The Community Benefit District (CBD) Program provides technical assistance for management plan and engineer's report development, district establishment, and operational support to improve the overall quality of life in targeted commercial districts and mixed-use neighborhoods through partnerships between the City and local communities.

OEWD oversees 18 local community benefit districts in the City. Each CBD is managed by a non-profit agency. Community Benefit Districts are required to complete an annual report that outlines the year's achievements, with supporting financial documentation including income, expense, asset, liabilities, new assets, and carry over which are reviewed by OEWD and heard by the San Francisco Board of Supervisors' Government Audit and Oversight Committee. OEWD's annual report shares the Department's accomplishments and financials from that fiscal year.

Some CBDs tailor services specific to the neighborhood's needs. For example, the Tenderloin CBD manages the Safe Passage Program, which is a coalition of Corner Captains who are trained to respond to different emergencies in the neighborhood and maintain a daily positive presence for children and youth walking on the sidewalks. The Lower Polk CBD hosts a Tenant-Landlord Clinic designed to help prevent homelessness by keeping people housed in their current homes.

Opportunity Neighborhoods
The Opportunity Neighborhood's program targets neighborhoods that have experienced historic divestment and have an economic development strategy that promotes diversity, equity and inclusion. These neighborhoods have an assigned project manager that works closely with community stakeholders and other city departments to strategically disburse investments including funds and services and support an economic development strategy.

The opportunity neighborhoods include:

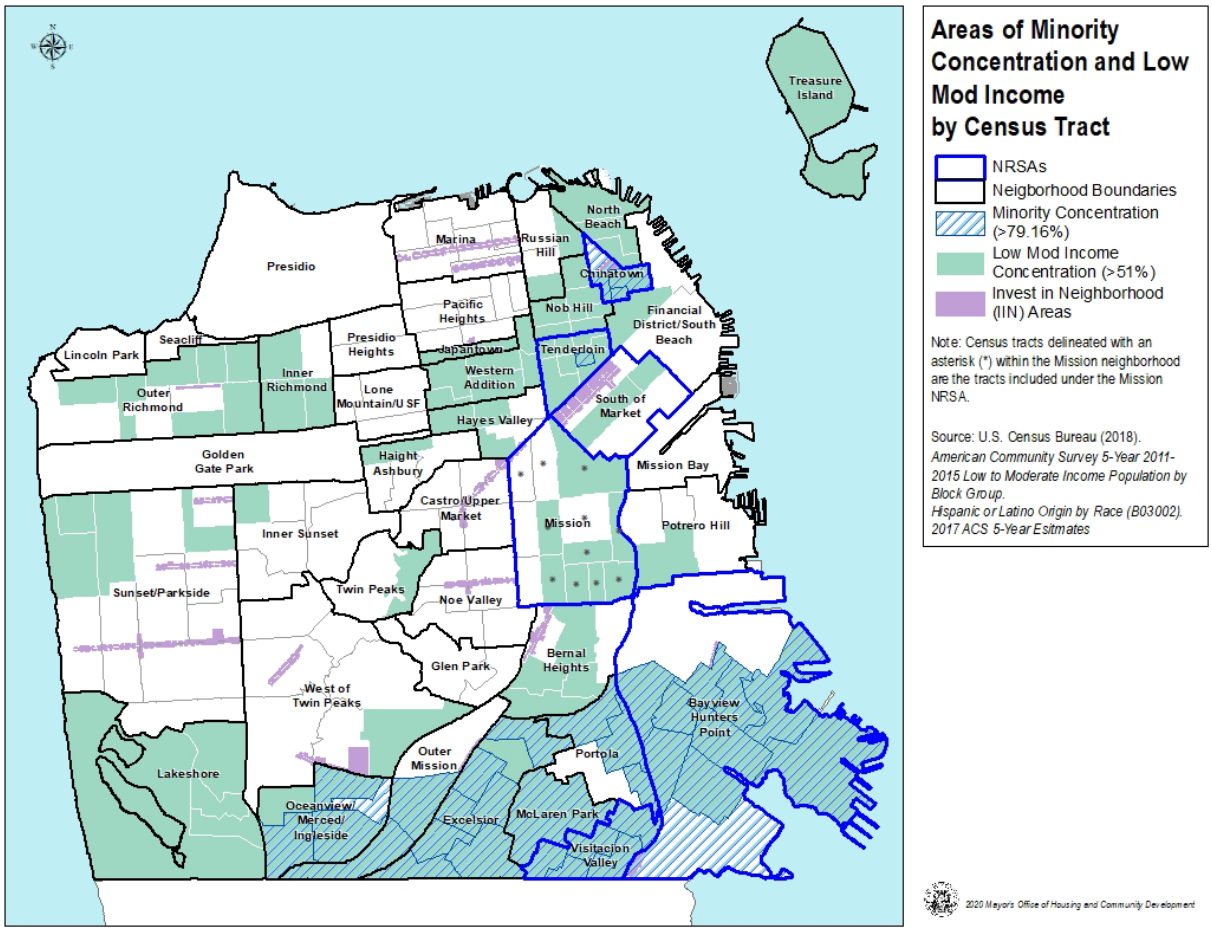
- Bayview
- Central Market/Tenderloin
- Chinatown
- Excelsior
- Lower Fillmore
- Mission (24th and Mission Streets)

Cultural Districts

OEWD is a key partner to MOHCD in the implementation of the Cultural District program whose focus is on advancing equitable and shared prosperity for San Franciscans by growing sustainable jobs, supporting businesses of all sizes, creating great places to live and work, and helping everyone achieve economic self-sufficiency. Staff supports and leverages economic resources to ensure that there is alignment and a comprehensive approach to each district's economic development strategies. In addition, our division coordinates with our neighborhood project managers where the districts overlap with our programs.

Customized economic interventions for each neighborhood are selected from a broad-ranging suite of tools aimed at supporting small businesses and their surrounding commercial districts. OEWD utilizes CDBG along with General Fund dollars to provide these programs and services, and leverages them with resources and efforts from other City agencies and often private partners.

Map 1 – NRSAs, Areas of Low- and Moderate-Income Concentration, Areas of Minority Concentration and Invest In Neighborhoods Commercial Districts



Geographic Distribution

Table 5 – Geographic Distribution

Target Area	Percentage of Funds
Tenderloin	10
Chinatown	10
South of Market	10
Mission	10
Bayview Hunters Point	10
Visitacion Valley	10

Rationale for the priorities for allocating investments geographically

See discussion above.

Discussion

See discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

The jurisdiction must specify one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Introduction

A projection of 3,143 individuals and households will receive rental assistance in 2024–2025 through the City's Local Operating Subsidy Program. MOHCD intends to provide tenant-based rental assistance to a projected 966 individuals and households through grants provided to community-based organizations offering tenant counseling and eviction prevention services.

Approximately 1,043 new units will be produced. Additionally, the acquisition and/or rehabilitation of approximately 139 existing housing units for preservation as affordable housing through MOHCD's Small Sites Program or Existing Nonprofit Housing Notice of Funding Availability.

Table 8 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	3,143
Non-Homeless	2,134
Special-Needs	14
Total	5,291

Table 9 – One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4,109
The Production of New Units	1,043
Rehab of Existing Units	139
Acquisition of Existing Units	0
Total	5,291

Discussion

See discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

MOHCD will continue to work closely with the SFHA to support the disposition and conversion of all remaining public housing in San Francisco either through rehabilitation or new construction. San Francisco has utilized the RAD program and the Section 18 Disposition program to repair, preserve and reposition these important resources. The City's HOPE SF program rebuilds and revitalizes four large public housing communities.

Actions planned during the next year to address the needs of public housing

Currently the only public housing left in SF Housing Authority's portfolio are 193 units at Plaza East (a HOPE VI project for which revitalization planning is underway) and limited public units at North Beach Plaza. The COVID 19 crisis delayed by 18 months the conversion of the final public housing units at Sunnydale and Potrero to the Housing Choice Voucher (HCV) program. The completion of this project at the end of 2022 facilitated the preservation, rehabilitation and rebuilding of these valuable units. Also in 2023, rehabilitation was completed on 70 scattered site public housing units that converted to HCV.

In 2023, construction of four buildings -- all of them including public housing replacement and new tax credit affordable units -- was underway at three HOPE SF sites:

- 157 units -- Potrero HOPE SF
- 118 units -- Hunters View
- 170 units -- Sunnydale (two buildings).

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Because public housing was in large part phased out by late 2022, and the public housing staff are either being phased out or transferred to other SFHA divisions, there are little to no opportunities for resident placement in management jobs. However, in the new HOPE SF developments, MOHCD and OEWD track the new owners' adherence with workforce requirements including construction placement and other employment opportunities for residents. SFHA continues to administer its homeownership program for HCV households, which allows households to accrue funds toward a down payment using the HCV subsidy funds. In partnership with MOHCD's Homeownership programs, HOPE SF and HCV holders will have priority for down payment assistance creating a continuum of housing options from public to below market rate and market rate housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

In the fall of 2018, SFHA was discovered to have a shortfall of up to $30 million in the HCV program. HUD determined in March 2019 that SFHA was in substantial default of its obligations under the housing voucher and public housing programs. According to HUD's March 2019 default notice, HUD had the authority to place the Housing Authority in receivership, taking possession of all or part of the Housing

Authority. Instead, SFHA remedied the default through contracting out its HCV and public housing property management programs, and the City has assumed oversight of the SFHA's essential functions. SFHA has also implemented new controls to track projected monthly housing assistance payment expenses and average monthly budget authority at any time.

On October 1, 2020, as a result of these positive developments, the U.S. Department of Housing and Urban Development (HUD) notified the Authority that it had cured its default.

Discussion

MOHCD's work with SFHA to address SFHA's dilapidated housing stock either through the Section 18, RAD or HOPE SF programs will preserve or rebuild some of the most important housing for San Francisco's poorest residents. More importantly resident engagement under both programs will provide the public housing residents input on the rehabilitation or reconstruction and keep them informed of other important changes in their housing management.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

In April 2023, the City and County of San Francisco, published Home by the Bay, a city-wide strategic plan that sets bold goals to address homelessness in San Francisco. Home by the Bay reflects stakeholder input, including more than 60 provider organizations and over 300 people currently experiencing homelessness in San Francisco. It reflects cross-departmental planning and is based on system modeling, projecting the impacts of investments and policy decisions in order to set new system-wide performance goals for the homelessness response system.

Home by the Bay introduces five main goals for 2023 – 2028:

- Reducing the number of people who are unsheltered by 50% and the total number of people experiencing homelessness by 15%
- Reducing racial inequities and other disparities
- Actively supporting at least 30,000 people to move from homelessness into permanent housing
- Ensuring that at least 85% of people who exit homelessness do not experience it again
- Providing prevention services to at least 18,000 people at risk of homelessness

To achieve these goals, the system must expand and change. Activities in Home by the Bay focus on increasing both the quality and quantity of service provision. Expansion targets add the following:

- Prevention services for 4,300 households
- 1,075 new shelter beds
- 3,250 new units of permanent supportive housing

San Francisco's Fiscal Year budget for FY23-24 includes funding for:

- Prevention services for 1,650 additional households
- 594 new shelter beds
- 235 new housing slots

A key first-year Home by the Bay deliverable is a Performance Measurement Plan, providing metrics to support City leadership in monitoring additional aspects of homeless response system change.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Street outreach is a core component of San Francisco's Homeless Response System (HRS), engaging the City's unsheltered population Outreach workers assess people's needs and goals and connect people to crisis interventions, shelter, health and behavioral health care, permanent housing, and other services and opportunities both inside and outside the homelessness response system. In San Francisco, Coordinated Entry replaces single program waitlists and entry procedures that encourage people to get on as many lists as possible and then wait for assistance. Instead, a person experiencing homelessness

or at risk of homelessness may go to a centralized Access Point, such as a Resource Center or be approached by an outreach worker in order to receive a housing assessment through Coordinated Entry.

San Francisco's street outreach model has five key service lines: outreach, case management, street crisis response, healthy street operations center, and library services for people experiencing homelessness.

Outreach: The San Francisco Homeless Outreach Team (SFHOT) was formed in May 2004 Twenty years later, SFHOT continues to evolve to meet the needs of the unsheltered homeless population. SFHOT provides outreach, using a district team model, to those experiencing street and vehicular homelessness throughout the City. Outreach workers establish relationships with clients, visiting them repeatedly, and trying to engage them in services. The teams also perform targeted outreach and housing assessments in response to requests from many city departments, the community and clients themselves.

Case Management: SF HOT also provides case management to chronically homeless individuals referred by SFHOT/HSH/DPH outreach staff. These individuals tend to have high Coordinated Entry scores, meaning they are less able to access housing independently. 71% of clients who exited case management in 2022-23 moved into permanent housing. SFHOT works collaboratively in small teams first to engage and stabilize individuals experiencing chronic homelessness and help them gain care for chronic conditions and to find temporary shelter or permanent housing.

Street Crisis Response Team
SF HOT staff are embedded in ambulances alongside paramedics as the Street Crisis Response Team. This team responds to non-violent crisis calls from 311, Care Coordinators, Police, Fire, and emergency facilities (hospitals, San Francisco Sobering Center, Psych Emergency Services, and Dore Psych Urgent Care). Once the referred individual is found, the team assesses the client, performs wellness checks and attempts to link the client to appropriate services. When possible, the team provides a warm handoff and transport.

Healthy Street Operations Center: HSH is an active member of The Healthy Street Operations Center (HSOC), which was developed in 2018 to better coordinate the many city agencies involved in addressing homeless encampments. This multi-disciplinary team addresses issues of street safety and cleanliness, and HSH / SF HOT Encampment Resolution Team offers shelter and services to encamped individuals. HSOC is structured as a unified command with representatives across City departments including the Departments of Homelessness and Supportive Housing, Emergency Management, Public Works, Public Heath, Police Department and Municipal Transportation Authority.

San Francisco Public Library*:* This HSH service line includes a Psychiatric Social Worker situated at the Civic Center Main Branch Library who conducts outreach and offers referrals to library patrons who are experiencing homeless, marginally housed, and/or are mentally ill. The goal is also to educate library staff on how to best serve this clientele. The social worker supervises a team of staff with lived experience to work with homeless patrons.

Goals: In terms of one-year goals, the City and County's State HHAP-4 grant includes a goal of reducing the number of people experiencing unsheltered homelessness from 4,397 in the 2022 PIT count to at least 4,177 people in FY 24-25. Home by the Bay, San Francisco's citywide strategic plan to address homelessness, projects a 50% reduction in unsheltered homelessness by FY27-28.

Addressing the emergency shelter and transitional housing needs of homeless persons

In San Francisco, shelter programs give people experiencing homelessness a temporary place to stay while accessing services and looking for permanent housing opportunities. These programs fall under the HUD definition of emergency shelter and include diverse program types including congregate shelter, non-congregate shelter, navigation centers, cabins, and seasonal shelters. The city also provides a variety of transitional housing and crisis intervention programs.

As of February 2024, San Francisco's Shelter system had a capacity of 3,485 beds, which represents approximately a 21% increase in shelter capacity from the year prior. Each year, HSH continues to expand its Shelter portfolio and expects to do so in the years ahead. Home by the Bay, San Francisco's citywide strategic plan to address homelessness, aims to achieve a 50% reduction in unsheltered homelessness by FY27-28. This includes adding 1,075 new shelter beds, 594 of which were funded in San Francisco's FY23-24 budget. In the year ahead, HSH expects to add two new low-barrier shelter programs to its shelter portfolio: Mission Cabins and the Jerrold Commons. Mission Cabins will have 60 tiny homes serving up to 68 guests and Jerrold Commons will have 60 tiny homes and 20 safe parking spaces serving up to 95 guests. Collectively these two sites will serve an additional 163 guests on any given night.

Although permanent housing is the primary goal for people experiencing homelessness, temporary shelter and transitional housing are essential to reduce unsheltered homelessness. Traditionally, in San Francisco, Navigation Centers operated as a low-barrier form of shelter with flexible hours, mealtimes, and services geared toward navigating people to housing. Navigation Center rules were minimal and guests could enter with partners, pets, and property. During the COVID pandemic, HSH adopted these low-barrier practices across the entire shelter system. Today, all San Francisco funded shelters and navigation centers offer low-barrier accommodations and provide housing-focused case management services with a 1:25 case manager to guest ratio. The goal is to support Housing Referral Status shelter guests rapidly stabilize and transition to permanent supportive housing. Home by the Bay, HSH Strategic Plan to address homelessness, includes activities to further improve the quality, safety, and accessibility of shelter and transitional housing. The plan continues HSH's focus on case management, housing, benefits outreach, and treatment services. It acknowledges the diverse needs of people experiencing homelessness in San Francisco, including safe havens, respite care beds, and places for senior citizens.

The City supports individuals experiencing homelessness in accessing permanent housing as quickly as possible, without requiring "housing readiness" or participation in services or transitional programs as a prerequisite. This strategy is effective with most people, including those who are chronically homeless. However for some, access to treatment (either treatment in a clinical sense or mental health and/or substance abuse services) in a transitional housing setting provides an important steppingstone to permanent housing. Sub-populations that benefit from treatment housing include people suffering from serious mental illness, people with chronic substance abuse problems, recently discharged offenders, and people suffering from trauma (domestic violence, former sex workers, veterans). For these populations, treatment housing provides a supportive environment that facilitates the stability necessary for future housing retention and provides treatment in a setting that offers immediate support against relapse and other potential setbacks. For youth, including those emancipated from foster care, transitional support can provide short-term stability for those who do not require life-long housing assistance. To be effective, treatment housing must offer culturally competent programs designed to meet the needs of the specific population served.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In San Francisco, housing is the driving force to end homelessness. As of February 2024, San Francisco's dedicated housing stock for formerly homeless persons included 13,236 total housing units with 16,685 total beds. Housing for the homeless population takes several keys forms in San Francisco: Site-based Permanent Supportive Housing (69%), Scattered-site Permanent Supportive Housing (16%), rapid rehousing (13%), and housing ladder (3%). Each intervention type plays a unique role in supporting people in ending their experiencing of homelessness through affordable housing with a range of supportive services, including dedicated case management and housing retention assistance. A subset of this housing stock is dedicated to specialized populations including 2,109 units for chronically homeless persons, 1,050 units for veterans, and 826 units for young adults.

Planning ahead, San Francisco has developed several ambitious goals for expanding its housing supply for homeless persons, improving retention services in existing housing, and reducing the period of time between homelessness and connection to housing. Home by the Bay, San Francisco's new citywide strategic plan to address homelessness, includes a goal of actively supporting at least 30,000 people to move from homelessness into permanent housing by FY27-28. This includes creating 3,250 new units of permanent supportive housing, of which 235 new housing slots were funded in the FY23-24 budget. Home by the Bay further anticipates that at least 85% of people who exit homelessness do not experience it again. This will be achieved through a variety of activities that address the quality of available housing options, including enhanced case management and physical and behavioral health support. The plan also envisions new models for complex care needs.

San Francisco has developed several key strategies in the areas of Coordinated Entry and Housing Placement to improve the assessment and referral process into housing and shorten the time between homelessness and connection to a housing unit.

Coordinated Entry: In early 2022, HSH began improving San Francisco's Coordinated Entry System with the goal of implementing more equitable processes and increasing access to housing and services for people who have been historically marginalized and most disparately impacted by homelessness in San Francisco.

- Phase 1: Coordinated Entry Evaluation: HSH engaged in a third-party evaluation that gathered broad community input and data on the current system. HSH released the findings in the July 2022 Coordinated Entry Evaluation Report and held public town halls to receive feedback on the findings and ways to redesign CE.
- Phase 2: Redesigning Coordinated Entry: In early September 2022, the Local Homeless Coordinating Board (LHCB) and HSH announced a new and diverse multi-stakeholder workgroup to develop recommendations for redesigning key parts of CE. This workgroup, referred to as the CE Redesign Workgroup, prioritized the inclusion of people who represent groups most disparately impacted by homelessness in San Francisco. The final recommendations were

approved by the LHCB on April 3, 2023.

- Phase 3: Implementation: In August 2023, the CE Implementation Committee was established to help inform operationalizing the CE Recommendations in partnership with HSH and the LHCB.

Housing Placement: HSH has made key changes to the workflow for supporting Housing Referral Status guests rapid move from assessment to lease up. Success in this area has led to faster processing times and reduced vacancies across the housing system. Key changes have included:

- Monthly referral-review meeting: HSH began holding a monthly meeting with each housing provider and the housing navigator assigned to their properties. HSH has a structured agenda that zeros in on any barriers to placement in the spirit of shared accountability.
- Document readiness: HSH is working with shelter case managers to ensure that all shelter guests have the baseline documentation required for housing placement before they have a referral in place.
- Clinical review: HSH has partnered with the San Francisco Department of Public Health to create a clinical review panel consisting of medical and behavioral health experts, as well as a process for referring clients for review. This enables us to ensure that clients receive medically appropriate referrals.

In addition to HSH's main housing supply for this population, many people experiencing homelessness, particularly those suffering from a disabling condition, are connected with one or more of the City's systems of care. These include hospitals, mental health programs, detoxification and treatment programs, foster care, and the criminal justice system. These institutions have an important role in identifying people who need extra assistance to maintain stable housing. The citywide activities in Home by the Bay integrate these systems of care, so that individuals transitioning between systems can be adequately supported to find and maintain stable housing. A key example of this would be "respite" beds with appropriate medical care enable individuals experiencing homelessness to recuperate post-hospitalization. Coupled with other supportive services, they also can provide a link to other community services and housing opportunities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Home by the Bay, San Francisco's citywide strategic plan to address homelessness, endorses Prevention as a Core Component of the Homeless Response System (HRS). Prevention stops people from entering the HRS and redirects people who can resolve their housing instability without the need for ongoing support. It offers a range of one-time assistance, including assistance with unpaid rent and move-in costs, eviction prevention, and referrals to other housing stability resources such as workforce development and legal services.

Home by the Bay expands prevention services to reach 4,300 additional households, including 1,650 households funded in the FY23-24.

Effective homelessness prevention requires early identification and assistance to help people avoid losing their housing in the first place. Public agencies, including social service agencies, health clinics, schools, the foster care system and city government offices, have an important role to play in this effort as they are often in contact with these households and can provide key information and referrals. San Francisco has a long history of public support for tenant's rights and eviction prevention services, which has led to model tenant protections and social support for tenants who are often at risk of eviction and displacement.

Strategies to facilitate the early identification and assistance needed to prevent homelessness include 1) expansion of resources available for rental assistance and for key services that address threats to housing stability; 2) facilitating access to eviction prevention services through education and outreach, expanded legal services, and the establishment of specialized eviction prevention programs; and 3) development of standard "just-cause" eviction policies for City-funded programs.

To address the myriad challenges of homelessness, homeless response services and prevention programs are grant-based and align CDBG, ESG, and Housing Trust Fund funding to support homelessness prevention and eviction prevention programs, operating support for emergency and transitional shelters, direct services for individuals and families experiencing homelessness, and supportive housing. This program coordinates closely with other City Departments, in particular the Human Services Agency and Department of Public Health, to align its strategies. Additionally, the Our City, Our Home Fund dedicates up to 15% of its resources to homelessness prevention activities.

Through this program, HSH administers the ESG program as authorized under the McKinney-Vento Homeless Assistance Act. ESG grants support essential services related to emergency shelter or street outreach; ongoing operations of emergency shelters; and homeless prevention services for individuals at imminent risk of homelessness.

MOHCD utilizes the Housing Trust Fund for tenant-based rental assistance for individuals and families. Finally, it utilizes CDBG funds to support programs preventing homelessness and providing direct services. These homelessness prevention programs focus primarily on eviction prevention, including tenant rights trainings, legal representation at eviction hearings, and rental vouchers and assistance with first and last month's rent. Direct service programs support case management and related services to individuals and families in shelters and on the streets, focusing on those services which maximize housing stability for individuals and families served.

Ongoing housing stability also depends upon access to a stable and sufficient income stream. However, individuals experiencing homelessness and housing instability many times have education deficits, limited job skills and/or gaps in their work history that make it difficult to obtain living wage employment. For these reasons, access to education, job training and employment services are vitally important. Improving the capacity of these programs is a future area of focus highlighted in Home by the Bay.

Discussion

See above.

AP-70 HOPWA Goals– 91.220 (l)(3)

Table 10 – HOPWA Goals

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	93
Tenant-based rental assistance	170
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	232
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	28
Total	523

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of San Francisco's housing agencies work diligently to ensure that barriers to affordable housing are addressed. MOHCD submitted its Analysis of Impediments to Fair Housing (AI) to HUD to guide this work in the coming years. Numerous programs and policies implemented by the City of San Francisco aim to uphold fair housing rights. Below is a description of programs, policies, and directions the City will pursue to reduce barriers to housing access and barriers to affordable housing production.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Addressing Barriers to Housing Access

Improve access to knowledge about rental housing

When certain groups have unequal access to information about their housing options, it can become a fair housing issue. MOHCD requires all affordable housing developers to adhere to strict affirmative marketing strategies to ensure that information about available units reaches the general public. The City and County of San Francisco requires its grantees to advertise the availability of housing units and services to individuals and families from all race/ethnic and economic backgrounds. MOHCD requires its partners to advertise in all forms of local media including community newspaper, radio and TV (when necessary). MOHCD will also post information on the availability of housing and services on its website. In site visits with the grantees, MOHCD monitors the grantee's marketing efforts and discusses the organization's method for reaching clients.

To further inform the public about affordable housing opportunities, MOHCD explains local policies and programs that address affordable housing through our website and Annual Housing Report. Together, the MOHCD website and Annual Housing Report serve to orient the public on basic issues such as the difference between public housing and other affordable housing.

Additionally, MOHCD publishes unit availability on its website and provides weekly email alerts to a list of service providers and community members. Email alerts list newly posted rental units in the Below Market Rate (BMR) rental and homeownership programs.

Finally, MOHCD funds community-based organizations to provide counseling for renters who are at risk of eviction, have recently been evicted, or are urgently in need of housing. Among low-income people, individuals with barriers to housing, such as those with disabilities or limited English fluency, are prioritized. Housing counselors help clients navigate public housing, affordable housing, and market rate housing (when appropriate) by guiding them to rental opportunities and assisting with the application process. Counseling agencies also support seniors, younger adults with disabilities, and other clients with specific needs in finding service-enriched housing.

Improve access to knowledge about homeownership opportunities

MOHCD supports community-based organizations in providing education and financial training programs that assist first time homebuyers to navigate the home purchase and financing opportunities available to them. Homebuyer education is a crucial component of all of the first-time homebuyer programs in the City. Several HUD approved non-profit counseling agencies are supported by the City to provide culturally sensitive homebuyer workshops and counseling in several languages for free throughout the City. All City supported agencies utilize the standard Neighborworks America approved curriculum for homebuyer education, and make up HomeownershipSF, a collaborative membership organization that is a Neighborworks affiliate. The homebuyer curriculum requires 6-8 hours of in-class education, and individual one-on-one counseling is encouraged before a certificate is issued. In addition to the ongoing workshops and counseling, the City-supported counseling agencies organize a yearly homeownership fair in the fall. The fair brings together counselors, lenders, and agencies dedicated to providing opportunities for low-income first-time homebuyers. The homeownership fair is attended by an average of 3,000 people every year and targeted outreach is done to draw from the diverse San Francisco communities. The fair has workshops, in several languages, on credit income, first-time homebuyers.

Eliminate discriminatory practices

MOHCD requires MOHCD-funded affordable housing developers and management companies to comply with fair housing law and does not allow for discrimination against any protected class. MOHCD's loan documents include the following clause "Borrower agrees not to discriminate against or permit discrimination against any person or group of persons because of race, color, creed, national origin, ancestry, age, sex, sexual orientation, disability, gender identity, height, weight, source of income or acquired immune deficiency syndrome (AIDS) or AIDS related condition (ARC) in the operation and use of the Project except to the extent permitted by law or required by any other funding source for the Project. Borrower agrees not to discriminate against or permit discrimination against Tenants using Section 8 certificates or vouchers or assistance through other rental subsidy programs"

In addition to working actively with MOHCD-funded affordable housing management to ensure compliance with fair housing requirements, MOHCD also funds community-based organizations to provide counseling on Fair Housing law to ensure renters across the City know their rights regarding discrimination issues, reasonable accommodation requests, and other fair housing issues.

Addressing Barriers to Housing Production[1]

Identify Sites Appropriate for Housing Development

San Francisco is relatively dense and has limited opportunities for infill development. It is critical to identify and make available, through appropriate zoning, adequate sites to meet the City's housing needs—especially affordable housing. The San Francisco Planning Department has successfully

[1] The following section on Addressing Barriers to Housing Production is cited from the June 2010 Draft Housing Element. The role of the Housing Element is to provide policy background for housing programs and decisions and broad directions towards meeting the City's housing goals. However, parameters specified in the Zoning Map and Planning Code can only be changed through a community process and related legislative process. Thus, not all strategies identified in the Housing Element are certain to be implemented. The Mayor's Office of Housing and Community Development will explore recommendations of the Housing Element as they pertain to findings from the 2011 Analysis of Impediments to Fair Housing (this report is currently in progress).

developed neighborhood specific housing plans to accommodate the majority of new housing needs anticipated.

In an effort to identify *specific sites* for housing, as well as areas that can be zoned for housing development, all City agencies subject to the Surplus Property Ordinance annually report their surplus properties and those properties are evaluated with regard to their potential for affordable housing development. To the extent that land is not suitable for housing development, the City sells surplus property and uses the proceeds for affordable housing development.

In order to reduce the land required for non-housing functions, such as parking, the Planning Department will consider requiring parking lifts to be supplied in all new housing developments seeking approval for parking at a ratio of 1:1 or above. Also, through area plans, especially in transit-rich neighborhoods, parking may be allowed at a ratio of less than 1:1 in order to encourage the use of public transit and maximize a site's use for housing.

Encourage "Affordability by Design": Small Units & Rental Units

Using less expensive building materials and building less expensive construction types (e.g. wood frame midrise rather that steel frame high-rise) and creating smaller units can reduce development costs per/unit. High development costs are a major barrier to affordable housing development. The City encourages this type of affordability by design.

Secondary Units

Secondary units (in-law or granny units) are smaller dwellings within a structure that contains a much larger unit, using a space that is surplus to the primary dwelling. Secondary units represent a simple and cost-effective method of expanding the housing supply. Such units can be developed to meet the needs of seniors, people with disabilities, and others who, because of modest incomes or lifestyles, prefer or need small units at relatively low rents. Within community planning processes, the City may explore where secondary units can occur without adversely affecting the neighborhood.

Smaller Units

Density standards in San Francisco have traditionally encouraged larger units by setting the number of dwelling units in proportion to the size of the building lot. However, in some areas, the City may consider using the building envelope to regulate the maximum residential square footage. This will encourage smaller units in neighborhoods where building types are well suited for increased density.

Moreover, the Planning Department allows a density bonus of twice the number of dwelling units when the housing is specifically designed for and occupied by senior citizens, physically or mentally disabled persons.

Rental Units

In recent years the production of new housing has yielded primarily ownership units, but low-income and middle-income residents are usually renters. The City encourages the continued development of rental housing, including market-rate rentals that can address moderate- and middle-income needs. Recent community planning efforts have explored incentives such as fee waivers and reductions in inclusionary housing requirements in return for the development of deed-restricted, long-term rental housing. The Planning Department will monitor the construction of middle-income housing under new

provisions included within the inclusionary requirements of the Eastern Neighborhoods Area Plans and consider expanding those provisions Citywide if they are successful.

Identify and Implement Creative Financing Strategies

Due to the high cost of housing subsidies required to provide a unit to low and very low-income households (subsidy of $170,000-$200,000 required per unit), financing is amongst the most challenging barriers to affordable housing production. In addition, several Federal and State programs that historically have supported affordable housing development are at risk. The current recession has impacted government coffers as well as financial institutions, reducing the capital available for development. For example, the Federal Low Income Housing Tax Credit program (LIHTC) has, in years past, financed about 90% of affordable housing. In this economic climate and with the elimination of redevelopment agencies and their required commitment of 20% of their tax increment to affordable housing, it the City of San Francisco is seeking creative solutions to finance affordable housing production and preservation.

Jobs-Housing Linkage Program

New commercial and other non-residential development increase the City's employment base and thereby increase the demand for housing. The City's Jobs-Housing Linkage Program, which collects fees for affordable housing production from commercial developments, will continue to be enforced and monitored.

Historic Rehabilitation Tax Credits

Planning and OEWD will promote the use of the Historic Rehabilitation Tax Credits to help subsidize rental projects and continue to provide information about such preservation incentives to repair, restore, or rehabilitate historic resources towards rental housing in lieu of demolition.

Citywide Inclusionary Housing Program

Planning and MOHCD will continue to implement the Citywide Inclusionary Housing Program, which requires the inclusion of permanently affordable units in housing developments of 10 or more units. MOHCD is also looking to expand the program to allow developers to target higher incomes than what is currently allowed under the Inclusionary Housing Program in exchange for more affordable housing units to be built.

Tax Increment Financing

Tax Increment dollars in the major development projects of Mission Bay, Hunters Point Shipyard and Transbay will continue to be set aside for affordable housing as required by the development agreements for those major development projects and subject to the State Department of Finance's approval.

Housing Trust Fund

San Francisco voters approved Proposition C in November 2012, which amended the City's charter to enable creation of the Housing Trust Fund. It is a fund that shall exist for 30 years payable from set-asides from the City's general fund and other local sources. MOHCD is implementing housing programs or modifying existing programs to account for this new funding source and began using funds from the Housing Trust Fund in July 2013.

Reduce Regulatory Barriers

Public processing time, staffing, and fees related to City approval make up a considerable portion of affordable development costs. The City has implemented Priority Application Processing through coordination with the Planning Department, Department of Building Inspection, and DPW for 100% affordable projects. This expedites the review and development process and reduces overall development costs. Current City policy also allows affordable housing developers to pursue zoning accommodations through rezoning and application of a Special Use District. The Planning Department, in consultation with MOHCD and the development community, is exploring implementation of a San Francisco-specific density bonus program expanding upon the State Density Bonus law, which would enable a more expeditious land use entitlement process for projects that provide more affordable housing than required by local law by eliminating the need to use Special Use Districts to make certain zoning exceptions.

The City is also exploring mechanisms that maintain the strength of the California Environmental Quality Act (CEQA) and its use as a tool for environmental protection while eliminating aspects of its implementation that are not appropriate and unnecessarily delay proposed projects. For instance, the Planning Department will continue to prioritize projects that comply with CEQA requirements for infill exemptions by assigning planners immediately upon receipt of such applications. Other improvements to CEQA implementation are underway. For example, a recent Board of Supervisors report studied how to meaningfully measure traffic impacts in CEQA.

Address NIMBYISM

Neighborhood resistance to new development, especially affordable housing development, poses a significant barrier. However, NIMBYism can be reduced by engaging neighbors in a thorough and respectful planning process. To increase the supply and affordability of housing, the City has engaged in significant planning for housing through Area Plans and other processes that respect community voice and neighborhood character. In general, the Planning Department's review of projects and development of guidelines builds on community local controls, including Area plans, neighborhood specific guidelines, neighborhood Covenants, Conditions, and Restrictions (CC&R's) and other resident-driven standards for development.

Public education about the desirability and necessity of affordable housing is also an ongoing effort. Planning, DBI and other agencies will continue to provide informational sessions at Planning Commission Department of Building Inspection Commission and other public hearings to educate citizens about affordable housing.

Discussion:

As one of the most expensive cities in the United States to live, the need for affordable housing is more acute than elsewhere in the country. Consequently, the need to remove barriers to the production or preservation of affordable housing has become an even more important priority for MOHCD. MOHCD is working closely with other City departments to revisit the City regulations that may serve one public purpose, such as increasing indoor air quality in residential buildings near major roadways but is becoming a barrier to affordable housing production by increasing the development cost of affordable housing by requiring more expensive mechanical ventilation systems. MOHCD will also continue to work with other City departments to improve City process improvements that will help expedite the production of affordable housing be it with the Planning or Building Inspection departments.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Obstacles to meeting underserved needs for San Francisco are related to the extent of need in the City and the diversity of the population of the City. Major obstacles are limited funds, language barriers and gaps in institutional structure.

Due to high housing costs, economic conditions, poverty and unemployment, a significantly large number of low-income San Franciscans are not economically self-sufficient. The limited resources that are available to support programs and services that help individuals and families to become self-sufficient are inadequate. The situation is made worse by reductions in funding at the federal, state and local government levels at the same time as needs are increasing due to the weak economy. To minimize the impact of the City's limited resources, MOHCD, HSH and OEWD have increased our strategic coordination with other City departments in an effort to avoid duplication of services and to maximize the leveraging of federal, state and local dollars.

Another major set of obstacles are language barriers. San Francisco has historically been a haven for immigrants. Language barriers impact immigrants' abilities to access necessities such as employment, healthcare, and police protection. Many adult immigrants and refugees are not necessarily literate in their own native languages, and struggle to master the complexities of English. In particular, sophisticated transactions such as legal issues or governmental forms may be confusing. Of all San Franciscans over the age of five, 42% speak a language other than English at home, with the largest language groups being Chinese, Spanish, and Filipino. Fifty-five percent of the population that speak an Asian language at home are of limited English proficiency (LEP), meaning that they speak English less than "very well." At the individual level, about 19% of all San Franciscans in the 2019 ACS one-year survey indicated that they did not speak English "very well."

In response to this particular obstacle, San Francisco uses CDBG and general fund resources to provide language-appropriate services to linguistically and culturally isolated individuals and families, including translation services, legal services, vocational ESL instruction, information and referral, and case management. Services are provided through these funds to neighborhood-based multi-service community centers.

Another action that will be taken will be granting those households displaced by Ellis Act evictions, owner move-in evictions, fire damage, and former San Francisco Redevelopment Agency displacement first preference to any affordable housing under MOHCD's purview. These households were forcibly displaced from their homes so the San Francisco Board of Supervisors deemed them to have higher priority to be screened for eligibility for MOHCD's affordable housing stock. In order to qualify for this housing, these households must be certified by MOHCD that they meet specific displacement criteria, such as having lived in their residence for at least 10 years (or 5 years if they were seniors or disabled) prior to receiving an eviction notice under the State Ellis Act. MOHCD will also certify if a household was living in the Western Addition or Hunters Point area during the San Francisco Redevelopment Agency's large-scale displacement of residents from those areas under its 1960s urban renewal policies. Should these households be certified that they were displaced by an Ellis Act eviction or by the Redevelopment

Agency and given a certificate of preference, then these households would be prioritized for eligibility screening for MOHCD's affordable housing. These certificate of preference holders must meet the housing's eligibility criteria, such as income and household size, for the housing they applied to.

Actions planned to foster and maintain affordable housing

The maintenance and preservation of existing affordable housing is a key housing activity for San Francisco given the age of its affordable housing stock. To this end San Francisco periodically issues Notice of Funding Availability for addressing the most pressing capital needs of existing affordable housing, especially those that impact the health and safety and ultimately the long-term livability of the properties.

Actions planned to reduce lead-based paint hazards

The City's response system is comprised of several City agencies and non-profit partners to address the problem of lead poisoning, prohibited nuisances code enforcement and dilapidated housing. Over the past 20 years, MOHCD has been part of a highly collaborative infrastructure of City agencies and non-profit organizations working to address childhood lead poisoning, lead hazards, and other health conditions stemming from poor quality housing in low-income communities. DPH collaborates with the Family Childcare Association, the Children's Council, the San Francisco Head Start Program, and other private preschools serving low-income families – to ensure families are educated on lead poisoning prevention and timely lead blood level testing of children under the age of six. As a result, low-income children attending targeted preschools are regularly tested for lead blood content as a commitment to a healthy educational start. Children with a detectable lead blood level are case managed by DPH.

Fundamental to the response system, the DPH code enforcement unit has the legislative authority to cite property owners with a notice of violation whenever there is visibly deteriorated paint in the exterior or interior of a pre-1978 building where children under six may be exposed to the lead hazard. Any housing built before 1978 that are or could be occupied by families are eligible to be rehabilitated with MOHCD's financial assistance and are assessed for lead-based paint hazards by DPH. Should lead-based paint hazards be found, remediation becomes part of the rehabilitation scope of work.

In addition, MOHCD requires funded tenant and homeowner counseling and other non-profit housing related agencies to provide lead poisoning prevention education to tenant families with young children, information on the Federal Lead Hazard Disclosure Law.

Actions planned to reduce the number of poverty-level families

Coordinated Entry
In August 2016, Mayor Edwin M. Lee launched HSH to fundamentally change the way the City and County of San Francisco addresses homelessness. HSH—relying on guidance from people with lived experience of homelessness, service providers, and other stakeholders —developed a Five-Year Strategic Framework outlining specific goals and coordinating alignment of all programs into a comprehensive Homelessness Response System. The homelessness response system covers the entire geographic region defined as the San Francisco CoC. (HRS). Home by the Bay, San Francisco's citywide strategic plan to address homelessness, builds on the work of the Five-Year Strategic Framework as described above.

Coordinated Entry (CE) is a centralized, community wide process that includes a clear set of access points, a standardized method to assess and prioritize people needing assistance, and a streamlined system for rapidly connecting people to a housing solution. People experiencing homelessness or at imminent risk of homelessness are supported in connecting with Coordinated Entry where they receive interventions in Problem Solving, undergo a housing assessment process, and are prioritized for housing with supportive services that best meets their need in achieving housing stability. Permanent housing programs—including permanent supportive housing (PSH) and rapid rehousing (RRH)—will fill spaces in their programs from a community pool of eligible households generated from the standard assessment process. CE also uses Online Navigation and Entry (ONE) System—San Francisco's implementation of the Homeless Management and Information System (HMIS).

HSH has launched Adult Coordinated Entry, Family Coordinated Entry, Coordinated Entry for Youth, and Coordinated Entry for survivors fleeing or attempting to flee domestic violence. HSH has established Community Access Points for Adults, Families and Youth and often provide warm handoffs for populations that overlap. Survivors of violence can utilize services at any access point in addition to seeking services from victim service providers.

CE Redesign - In early 2022, HSH began improving Coordinated Entry with the goal of implementing more equitable processes and increasing access to housing and services for people who have been historically marginalized and most disparately impacted by homelessness in San Francisco.

- Phase 1: Coordinated Entry Evaluation: HSH engaged in a third party evaluation that gathered broad community input and data on the current system. HSH released the findings in the July 2022 Coordinated Entry Evaluation Report and held public town halls to receive feedback on the findings and ways to redesign CE.
- Phase 2: Redesigning Coordinated Entry: In early September 2022, the Local Homeless Coordinating Board (LHCB) and HSH announced a new and diverse multi-stakeholder workgroup to develop recommendations for redesigning key parts of CE. This workgroup, referred to as the CE Redesign Workgroup, prioritized the inclusion of people who represent groups most disparately impacted by homelessness in San Francisco. The final recommendations were approved by the LHCB on April 3, 2023.
- Phase 3: Implementation: In August 2023, the CE Implementation Committee was established to help inform operationalizing the CE Recommendations in partnership with HSH and the LHCB.

Healthy Retail SF

The grassroots activism to provide healthy food options in the Bayview District and the Tenderloin has led to institutional change within city government. In 2013, the Board of Supervisor's introduced legislation that created Healthy Retail SF, which is led by OEWD's Community Development division, in conjunction with the Department of Public Health (DPH). San Francisco has about 1,150 food retail stores, about 1,000 are corner stores. This program supports these mom-and-pop businesses in maintaining their revenue, while providing healthy and affordable food access, especially to underserved neighborhoods.

In certain parts of the City, there is a lack of quality full-service neighborhood markets with fresh produce, and an overabundance of corner stores selling alcohol, tobacco, and highly processed foods that are high in salt, fat, and sugar and low in nutrients. In communities that lack supermarkets, families

depend on corner stores for food purchases, and the choices at those stores are often limited to packaged food and very little, if any, fresh produce.

Healthy Retail SF provides funds for participating businesses to make improvements based on their Individual Development Plan (IDP) to provide healthier food options. Improvements include installation of equipment, community engagement and marketing support, technical assistance with sustainable business practices, and store space redesign. Participating businesses commit 35% of its selling area to fresh produce, whole grains, lean proteins, and low-fat dairy products, while limiting the sale of tobacco and alcohol to 20% of the selling space.

Homeowner Emergency Loan Program (HELP)
The purpose of the MOHCD HELP program is to assist San Francisco homeowners in need of a one-time emergency financial assistance loan due to an unforeseen financial hardship. In 2020, to assist homeowners with loss of income due to the COVID-19 Pandemic, MOHCD created the COVID-HELP program to provide one-time funds for large forbearance payments and back HOA dues as part of COVID recovery.

HELP Funds may be used for:

- Past due mortgage Payments
- Past due HOA monthly dues
- Past due property taxes
- HOA Special Assessments (renovation costs distributed among all owners)
- BMR homeowners in need of financial assistance to complete necessary repairs in order to sell property

HOPE SF
HOPE SF is an ambitious cross-sector initiative to transform San Francisco's most distressed public housing sites into vibrant and healthy communities.

It began with a study. In 2005, the HSA released an analysis of at-risk families known as the *Seven Street Corners Study*. The study came out of an effort to create a consolidated youth database with data from the child welfare and juvenile justice systems. When the data was merged and mapped, it revealed that most of these children lived within walking distance of just seven street corners in the city — street corners that overlapped with obsolete public housing sites where families were living geographically, socially, and economically cut off from San Francisco's robust resources.

In response, Mayor Gavin Newsom set a bold vision of rebuilding dilapidated public housing developments into thriving mixed-income communities that integrated holistic family services, high quality schools, new businesses, public transportation, and green buildings. HOPE SF drew on more than 15 years of learning from HUD's HOPE VI housing revitalization program. However, unlike the HUD projects in which only a small percentage of residents returned to redeveloped housing sites, San Francisco committed to the principle that families would not be displaced.

In 2007, the mayor and Board of Supervisors secured $95 million in local bond funding, an amount that eclipsed the nationwide HOPE VI funding for that year, to launch HOPE SF. From the beginning, the

initiative brought together expertise from the public, nonprofit, and philanthropic sectors, working together to improve the lives of public housing residents and break the cycle of poverty.

Today, the City and County of San Francisco, the San Francisco Foundation, and Enterprise Community Partners collaborate on HOPE SF with the involvement of many organizations and longtime residents.

HOPE SF will rebuild four housing developments in three southeastern San Francisco neighborhoods: Hunters View and Alice Griffith in the Bayview, Potrero Terrace and Annex in Potrero Hill, and Sunnydale-Velasco in Visitacion Valley. Located in isolated and mostly disinvested areas, these sites were originally built to temporarily house shipyard workers during and after World War II.

By tripling density, HOPE SF will replace 1,900 public housing units one-for-one and add low-income and market-rate units, ultimately building more than 5,300 homes at multiple levels of affordability. Construction is phased so that residents can remain on site and take part in the transformation of their communities.

Alice Griffith

Originally built in 1962 adjacent to the now-demolished Candlestick Park, Alice Griffith received a $30.5 million HUD Choice Neighborhood Award in 2012 and is part of the Hunters Point Shipyard/Candlestick Point Neighborhood Development plan. Across the first four phases, 333 units of affordable housing have been completed, of which, 226 are designated as public housing replacement units. In 2019, all original residents had been rehoused, achieving an 82% retention rate. Two more affordable projects, including 30 public housing replacement units, will be constructed in upcoming years, pending completion of infrastructure improvements. Five Point, the master developer, is responsible for developing market rate, inclusionary and workforce units. When completed, there will be expanded transit, retail and office space, a research and development campus, and over 300 acres of open space. The proposed total number of units will be 1,150.

Hunters View

Hunters View, originally built in 1956, was the first HOPE SF site to undergo revitalization. Perched on a grassy hill above the old naval shipyard, it has spectacular views of the San Francisco Bay. Construction of Phases 1 and 2 included the development of two new parks, new roads, sidewalks, and public utilities; dedicated social and supportive services offices, including a childcare center and wellness center; and 286 units of housing, featuring 214 public housing replacement units and 69 additional affordable units. Of the original families, a 70% retention rate was achieved. Phase 3 will bring another 118 affordable units to the community, including 53 public housing replacement units, in 2025. The proposed total number of units will be 600.

Potrero Terrace and Annex

Home to nearly 1,300 people, Potrero Terrace and Potrero Annex — together known as Potrero — are two of the oldest public housing developments in San Francisco. Located at the southeastern edge of the Potrero Hill neighborhood, they were hastily constructed in 1941 and 1955. HOPE SF will rebuild both sections of the 38-acre site into a unified mixed-income development with buildings of varying heights and a park. Phase 1 construction of the first 72 affordable housing units, 53 of which were public housing replacement units, was completed in February 2019. Phase 2 will include 157 units of affordable housing, 117 of which will be public housing replacement units, and will be completed in 2025. The proposed total number of units will be 1,400-1,600.

Sunnydale/Velasco

Sunnydale, San Francisco's largest public housing community, is undergoing a transformation into a mixed-income development of new affordable and market rate housing, street and utility infrastructure, and open spaces. Located at the foot of McLaren Park, the 50-acre site will include an exciting neighborhood hub and the city's first recreation center in decades, a Boys & Girls Club, and early childhood education centers, scheduled to be completed in 2024. To date, 222 units have been completed at Sunnydale across two phases, with 166 of those units designated as public housing replacement units, with an additional 54 affordable units. The next phase of development will see 170 units of affordable housing, 127 of which will be replacement public housing units, and will be completed in late 2024/early 2025. The proposed total number of units will be 1,400-1,770.

Opportunities for All

Opportunities for All is a mayoral initiative to address economic inequality by ensuring that all young people can be a part of San Francisco's thriving economy. The initiative serves thousands of youth and young adults (ages 13-24) who are ready and interested in working, as well as provides opportunities for youth who might need additional support, as part of Mayor Breed's efforts to provide paid internships for youth in San Francisco.

OFA focuses on equitable access to these opportunities through workforce connection, support and job resources for both jobseekers and employers alike connecting young people to employment, training and post-secondary opportunities. Youth work an average of four weeks and earn $18.07 per hour for up to 20 hours a week, receive mentorship, and visit local businesses to help them identify careers of interest and begin to plan for their future. Opportunities for All builds on existing work-based learning programs and funding. Across the globe, work-based programs are celebrated for preparing young people for work, keeping them engaged in school and promoting self-efficacy.

Opportunities for All works with the SFUSD, OEWD and DCYF to align efforts and recruit youth participants. This initiative also develops a framework where non-profit service providers and employers have shared understanding and language around work expectations for youth, track youth progress, and provide tools that help youth plan for their future.

Our Children Our Families Initiative

In November 2014, San Francisco voters approved Proposition C, the Children and Families First Initiative, which created the OCOF Council with the purpose of aligning strategies across City agencies, the School District, and community partners to improve the lives of children, youth, and their families. Prop C outlines OCOF's mandates in addition to extending the Public Education Enrichment Fund and the Children's Fund for another 25 years respectively.

The OCOF Council knows that the challenges facing our children, youth and families; safety, housing stability, economic security, health, education, and employment, are interconnected and cannot be addressed in isolation. In order to achieve the impact we seek, all sectors must work in partnership. OCOF strategies involve a collective impact approach, working together in three key areas: data and research, training and capacity building and service delivery system improvement. These strategies will serve as a roadmap for collaboration across the City, District and Community.

Data and Research

Data and research is at the heart of OCOF's work. Data informs all decision making for OCOF's work and the Council works to encourage and promote the use of data across all child and family serving systems.

Focus Areas:

- Convene a Data and Research Advisory Group: The purpose of this group will be to serve as an advisory body to OCOF around measuring the outcomes in the framework, as well as identifying data and research projects that align with OCOF outcomes.
- Monitoring outcomes measures: Develop a plan for monitoring the measures in the Outcomes Framework and informing policy and practice change.
- Support use of shared data for policy and program development: OCOF will use targeted data sharing across the city, school district and community to improve research, policy and/or practice. Work with various experts and stakeholders to develop policies and protocols that facilitate data sharing, as well as identifying existing shared data projects across the city that align and advance OCOF outcomes.

Training and Capacity Building

Strengthening the existing workforce and developing a strong pipeline of new employees across San Francisco through curriculum designed to build capacity and skills of the workforce to understand the impact of trauma on the lives of children, youth and families and develop the skills to build resilience and connection is critical to impacting the outcomes we seek to improve.

Focus Areas:

- Develop curriculum and pilot implementation plans: Develop implementation plans for 5 Training and Capacity Building pillars with a primary focus on a Healing City and a Welcoming City.
- Establish an evaluation plan for each pilot: Along with each pilot plan, the development of an evaluation plan will be necessary to demonstrate the challenges and successes for each pilot. This will inform the scaling and sustainability of the pilot.

Service Delivery System Improvement

Service delivery system improvement is at the heart of much of OCOF's mission. The activities for this strategy will focus on changes to systems in addition to service delivery and programs.

Focus Areas:

- Advance strategies that support service navigation: The goals of the service navigation focus area are to identify gaps and redundancies in services and to help families and service providers easily access available services from all agencies. Within this focus area, there are two components: a service inventory for system navigators and a family friendly service navigating website – www.sffamilies.org**.**
- Coordinating budgets to achieve shared outcomes: The goal of ultimately coordinating budgets across systems is so that efforts are coordinated to generate additional funding and blended resources are integrated into budget planning. An integral part of achieving coordinated budgets will be the Citywide Spending Analysis, which will determine where resources are spent on child and family serving programs. This will include a landscape of services that link the identified spending categories to specific services.

- Identify and support family friendly City policies and protocols: The goal of advancing protocols and policies that designate San Francisco a “Family Friendly City” is so that families are put at the center of decision making across the city, school district and community.
- Improve Citywide service coordination: The goal of this focus area is to identify gaps and redundancies across various collective impact efforts working with vulnerable children, youth and families in order to improve connections and eliminate duplication of efforts. OCOF will lead and participate in efforts that bring together key decision makers to develop strategies to address service overlap and gaps related to service coordination within San Francisco.

San Francisco Financial Justice Project

The San Francisco Financial Justice Project is the nation’s first effort embedded in government to assess and reform fines and fees that have a disproportionate and adverse impact on low-income residents and communities of color. Since its inception in 2016, the Project has worked with partners to eliminate or adjust dozens of fines and fees, and to lift millions of dollars in debt off of tens of thousands of low-income people. Housed in the Office of the San Francisco Treasurer, the Financial Justice Project has two main goals: First, to listen to community groups and local residents to identify fine and fee pain points. Second, to identify and implement doable solutions for government and the courts. Over the last few years, The Financial Justice Project has worked with dozens of community partners, city departments and the courts to enact a range of reforms such as eliminating administrative fees charged to people exiting jail and the criminal justice system; expanding access to free transit for people experiencing homelessness; allowing people struggling with homelessness to clear “quality of life” citations by receiving social services; and making it easier for lower-income people to pay traffic court fines and fees by basing them on people’s ability to pay.

Sector Based Approach to Workforce Development

The Workforce Development Division of OEWD connects job seekers in San Francisco with employment opportunities in growing industries such as Technology, Health Care, Hospitality and Construction. We provide industry aligned job training and access to job search assistance at community-based neighborhood access points throughout the City, to help provide employers with skilled workers.

Construction Training Programs

CityBuild Academy (CBA)

CityBuild Academy aims to meet the demands of the construction industry by providing comprehensive pre-apprenticeship and construction administration training to San Francisco residents. CityBuild began in 2006 as an effort to coordinate City-wide construction training and employment programs and is administered by OEWD in partnership with City College of San Francisco, various community non-profit organizations, labor unions, and industry employers.

Construction Administration & Professional Service Academy (CAPSA)

The Construction Administration and Professional Service Academy (CAPSA) is a semester-long program offered at the City College of San Francisco, Mission Campus. The program prepares San Francisco residents for entry-level careers as professional construction office administrators.

Health Care Training Program

Launched in January 2010, the HealthCare Academy falls under OEWD's sector strategy and is designed to improve the responsiveness of the workforce system to meet the demands of the growing industry.

Through a dual customer approach, the HealthCare Academy provides employers with skilled workers while expanding employment opportunities for local residents.

The health care industry and health care occupations have been identified both nationally and locally as a priority for workforce investment due to stable and/or increasing demand for new workers, replacement of retirees, and skills development in response to new technologies and treatment options, as well as evolving service delivery options (including local and federal health care initiatives, such as the Affordable Care Act). Because the health care sector encompasses occupations in such a wide variety of settings and requires various levels of education and skill, it presents excellent opportunities for a broad spectrum of local jobseekers.

The HealthCare Academy engages with industry partners to identify key needs of the industry, including skill requirements, vetting and approving a programmatic framework, review of training curriculum, identifying partnership opportunities, and providing programmatic oversight of any workforce programs related to the health care sector. Collaborative partners include the San Francisco Hospital Council, the DPH (and affiliated hospitals), SEIU-UHW West, UC Berkely's Center for the Public Health Practice, California Health Workforce Initiative, and industry employers: California Pacific Medical Center, Dignity Health, Kaiser Permanente, San Francisco Community Clinics Consortium, Chinese Hospital and Homebridge.

Hospitality Training Program

The Hospitality Initiative, launched in 2011, was designed to effectively coordinate training and employment resources that support the growth of a diverse and well-qualified hospitality sector workforce in San Francisco. In support of this goal are the following objectives: To prepare San Francisco residents for training and employment opportunities in the hospitality sector; to fulfill hiring needs of hospitality sector employers with qualified candidates that are job ready, possess the skills and abilities to perform job duties, and hold knowledge and passion for the industry; to educate workforce system service providers and jobseekers about the hospitality industry and to provide them with relevant and current information on connecting to jobs, careers, and/or relevant training.

Industry partnerships play a critical role in establishing sector programming. Collaborative partners include San Francisco Hotel Council (and affiliated members), Golden Gate Restaurant Association (and affiliated members), San Francisco Travel, Moscone Center, City College of San Francisco, SFUSD, Unite Here Local 2, and community-based organizations and industry employers.

Technology Training Program

Launched in 2012, TechSF is an initiative of OEWD designed to provide education, training and employment assistance to locals who are interested in landing a job within San Francisco’s tech sector. TechSF is committed to:

- Providing tech training, free of charge, to San Francisco residents who are interested in exploring technology, acquiring digital skills and/ or landing a job in a tech occupation;
- Partnering with educators, training organizations and employers to ensure our participants have opportunities to skill up and land in a job;
- Ensuring our trainings meet local employer demand; and
- Ensuring our participants are trained not only in in-demand technical skills, but also receive career readiness supports.

TechSF aims to ensure that a highly-skilled and diverse talent pool connects to, and thrive in, opportunities in tech while meeting industry talent needs. Careers in tech are not solely isolated to the tech sector. TechSF believes that the skills learned in TechSF training programs can open doors to working in a tech job in many different industries.

TechSF provides opportunities for anyone interested in a career in technology. From the exploratory tech learner to the well-versed programmer who is looking to gain a competitive edge, TechSF has opportunities to step outside your comfort zone.

The TechSF Apprenticeship program provides local employers with an innovative solution to talent demand and skills gaps. TechSF Apprenticeship allows participating employers to hire new workers or upskill existing staff.

TechSF provides the opportunity to connect directly with Tech Sector employers through exposure and networking events.

Smart Money Coaching Program
The Smart Money Coaching program by the Office of Financial Empowerment provides free, confidential, one-on-one, personalized financial guidance. A certified financial coach helps households to address financial challenges and goals, including reducing debt, establishing and improving credit score, opening a safe and affordable bank account, and increasing savings. Smart Money Coaching has locations throughout San Francisco and is available to anyone living, working or receiving services in San Francisco**.** This initiative is funded through MOHCD, HSA, DAAS, and the Treasurer's Office. These services are available at over twenty sites on a regular basis, including HOPE SF and RAD housing sites, the San Francisco Main Library, and at nonprofit partners of MOHCD and other city departments.

Tenant Right to Counsel: San Francisco's Eviction Defense System
San Francisco voters passed the "No Eviction Without Representation Act of 2018," then-known as Proposition F, on June 5, 2018. This local law went into effect on July 11, 2019. It establishes a policy that all residential tenants facing eviction have a right to legal representation, known as a tenant right to counsel.

During the first six months of implementation (July 1, 2019 – December 31, 2019), MOHCD reported that two-thirds of tenants facing eviction at court received full-scope legal representation and that their outcomes were significantly more successful than those who had received less than full-scope legal representation. Full-scope legal representation means that an attorney provides legal representation to a tenant for the entire legal process. This is the highest level of legal assistance. Less than full-scope legal representation means that a tenant received help with their initial court papers, legal advice, and legal representation during a single day at court (limited-scope legal representation).

Through the City's budget process, the Mayor and Board of Supervisors have significantly increased funding for the TRC program since its passage. In Fiscal Year 23-24 (July 1, 2023-June 30, 2024), MOHCD allocated more than $14.5 million to the TRC program – a funding increase of seventy percent.
Legal representation is provided by a network of nine City-funded legal services organizations (with a combined 47 attorneys supported by social workers & paralegals) and is subject to availability. Program-level data and other relevant studies suggest that full-scope legal representation get far superior results for clients than less than full-scope legal representation. In San Francisco, approximately 67% of clients

receiving full-scope legal representation stay in their homes, as compared to less than 40% of clients receiving less than full-scope legal representation.

Actions planned to develop institutional structure

The large number of non-profit organizations serving low-income communities in San Francisco is both an asset and a challenge. With a long history of serving the community, the sheer number of non-profits leads to increased competition for limited resources. Conversely, the benefits of a rich variety of social service organizations often translates to more community-based and culturally competent services for low-income residents. Lack of organizational capacity of non-profits is another gap in institutional structure. In response, the City is engaged in an ongoing effort to work with non-profits in organizational and programmatic capacity building to improve the effectiveness and efficiency of service delivery.

It is the City's policy to coordinate community development and housing activities among its departments. Because this work involves many City departments, coordination and information sharing across the various departments are challenges. City staff meets on a regular and as-needed basis with colleagues from other City departments to overcome gaps in institutional structure. For example, MOHCD participates with OEWD and the Arts Commission in a regular working group focused on the issues of nonprofit displacement through a number of OEWD-funded initiatives to stabilize nonprofits.

In the June, 2014, local legislation was passed to coordinate and align workforce development services, establishing the Committee on City Workforce Alignment ("Alignment Committee") comprised of department heads across City departments and the Workforce Community Advisory Committee (WCAC), comprised of leadership from community-based organizations with deep specialization in community development. This legislation was amended in 2022 to broaden committee membership.

The Alignment Committee includes one member of the Board of Supervisors or a City employee designated by the Board, and the department heads of the following City departments: OEWD; HSA; DCYF; Public Utilities Commission; Public Works, Adult Probation, Department of Human Resources, Department of Public Health and Human Rights Commission in addition to representatives from City College of San Francisco and labor and community-based organizations.

The Alignment Committee is charged with developing and submitting a Citywide Workforce Development Plan to the WISF for its review and comment. The five-year plan includes an assessment of the City's anticipated workforce development needs and opportunities and a strategy to meet the identified needs, which influences the City and County of San Francisco's CDBG decision-making around resource allocation. The plan also includes goals and strategies for all Workforce Development Services in San Francisco and a projection of the funding needed to achieve the goals, consistent with the October 2020 COVID-19 Strategic Plan Economic Recovery Task Force Report. the San Francisco Racial Equity Framework developed by the Office of Racial Equity, and the current Local Plan approved by WISF.

In addition, staff of MOHCD and OEWD use the Consolidated Plan/Action Plan development process as an opportunity to engage other departments in a dialogue about the current developments and priorities. This dialogue aids the City in being more strategic in the investment of Consolidated Plan dollars.

Actions planned to enhance coordination between public and private housing and social service agencies

The Director of MOHCD meets weekly to discuss affordable and market-rate housing development issues citywide with the Director of Planning, the Director of Building Inspection, the Mayor's Director of Housing Delivery, the Port of San Francisco's senior staff, the San Francisco Housing Authority, Mayor's Housing Advisor, the Office of Community Investment and Infrastructure's (OCII) Executive Director and the Director of Development for OEWD.

MOHCD is a housing delivery agency, working with the Mayor's Director of Housing Delivery and the Housing Delivery Team and other housing delivery agencies (OEWD, OCII, Treasure Island Development Authority and the Port of San Francisco) to streamline the production of housing development in San Francisco. The Housing Delivery Team meets with housing coordinators, designated representatives of each City department involved in housing production (DBI, San Francisco Fire Department, Planning, and other permitting agencies), to coordinate and expedite each department's efforts to approve and permit new housing development. The Director of Housing Delivery, in collaboration with the housing delivery agencies, identifies and implements major process improvements, such as common master schedule review, permit tracking, electronic plan review and staffing planning.

The City agencies also coordinate in decision-making at the project level on affordable housing developments in the City, including at the level of individual project funding decisions. The Citywide Affordable Housing Loan Committee makes funding recommendations to the Mayor for affordable housing development throughout the City or to the OCII Commission for affordable housing under their jurisdiction. Committee members consist of the directors or the director's representative from MOHCD, HSH, the Controller's Office of Public Finance, the San Francisco Housing Authority (when appropriate) and OCII as successor to the San Francisco Redevelopment Agency (SFRA). MOHCD works closely with OCII and HSH to issue requests for proposals (RFPs) or notices of funding availability (NOFAs) on a regular basis for types of developments. NOFAs are generally issued for projects that serve specific populations (family renters, adults, seniors, people requiring supportive services, etc.), while RFQs or RFPs are generally issued for specific development sites. Staff develops funding and general policy recommendations for the Loan Committee.

The directors of MOHCD and HSH meet every other month to discuss permanent supportive housing issues. Staff from MOHCD, OCII, and HSH also meet monthly to coordinate the development and operation of the City's permanent supportive housing pipeline and portfolio. These regular convenings provide a consistent forum to discuss issues of services coordination, policy, new initiatives, funding opportunities and emerging needs specific for permanent supportive housing funded by these departments.

MOHCD also coordinates with other City agencies around other affordable housing initiatives such as the City's Public Lands Initiative led by the San Francisco Municipal Transportation Agency (SFMTA), as the owner of much of the public land in San Francisco that can be developed for affordable housing. MOHCD participates in monthly meetings or calls with SFMTA along with staff from the Planning Department to coordinate the development of Public Land as affordable housing. Additionally, MOHCD works with other City agencies, such as the San Francisco Unified School District and the Port of San Franisco, about development of housing on their sites as opportunities arise.

MOHCD takes a coordinating role in bringing transit funding from the State to housing projects. To that end MOHCD meets regularly with SFMTA, the Department of Public Works (DPW), the regional transportation agency Bay Area Rapid Transit (BART), and other agencies responsible for implementing transit improvements that support residents of affordable housing.

MOHCD is also a member of San Francisco's Long Term Care Coordinating Council (LTCCC). LTCCC advises the Mayor and City on policy, planning and service delivery issues for older adults and people with disabilities to promote an integrated and accessible long-term care system. LTCCC has membership slots that represent a variety of consumers, advocates and service providers (non-profit and public) as well as City departments and meets bi-monthly.

Affordable housing developers in San Francisco have formed a council that meets monthly to assist in the coordinated development of affordable housing throughout the City. Staff from MOHCD participates in these monthly meetings to provide a two-way channel of communication between these community-based organizations and the City representatives who are responsible for overseeing City-financed affordable housing.

Discussion:

See above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	6,275,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**6,275,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funds are only being used for those eligible activities identified in 24 CFR 92.205. In addition to the HOME funds, MOHCD is also using local funds to supplement the HOME funds for HOME-eligible

activities, namely funds from San Francisco's Housing Trust Fund or from housing or job-linkage fees collected by the City and County of San Francisco.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

An account and a reuse account are established in the City and County of San Francisco's Financial System Project (F$P) accounting system. An exclusive account is set-up for the HOME ADDI program which is segregated from other funding sources.

The City and County of San Francisco's Financial System Project is used to track and report expenditures and income for each HOME ADDI loan to a program qualified borrower; including information related to the individual borrower detail such as borrower name and address.

All HOME ADDI loan repayments including loan principal and share of appreciation is deposited into the reuse account. Funds in the account and reuse account are expended in accordance with the HOME ADDI program guidelines.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

MOHCD does not use HOME funds to acquire property that would be resold, such as single-family homes. MOHCD may use HOME funds to acquire multifamily properties. Any property receiving HOME funds will have a declaration of restrictions recorded against the property, which will specify the affordability requirements of the HOME funds. The declaration of restrictions and its affordability restrictions remain recorded on the property even if the HOME funds are repaid before the end of the declaration of restriction's term. Furthermore, the HOME loan agreement includes the form of MOHCD's annual monitoring report that sub-recipients of HOME funds must to submit to MOHCD on an annual basis. This report includes the rent schedule that MOHCD crosschecks against the HOME affordability restrictions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

If MOHCD loans HOME funds to multifamily projects that require refinancing and rehabilitation then MOHCD requires the project to meet its underwriting guidelines as well as extend the affordability term for an additional 55 years. Those guidelines include but are not limited to: the requirement that the rehabilitation must be a certain per unit threshold if any existing MOHCD financing is being requested to be refinanced; specify if the HOME funds will be used to maintain the number of existing affordable units or whether the funds will help create new HOME-assisted units; require that the underwriting must be done in conjunction with MOHCD's annual monitoring of the operations of the property to ensure the rehabilitation is not a result of poor ongoing maintenance of the property; demonstrate that the long term needs of the project can be met and including serving the targeted population over an extended affordability; state whether the HOME funds are being used in a NRSA; and explicitly inform the project sponsor that HOME funds cannot be used to refinancing other Federally-funded loans such as CDBG.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The following standards have been developed by MOHCD in consultation with local CoC staff and with community-based organizations that serve individuals and families experiencing homelessness and those who are at imminent risk of homelessness.

These are intended to serve as broad standards through which San Francisco's various ESG sub-recipients may incorporate additional requirements, limits, etc. into their respective ESG programs to more effectively serve diverse populations experiencing homelessness or who are at risk of homelessness. It is anticipated that as San Francisco's highly coordinated CoC and its broader system of health and human service providers build a more integrated service delivery infrastructure, these ESG standards may also become more standardized and the delivery of ESG assistance more uniform. Currently however, ESG sub-recipient programs reflect the diversity of the individuals and families experiencing homelessness or who are at risk of homelessness and thus do not use a one-size-fits-all approach to address and prevent homelessness.

ESG sub-recipients include, but are not limited to: victim service providers, legal service providers, family shelter providers, and youth shelter providers. ESG sub-recipients have designed ESG programming that is responsive to the needs of their respective clientele and that connects program participants to the broader health and human services network.

Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG

Individuals and families seeking assistance must receive at least an initial consultation and eligibility assessment with a case manager or other authorized representative who can determine eligibility and the type of assistance needed. ESG sub-recipients shall ensure that all program participants, at the time of intake, meet the definition of *homeless* or *at risk of homelessness* (including meeting the two threshold criteria – annual income below 30 percent of area median income and lacking immediate resources to attain housing stability) and shall document accordingly, consistent with recordkeeping and reporting requirements at 24 CFR 576.500.

With regard to the need for Homelessness Prevention Assistance, there are many San Franciscans who are housed and have great need but would not experience homelessness if they did not receive assistance. To be eligible for Homelessness Prevention Assistance, programs must assess and document that the household would experience homelessness if not for ESG assistance. In other words, a household would require emergency shelter or would otherwise become literally homeless in the absence of ESG assistance. A household that is at risk of losing their present housing may be eligible if it can be documented that their loss of housing is imminent, they have no appropriate subsequent housing options, and they have no other financial resources and support networks to assist with maintaining current housing or obtaining other housing.

Additionally, ESG sub-recipients shall document the following prior to providing ESG Homelessness Prevention Rental Assistance:

- Ensure rents do not exceed the lesser of current fair market rent (San Francisco, CA HUD Metro FMR Area) or the rent reasonableness standard at 24 CFR 982.507. If the gross rent for the unit exceeds either, ESG sub-recipients are prohibited from using ESG funds for any portion of the rent, even if the household is willing and/or able to pay the difference. The FMR and rent reasonableness standard requirement does not apply when a program participant receives only Financial Assistance or Services under Housing Stabilization and Relocation Services. This includes rental application fees, security deposits, an initial payment of last month's rent, utility payments/deposits, and/or moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, legal services, and credit repair. (Note: last month's rent may not exceed the rent charged for any other month; security deposits may not exceed two months' rent.)
- Ensure that units meet lead-based paint remediation and disclosure requirements, as well as ESG's minimum habitability standards at 24 CFR 576.403(a) and 576.403(c), respectively.
- See "standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid rehousing assistance" that are listed below for additional requirements.

ESG sub-recipients will either develop internal documentation forms or utilize standard forms distributed by MOHCD or HUD as available and appropriate.

Standards for targeting and providing essential services related to street outreach
San Francisco does not fund ESG Street Outreach. However, any agency seeking ESG funds for Street Outreach would be required to develop a written standard developed in consultation with the local CoC. The agency would be required to design an outreach plan that details targeting strategies for specific populations/subpopulations including:

- A listing of the targeted population(s)/subpopulation(s), including recent data that estimates their numbers and location(s);
- Barriers to connecting targeted population(s)/subpopulation(s) to appropriate services, including service gaps;
- Strategies to eliminating or mitigating these barriers; and
- A description of essential services to be provided.

Policies and procedures for admission, diversion, referral and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest
Admission to ESG Emergency Shelter facilities will be limited to those who meet the federal definition of *homeless* at 24 CFR 576.2. Upon initial contact at the point-of-entry, individuals and families will be screened by intake staff to determine appropriate response. Responses may range from immediate case management assistance in determining available and unutilized resources, to referrals for existing homelessness prevention and/or rapid rehousing programs.

If diversion is not possible and emergency shelter is appropriate, clients will be referred to emergency shelter. During the COVID pandemic, San Francisco has allowed unlimited stays in adult shelters. No persons facing or who suspect that they may face a threat of violence will be discharged into an unsafe situation. Emergency shelter staff work in collaboration with appropriate victim service providers to

arrange safe accommodations for those who are or may be facing a threat of violence. Those in danger of a violent crime or feel they may be will be entered into a secure database comparable to the HMIS. All other Emergency Shelter admissions will be entered into HMIS.

All persons discharged from Emergency Shelter facilities will have their exit status entered into either HMIS or a comparable database, and provided discharge paperwork as applicable or upon request.

Individuals and families with the highest barriers to housing – due to myriad factors including discrimination, dual-diagnosis, chronic homelessness, etc. – will be prioritized for existing housing resources and paired with existing supportive services to increase the likelihood of staying successfully housed consistent with the local CoC's Coordinated Assessment system and other local permanent supportive housing systems (e.g., serving veterans, families, TAY, etc.)

Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter

Persons seeking Essential Services related to Emergency Shelter will have access to case management, at a minimum. Other ESG-funded Essential Services that may be available in San Francisco include: childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. These types of essential services are typically funded by other local, state, and federal sources and provided by many health and human service providers. At a minimum, ESG-funded case management will be designed to connect program participants to other essential services, housing resources, and mainstream programs.

Continued assistance at re-assessment will vary according to intensity and duration of Essential Services.

Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers (see §576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable).

- To the extent that the local CoC is designed to coordinate among these providers to more effectively and efficiently serve persons experiencing homelessness and those at risk of homelessness, ESG sub-recipients will be required to participate in the local CoC. To meet these goals, the local CoC requires that all ESG sub-recipients:
- Participate in the Coordinated Entry (CE) system. It is expected that the CE system will provide a standardized means for clients to access emergency shelter (including essential services), homelessness prevention and rapid re-housing programs, etc., including a common assessment tool for client information related to identification of needs, barriers, risk factors, etc. and a process for referral to other appropriate assistance, especially mainstream and housing resources.
- Ensure that ESG sub-recipient staff coordinate regarding referrals and service delivery with staff from other agencies to ensure that services are not duplicated and that clients can access appropriate services.
- Ensure that ESG sub-recipient staff participate in CoC trainings related to improving coordination among CoC members and to the implementation of the CE system.

Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance

ESG Homelessness Prevention (including Rental Assistance, Financial Assistance and other Housing Relocation and Stabilization Services) will be provided based on the chronological order in which eligible individuals and families seek assistance and on the extent of their need. Need is determined by the presence of risk factors, such as: unlawful detainer proceedings, veteran status, survivor of domestic violence status, families with dependent children, chronic homelessness, persons living with HIV/AIDS, etc.

Based upon San Francisco's high rental costs and low vacancy rates, it may be necessary for ESG program participants to secure housing outside of San Francisco if, at the time of intake, the participant is living in San Francisco.

The diverse composition of San Francisco's ESG sub-recipient portfolio reflects the diverse groups experiencing homelessness or at risk of experiencing homelessness. These groups include: families, TAY, survivors of domestic violence, persons living with HIV/AIDS, etc. As a result, ESG sub-recipients collectively address the needs of these diverse groups. Internal policies and procedures for determining and prioritizing which individuals and families will receive assistance will vary according to the core competency of the ESG program and the population served.

Homelessness Prevention program participants are recertified for continued eligibility every three months.

Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance

Each ESG sub-recipient will be responsible for determining annual income as a basis of eligibility for services when applicable. As part of this income determination, staff ascertain the amount that the household can contribute toward Rental and other Financial Assistance, if any, depending on the ESG sub-recipient's internal Rental/Financial Assistance program policy. ESG sub-recipients may provide shallow subsidies (payment of a portion of the rent), payment of 100% of the rent, a set dollar amount, or graduated or declining subsidies.

Regardless, when providing Rental Assistance, ESG sub-recipients shall document the following:

- Ensure that a written lease agreement is in place (not required if only providing rental arrears assistance).
- Enter into a rental assistance agreement with the unit owner indicating the amount of the program participant's contribution toward rent/utilities and duration of assistance (not required if only providing rental arrears assistance).
- Rental assistance cannot be provided if program participant is also receiving rental assistance from another public source during the same period.
- ESG rental and other financial assistance may be administered by ESG sub-recipients as a grant or may be repaid by program participant. If repaid, funds shall be treated as program income pursuant to 24 CFR 85.25. Program income also includes any amount of a security or utility deposit returned to the ESG sub-recipient.
- See "standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG" listed above for additional requirements.

As the overall goal the ESG program is to help individuals and families maintain housing independently, it is important that each ESG sub-recipient assesses potential program participants to ensure that they are a good match for the program, and to refer them to more extensive supports as available if the individual or family is not likely to maintain housing independently.

Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time
Each ESG sub-recipient may set a maximum number of months that a program participant may receive rental assistance, or a maximum number of times that they may receive rental assistance. The total period for which any program participant may receive ESG assistance shall not exceed 24 months in three years. However, no program participant may receive more than a cumulative total of 18 months of Rental Assistance, including up to six months of Rental Arrears.

Each ESG sub-recipient will conduct an initial screening to determine the number of months that a program participant will initially receive a commitment of Rental Assistance, including Rental Arrears. This initial commitment will be in writing and signed by an ESG sub-recipient representative and the program participant. Factors taken into consideration during the initial commitment are the participant's ability to pay rent in immediate and subsequent months, such as anticipated income changes, time necessary to recover from unexpected expenses, etc.

- Conflicts of Interest
    - Organizational: ESG assistance may not be conditioned on an individual's or family's acceptance or occupancy of emergency shelter or housing owned by the City and County of San Francisco or the ESG sub-recipient offering the assistance. No ESG sub-recipient may, with respect to individuals or families occupying housing owned by the ESG sub-recipient, carry out the initial screening required under or administer Homelessness Prevention assistance.
    - Individual: No person who is an employee, agent, consultant, officer, or elected or appointed official of the City and County of San Francisco or the ESG sub-recipient who exercises or has exercised any functions or responsibilities with respect to activities assisted under the ESG program, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under the program, may obtain a financial interest or benefit from an assisted activity; have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity; or have a financial interest in the proceeds derived from an assisted activity, either for him or herself or for those with whom he or she has family or business ties, during his or her tenure or during the one-year period following his or her tenure.
    - ESG sub-recipient staff conducting the initial screening and authorizing assistance will be required to certify in a form that complies with these guidelines that a conflict of interest does not exist.

As the program participant is nearing the end of their initial commitment of assistance, case managers may contact them to assess their need for continued assistance, depending on the design of the sub-recipient's Rental Assistance program. If continued assistance is necessary and the potential assistance is within the period of recertification (i.e., every three months for Homelessness Prevention assistance), the ESG sub-recipient may provide more assistance. Otherwise, the ESG sub-recipient is required to

recertify program participant eligibility and perform the necessary requirements for the unit (e.g., habitability standards, rent reasonableness standard, FMR, lease agreement, etc.).

While providing Homelessness Prevention to a program participant, ESG sub-recipients shall:

- Require the program participant to have monthly contact, which may include phone/email, with a case manager to assist in ensuring long-term housing stability.
    - Note: ESG sub-recipients that are victim service providers are exempt from meeting with a case manager if the Violence Against Women Act of 1994 or the Family Violence Prevention and Services Act prohibits the ESG sub-recipient from making its shelter or housing conditional on the participant's acceptance of services.
- Develop a plan to assist the program participant to retain permanent housing after the ESG assistance ends, accounting for relevant considerations (ex: current/expected income, expenses, and other public/private assistance for which the program participant is likely to receive, etc.).

Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance; maximum number of months the program participant may receive assistance; or the maximum number of times the program participant may receive assistance.
Each ESG sub-recipient may set a maximum number of months that a program participant may receive Homelessness Prevention assistance, or a maximum number of times that a program participant may receive such assistance. The total period for which any program participant may receive ESG assistance shall not exceed 24 months in three years. However, no program participant may receive more than a cumulative total of 18 months of Rental Assistance, including up to six months of Rental Arrears.

Each ESG sub-recipient will conduct an initial screening to determine the number of months that a program participant will initially receive a commitment of ESG assistance, including Rental/Utility Payment Arrears. This initial commitment will be in writing and signed by an ESG sub-recipient representative and the program participant.

As the program participant is nearing the end of their initial commitment of ESG assistance, the case manager may contact the program participant to assess their need for continued assistance – depending on the design of the ESG sub-recipient's ESG-funded program. If continued assistance is necessary and the potential assistance is within the period of recertification (i.e., every three months for Homelessness Prevention assistance assistance), the ESG sub-recipient may provide more assistance. Otherwise, if continued assistance is needed, the ESG sub-recipient is required to recertify participant eligibility and perform the necessary requirements for the unit (e.g., habitability standards, rent reasonableness standard, FMR, lease agreement, etc.)

While providing Homelessness Prevention assistance to a program participant, ESG sub-recipients shall:

- Require the program participant to have monthly contact, which may include phone/email, with a case manager to assist in ensuring long-term housing stability.
    - Note: ESG sub-recipients that are victim service providers are exempt from meeting with a case manager if the Violence Against Women Act of 1994 or the Family Violence Prevention and Services Act prohibits the ESG sub-recipient from making its shelter or housing conditional on the participant's acceptance of services.

- Develop a plan to assist the program participant to retain permanent housing after the ESG assistance ends, taking into account all relevant considerations, such as the program participant's current/expected income and expenses, and other public/private assistance for which the program participant will be eligible for and is likely to receive.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry (CE) system covers the entire CoC (San Francisco city/county) through accessible access points and outreach teams. Numerous dedicated access points for families and adults exist to facilitate targeted services. Five youth-dedicated access points opened in 2019 with strategic placement in underserved areas and locations where youth frequent. Targeted services for youth members of the LGBTQ+ community are also available. In 2022, an Access Point serving justice involved individuals was launched and receive referrals from community partners and San Francisco Sheriff's Department. Those presenting at an access point for a different subpopulation also receive an immediate referral to one that will better assist them.

The CE system can be accessed through t access points located centrally and in underserved neighborhoods. These placements help to reach those who are linguistically and/or culturally isolated. Multilingual mobile outreach teams target those unlikely to seek services for assessments on the streets and in shelters, hospitals, and jails. In May 2019, the Homeless Outreach Team made 1,095 outreach attempts, had 830 successful engagements, made 1,264 referrals, and linked 423 individuals to services. Partnerships with schools, criminal justice systems, and healthcare services ensure referrals across systems. To ensure hard to reach adults are located, the CE team conducted an "assessment blitz" from August through October 2018.

Those who are prioritized as most vulnerable through initial assessment for eligibility/safety are offered flexible problem-solving interventions like reunification, eviction prevention, and connection to mainstream services/benefits. Further assessment uses San Francisco CoC-specific tools weighing factors like current living situation, length/episodes of homelessness, use of crisis services, trauma, and other vulnerabilities. The dynamic housing list identifies those with the highest needs and prioritizes them for most intensive and immediate housing and services. A
Also, as described under the Written Standards for Essential Services Related to Emergency Shelter section, the City's embedded case managers act as the coordinating entities within the City's shelter system. The City also partners with the San Francisco Department of Public Health to provide behavior health services in shelter to respond to a broad spectrum of interlinked areas of mental health, substance abuse, and related medical conditions that individuals and families experiencing homelessness often exhibit.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In San Francisco, MOHCD is the lead agency responsible for allocating the following four federal funding sources: CDBG, ESG, HOME and HOPWA funds for community development and housing activities.

In accordance with HUD and City and County of San Francisco procurement processes, ESG subaward allocations are selected by solicitation through competitive bids from eligible entities. In December 2019, HSH issued a request for qualifications (RFQs) to invite applications from qualified applicants to provide ESG eligible activities in outreach, shelter, prevention, rapid rehousing, and data collection.

HSH completes the Minimum Qualification and Evaluation Panel review of applications submitted by providers seeking to provide eligible activities within the ESG Program. The ESG Program interim rules require coordination and collaboration between CoCs and ESG recipients in order to ensure recipients effectively strategize about the systems of assistance needed to address homelessness and how their respective funding streams can support provision of that assistance. As such, HSH is required to take into consideration existing ESG services in the Homeless Response System (HRS) as part of the coordination and collaboration requirement.

Panelists reviewed each application, RFQ materials, and rating guide, and assigned a rating to each application per service component. Based on the review from the Minimum Qualification and Evaluation Panel, funding recommendations are made to either award grants or to augment existing grants. Funding recommendations for specific projects that will be implemented by non-profit organizations go through the San Francisco Board of Supervisors review process. The Board of Supervisors and the Mayor approve the funding recommendations.

The sub-award grant agreements that resulted from the RFQ process aligned with the first year of the current five-year consolidated plan in 2020. In subsequent years, modest ESG funding reallocation has occurred based on programmatic changes and administrative efficiency. Annual funding recommendations are presented at public community meetings and are approved by the San Francisco Board of Supervisors. In FY24-25, HSH will fund homelessness prevention and emergency shelter program areas.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

MOHCD staff currently coordinates with HSH staff and the LHCB to ensure that the perspectives of individuals experiencing homelessness and of those with lived experience are integrated into the goals and objectives of the Consolidated Plan. MOHCD will incorporate this input through hearings held in partnership with the LHCB, neighborhood hearings, focus groups with providers, and surveys conducted with both providers and residents.

5. Describe performance standards for evaluating ESG.

Consistent with 24 CFR 91.220(1)(4)(vi) and 91.320(k)(3)(v), San Francisco utilizes the following outputs to monitor ESG activities:

- Number of individuals/households served by homelessness prevention activities;
- Number of individuals/households served by emergency shelter activities;
- Number and percentage of individuals/households stably housed after 3 and 6 months from the time of initial homelessness assistance;

- Number and percentage of individuals/households who avoided eviction;
- Number and percentage of individuals/households who transitioned to permanent housing; and
- Number and percentage of individuals/households who completed 75% of goals of their individualized service plan.

Per HUD, ESG activities and performance indicators should complement the activities of the Continuum of Care Program and support Housing First practices, which are evidence-based that support the following tenets:

- Targeting those who need the assistance most;
- Reducing the number of people living on the streets or in emergency shelters;
- Shortening the length of time people spend homeless; and
- Reducing each program participant's housing barriers or housing stability risks.

Performance targets will be developed for each ESG program component and put in place for the 2020 funding cycle. These performance standards will closely align to System Performance Standards required for CoC programs.

The CoC System Performance Measures measure these seven performance standards:

1. Length of homelessness: This measures the change in the average and median length of time persons experience homelessness when in emergency shelter and transitional housing programs;
2. Returns to homelessness: This measures guests who exit emergency shelter, transitional housing, street outreach, and permanent housing programs to permanent housing destinations, and how many of them returned to homelessness for up to 2 years' post-exit;
3. Number of people served: Specifically, this measure is related to the Point in Time Count, but is pulled from HMIS and is consistently a measure of data collected for all ESG programs;
4. Employment and Income (maintaining and increasing income): This includes six tables capturing employment and non-employment income changes for those maintaining in programs and for those exiting programs;
5. Number of persons becoming homeless for the first time: This measures number of persons entering the HRS through emergency shelter and transitional housing programs for the first time in the HMIS database;
6. Homeless Prevention Measures (TBD); and
7. Successful placements (percent of those exiting to permanent housing destinations): This measures positive movement out of the HRS and is divided into three tables: (1) Street Outreach; (2) movement into Permanent Housing situations from emergency shelter, transitional housing, and rapid rehousing; and (3) retention or exits to permanent housing situations.

Discussion:

Identify the method for selecting HOPWA project sponsors.

The method for selecting HOPWA project sponsors is outlined below:

- In partnership with the Citizens' Committee on Community Development (CCCD), MOHCD, OEWD and HSH conduct multiple public hearings to solicit citizen input on community needs for allocating funds from four federal sources, including HOPWA;
- MOHCD issues a Request for Proposals and holds technical assistance workshops for interested non-profit organizations to provide information on the application and the review process;
- MOHCD staff review all of the applications that are submitted by non-profit organizations and make funding recommendations to the CCCD;
- CCCD makes funding recommendations to the Mayor for specific projects that will be implemented by non-profit organizations;
- In partnership with the CCCD, MOHCD, OEWD and HSH conduct a public hearing to solicit input on the preliminary recommendations;
- Funding recommendations for specific projects that will be implemented by non-profit organizations go through the San Francisco Board of Supervisors review process;
- The Board of Supervisors and the Mayor approve the funding recommendations; and
- MOHCD submits annual Action Plan application for HUD consideration.

Appendix A: Citizen Participation Comments Attachment

Public Notice for December 14, 2023 Virtual Community Needs Meetings

Conversation on Affordable Housing and Community Development Needs
For Program Year 2024-2025

Thursday, December 14, 2023
5:00 pm to 7:00 pm

The Mayor's Office of Housing and Community Development (MOHCD), Office of Economic and Workforce Development (OEWD), and Department of Homelessness and Supportive Housing (HSH) invite you to join us for an online public meeting to provide your input on strategies for addressing affordable housing and community development needs. This is part of the City's annual process to receive community input on needs and in accordance with the City's Citizen Participation Plan for federal funding. For 2024-2025, San Francisco will receive funding from the U.S. Department of Housing and Urban Development under the following federal programs:

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant (ESG);
- Home Investment Partnerships (HOME); and,
- Housing Opportunities for Persons With AIDS (HOPWA).

Please choose the online meeting that meets your needs from the four below, which will be held simultaneously. If you have questions or would like to provide written input, please email it by Friday, December 15, 2023 to Gloria Woo at gloria.woo@sfgov.org.

關於可負擔房屋和社區發展需求的對話
2024-2025 計劃年

2023 年 12 月 14 日，星期四
下午 5:00 至 7:00

市長房屋與社區發展辦公室 (MOHCD)、經濟與勞動力發展辦公室 (OEWD) 以及無家可歸者保障性住房部 (HSH) 邀請您參加我們的在線公開會議，為可負擔房屋和社區發展需求的策略提供意見。這是三藩市政府年度流程的一部分，該流程旨在接收社區對需求的意見，並根據該市的公民參與計劃(Citizen Participation Plan) 獲得聯邦資金。2024-2025 年，三藩市將根據以下聯邦計劃獲得美國住房和城市發展部的資助：

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant (ESG);
- Home Investment Partnerships (HOME); and,
- Housing Opportunities for Persons With AIDS (HOPWA).

請從以下四個同時舉行的線上會議中選擇符合您需求的線上會議。 如果您有疑問或想提供書面意見，請在 2023 年 12 月 15 日星期五之前透過電子郵件發送給 Gloria Woo，郵箱地址為 gloria.woo@sfgov.org。

Conversación sobre necesidades de vivienda asequible desarrollo comunitario
Para el año del programa 2024-2025

jueves, 14 de diciembre de 2023
5:00 p.m. a 7:00 p.m.

La Mayor's Office of Housing and Community Development (MOHCD), la Office of Economic and Workforce Development (OEWD), y el Department on Homelessness and Supportive Housing (HSH) lo invitan a participar en una reunión pública virtual para brindar su opinión sobre estrategias en como comprender las necesidades de vivienda asequible y desarrollo comunitario. Esto es parte del proceso anual de la Ciudad para recibir aportes de la comunidad sobre las necesidades y cumple con el Plan de Participación Ciudadana de la Ciudad bajo los fondos federales. Para 2024-2025, San Francisco recibirá fondos del Departamento de Vivienda y Desarrollo Urbano de EE. UU. bajo los siguientes programas federales:

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant (ESG);
- Home Investment Partnerships (HOME); and,
- Housing Opportunities for Persons With AIDS (HOPWA).

Elija la reunión virtual que satisfaga sus necesidades de las siguientes cuatro a continuación, que se llevarán a cabo simultáneamente. Si tiene preguntas o desea proporcionar comentarios por escrito, envíe un correo electrónico antes del viernes, 15 de diciembre de 2023 a Gloria Woo a gloria.woo@sfgov.org.

Pag-uusap sa Abot-kayang Pabahay at Mga Pangangailangan sa Pagpapaunlad ng Komunidad
Para sa Taon ng Programa 2024-2025

Huwebes, Disyembre 14, 2023
5:00 pm hanggang 7:00 pm

Inaanyayahan ka ng Mayor's Office of Housing and Community Development (MOHCD), Office of Economic and Workforce Development (OEWD), at Department of Homelessness and Supportive Housing (HSH) ng na sumama sa amin para sa online na pampublikong pagpupulong para ibigay ang iyong opinyon upang lutasin ang abot-kayang pabahay at mga pangangailangan sa pagpapaunlad ng komunidad. Ito ay bahagi ng taunang proseso ng Lungsod upang makatanggap ng opinyon ng komunidad sa mga pangangailangan at alinsunod sa Citizen Participation Plan ng Lungsod para sa pederal na pagpopondo. Para sa 2024-2025, makakatanggap ang San Francisco ng pagpopondo mula sa

U.S. Department of Housing and Urban Development sa ilalim ng mga sumusunod na pederal na programa:

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant (ESG);
- Home Investment Partnerships (HOME); and,
- Housing Opportunities for Persons With AIDS (HOPWA).

Mangyaring piliin ang online na pulong na akma sa iyong mga pangangailangan mula sa apat na nasa ibaba, na gaganapin nang sabay-sabay. Kung mayroon kang mga tanong o gustong magbigay ng nakasulat na input o opinyon, paki-email ito bago sumapit ang Biyernes, Disyembre 15, 2023 kay Gloria Woo sa gloria.woo@sfgov.org.

Registration Links
Meeting in English - Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_D9zZcjLHQBGF-fYbFCVnJg
After registering, you will receive an email with information about joining the webinar.

粵語開會 - 提前註冊此網絡研討會:
https://us02web.zoom.us/webinar/register/WN_nABJO6hhR--4cxTY1R8bTA
註冊後，您將收到一封電子郵件，其中包含有關加入網絡研討會的信息。

Reunion en Español - Regístrese con anticipación para este seminario virtual:
https://us02web.zoom.us/webinar/register/WN_FHAR3BbHRaCbHrgnvKcbLg
Después de registrarse, recibirá un correo electrónico con información sobre cómo participar en el seminario virtual.

Pulong sa wikang Filipino - Magrehistro nang maaga para sa webinar na ito:
https://us06web.zoom.us/meeting/register/tZMod-mtqDIoG9V7zJ6cLo9-nkE9ayOKWSra
Pagkatapos magparehistro, makakatanggap ka ng isang email na may impormasyon tungkol sa pagsali sa webinar.

Notes from December 14, 2023 Virtual Community Needs Meetings

English-speaking Meeting

What are the most important things for your community?
How would you prioritize them?

Notes from speakers

- Curious if MOHCD has a plan to include or call out older adults in the future to access programs and services.
- Public comment for the school district has removed the opportunity for people to call-in to make a public comment who cannot make the meeting. This decision makes it very difficult for working people or people with disabilities who may find it hard to make an in-person meeting to make public comments.
- Child-care entrepreneurs need funding support and continued support from Workforce Development to continue to provide child-care services and afford to live in San Francisco.
- Affordable housing/stable housing is most important. 73% of Pacific Islanders live in public housing. Help this community access services and build affordable housing for Pacific Islanders.
- Provide more extremely low-income units under MOHCD housing portfolio. People are not able to move up the housing ladder rung if there is no extremely low affordable housing. Lower the senior age and/or create a different operating subsidy for people with disabilities. Urged Workforce Development to increase targeting efforts towards people with disabilities.
- Housing resources are the biggest need and there's a huge hurdle to sustain businesses. Create more resources for affordable housing to sustain child-care businesses.
- The urgent need is housing. The rise in chronic absenteeism in schools is connected to families who are unhoused.

Cantonese-speaking Meeting

What are the most important things for your community?
How would you prioritize them?

Notes from speakers

- Public safety
- Having different language capacity for City services. Speaker has encountered certain services that were available, but City staff does not have language capacity.
- Section 8 lottery system should have preferences built it, instead of a pure lottery system.

Spanish-speaking Meeting

What are the most important things for your community?
How would you prioritize them?

No speakers

Filipino-speaking Meeting

What are the most important things for your community?
How would you prioritize them?

No speakers

Summary of Written Comments Received Regarding Community Needs

No written comments were received.

Notice for March 5, 2024 Public Hearings and Availability of Draft 2024-2025 Action Plan for Public Review and Comment

Notice of Public Hearing and Availability for Public Review and Comment
Draft 2024-2025 Action Plan and Draft Substantial Amendment to the 2021-2022 Action Plan

The Mayor's Office of Housing and Community Development (MOHCD), Office of Economic and Workforce Development (OEWD) and Department of Homelessness and Supportive Housing (HSH) invite you to join us for a public hearing. We would like your input on the Draft 2024-2025 Action Plan and the Draft Substantial Amendment to the 2021-2022 Action Plan, both of which include funding recommendations for fiscal year 2024-2025. This public hearing is part of the annual process to receive community input on funding recommendations and in accordance with the City's Citizen Participation Plan for federal funding. Please note that the Draft 2024-2025 Action Plan will only include funding recommendations with federal funding sources and will not include funding recommendations with General Fund, Housing Trust Fund and other local funding sources.

Date and Time of Public Hearing
Tuesday, March 5, 2024, at 5:00 p.m.

You may attend this public hearing online or in-person. Four hybrid meetings, one in English, one in Filipino, one in Cantonese, and one in Spanish, will be held simultaneously. To attend virtually, please register below for the meeting that meets your needs.

Virtual (Zoom) Registration Links
English meeting: https://us02web.zoom.us/webinar/register/WN_h6HctJGMSr-LNxipIZHzJA

Filipino meeting: https://us06web.zoom.us/meeting/register/tZItf--orDkpE93IwmvQSxNZ2TDfosd2It7-

Cantonese meeting: https://us02web.zoom.us/webinar/register/WN_b_B-iBGsRbKSm9FNA7_dzg

Spanish meeting: https://us02web.zoom.us/webinar/register/WN_NB5qEtjUTOGMx4C4VQ4B1g

PLEASE NOTE: After registering, you will receive a confirmation email from Zoom containing information about joining the online meeting.

The in-person meetings will take place at the MOHCD office located at 1 South Van Ness Avenue, 5th Floor in San Francisco. Please register for in-person attendance by 5:00 p.m. on Monday, March 4, 2024, by emailing Gloria Woo at gloria.woo@sfgov.org.

The 2024-2025 Action Plan will be the fifth and final year of program implementation under the 2020-2024 Consolidated Plan. It outlines community development and affordable housing strategies and priorities that will be supported with the following four federal funding sources administered by MOHCD, OEWD, and HSH during the program year that starts on July 1, 2024 and ends on June 30, 2025: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), and Housing Opportunities for Persons With AIDS (HOPWA).

The estimated amount of funding the City and County of San Francisco will receive from the U.S. Department of Housing and Urban Development (HUD) for 2024-2025 is as follows: CDBG - $18,000,000; ESG - $1,500,000; and HOME - $5,000,000. The City and County of San Francisco will receive an estimated $7,000,000 in HOPWA funding for San Francisco and San Mateo Counties. Please note that at the time of this notice, the 2024-2025 funding amounts for the four federal programs have not yet been issued by HUD.

The purpose of the Substantial Amendment to the 2021-2022 Action Plan is to incorporate the Allocation Plan for the Home Investment Partnership-American Rescue Plan (HOME-ARP) program. Funds were appropriated under the federal American Rescue Plan Act of 2021 for the HOME program to provide homelessness assistance and supportive services. The City and County of San Francisco will receive $18,707,742 under the HOME-ARP program from HUD.

CDBG, ESG, HOME, HOME-ARP and HOPWA funds will be used to support the following five objectives, which are described in San Francisco's 2020-2024 Consolidated Plan:

- Families and individuals are stably housed;
- Families and individuals are resilient and economically self-sufficient;
- Communities have healthy physical, social, and business infrastructure;
- Communities at risk of displacement are stabilized; and,
- City works to eliminate the causes of racial disparities.

The Draft 2024-2025 Action Plan and the Draft Substantial Amendment to the 2021-2022 Action Plan will be available for public review and comment from February 29, 2024 to March 29, 2024. The draft documents will be available electronically on the MOHCD website at https://sfmohcd.org, OEWD website at https://oewd.org, and HSH website at http://hsh.sfgov.org on the dates listed above.

Members of the public who wish to provide feedback on the draft documents, which include funding recommendations, may do so at the March 5th public hearing or by submitting written comments to gloria.woo@sfgov.org. The deadline for receiving written comments on the draft documents and the preliminary funding recommendations is March 29, 2024 at 5:00 p.m.

If you have questions, please email Gloria Woo at gloria.woo@sfgov.org.

Paunawa ng Pampublikong Pagdinig at Availability para sa Pampublikong Pagsusuri at Komento
Draft 2024-2025 Action Plan at Draft Substantial Amendment sa 2021-2022 Action Plan

Iniimbitahan ka ng Opisina ng Pabahay at Pagpapaunlad ng Komunidad (MOHCD), Tanggapan ng Economic and Workforce Development (OEWD) at Department of Homelessness and Supportive Housing (HSH) ng Mayor na sumama sa amin para sa isang pampublikong pagdinig. Gusto namin ang iyong input sa Draft 2024-2025 Action Plan at ang Draft Substantial Amendment sa 2021-2022 Action Plan, na parehong may kasamang mga rekomendasyon sa pagpopondo para sa fiscal year 2024-2025. Ang pampublikong pagdinig na ito ay bahagi ng taunang proseso upang makatanggap ng input ng komunidad sa mga rekomendasyon sa pagpopondo at alinsunod sa Plano ng Paglahok ng Mamamayan ng Lungsod para sa pederal na pagpopondo. Pakitandaan na ang Draft 2024-2025 Action Plan ay magsasama lamang ng mga rekomendasyon sa pagpopondo sa mga pinagmumulan ng pederal na pagpopondo at hindi isasama ang mga rekomendasyon sa pagpopondo sa General Fund, Housing Trust Fund at iba pang lokal na pinagmumulan ng pagpopondo.

Petsa at Oras ng Pampublikong Pagdinig
Martes, Marso 5, 2024, sa ganap na 5:00 p.m.

Maaari kang dumalo sa pampublikong pagdinig na ito online o nang personal. Apat na hybrid meeting, isa sa English, isa sa Filipino, isa sa Cantonese, at isa sa Spanish, ang sabay-sabay na gaganapin. Upang makadalo nang halos, mangyaring magparehistro sa ibaba para sa pulong na tumutugon sa iyong mga pangangailangan.

Pagpaparehistro: https://us06web.zoom.us/meeting/register/tZItf--orDkpE93IwmvQSxNZ2TDfosd2It7-

PAKITANDAAN: Pagkatapos magparehistro, makakatanggap ka ng email ng kumpirmasyon mula sa Zoom na naglalaman ng impormasyon tungkol sa pagsali sa online na pagpupulong.

Ang mga personal na pagpupulong ay magaganap sa opisina ng MOHCD na matatagpuan sa 1 South Van Ness Avenue, 5th Floor sa San Francisco. Mangyaring magparehistro para sa personal na pagdalo bago ang 5:00 p.m. noong Lunes, Marso 4, 2024, sa pamamagitan ng pag-email kay Gloria Woo sa gloria.woo@sfgov.org.

Ang 2024-2025 Action Plan ay ang ikalima at huling taon ng pagpapatupad ng programa sa ilalim ng 2020-2024 Consolidated Plan. Binabalangkas nito ang pagpapaunlad ng komunidad at mga estratehiya at prayoridad sa abot-kayang pabahay na susuportahan ng sumusunod na apat na pinagmumulan ng pederal na pagpopondo na pinangangasiwaan ng MOHCD, OEWD, at HSH sa taon ng programa na magsisimula sa Hulyo 1, 2024 at magtatapos sa Hunyo 30, 2025: Pagpapaunlad ng Komunidad Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), at Housing Opportunities for Persons With AIDS (HOPWA).

Ang tinantyang halaga ng pagpopondo na matatanggap ng Lungsod at County ng San Francisco mula sa U.S. Department of Housing and Urban Development (HUD) para sa 2024-2025 ay ang sumusunod: CDBG - $18,000,000; ESG - $1,500,000; at HOME - $5,000,000. Ang Lungsod at County ng San Francisco ay makakatanggap ng tinatayang $7,000,000 sa HOPWA na pagpopondo para sa San Francisco at San Mateo Counties. Pakitandaan na sa oras ng pabatid na ito, ang 2024-2025 na halaga ng pagpopondo para sa apat na pederal na programa ay hindi pa naibibigay ng HUD.

Ang layunin ng Substantial Amendment sa 2021-2022 Action Plan ay isama ang Allocation Plan para sa Home Investment Partnership-American Rescue Plan (HOME-ARP) program. Ang mga pondo ay inilaan sa ilalim ng pederal na American Rescue Plan Act of 2021 para sa HOME program upang magbigay ng tulong sa kawalan ng tirahan at mga serbisyong sumusuporta. Ang Lungsod at County ng San Francisco ay makakatanggap ng $18,707,742 sa ilalim ng HOME-ARP na programa mula sa HUD.

Ang mga pondo ng CDBG, ESG, HOME, HOME-ARP at HOPWA ay gagamitin upang suportahan ang sumusunod na limang layunin, na inilalarawan sa 2020-2024 Consolidated Plan ng San Francisco:

- Ang mga pamilya at indibidwal ay matatag na tinitirhan;
- Ang mga pamilya at indibidwal ay nababanat at matipid sa sarili;
- Ang mga komunidad ay may malusog na pisikal, panlipunan, at imprastraktura ng negosyo;
- Ang mga komunidad na nasa panganib ng paglilipat ay pinatatag; at,
- Ang lungsod ay nagsisikap na alisin ang mga sanhi ng pagkakaiba-iba ng lahi.

Ang Draft 2024-2025 Action Plan at ang Draft Substantial Amendment sa 2021-2022 Action Plan ay magiging available para sa pampublikong pagsusuri at komento mula Pebrero 29, 2024 hanggang Marso 29, 2024. Ang draft na mga dokumento ay magagamit sa elektronikong paraan sa MOHCD website sa https://sfmohcd.org, website ng OEWD sa https://oewd.org, at website ng HSH sa http://hsh.sfgov.org sa mga petsang nakalista sa itaas.

Ang mga miyembro ng publiko na gustong magbigay ng feedback sa mga draft na dokumento, na kinabibilangan ng mga rekomendasyon sa pagpopondo, ay maaaring gawin ito sa pampublikong pagdinig sa ika-5 ng Marso o sa pamamagitan ng pagsusumite ng mga nakasulat na komento sa gloria.woo@sfgov.org. Ang deadline para sa pagtanggap ng mga nakasulat na komento sa draft na mga dokumento at ang mga paunang rekomendasyon sa pagpopondo ay Marso 29, 2024 sa 5:00 p.m.

Kung mayroon kang mga tanong, mangyaring mag-email kay Gloria Woo sa gloria.woo@sfgov.org.

公開聽證會通知和可供公眾審查和評論的通知
2024-2025 行動計劃草案和2021-2022年行動計劃實質修訂草案

市長房屋與社區發展辦公室 (MOHCD)、經濟與勞動力發展辦公室 (OEWD) 以及無家可歸者保障性住房部 (HSH) 邀請您參加我們的公開聽證會。我們希望您對 2024-2025 行動計劃草案和2021-2022年行動計劃實質修訂草案提出意見，其中包括 2024-2025 財政年度的資金建議。這是三藩市政府年度流程的一部分，該流程旨在接收社區對需求的意見，並根據該市的公民參與計劃 (Citizen Participation Plan) 獲得聯邦資金。請注意，2024-2025 年行動計劃草案僅包括聯邦資金來源的資助建議，不包括普通基金、住房信託基金和其他地方資金來源的資助建議。

公開聽證會的日期和時間

2024年 3 月 5日，週二，下午 5點

您可以在線或來到現場參加此次公開聽證會。四場混合會議將同時舉行，一場是英語，一場是菲律賓語，一場是粵語，一場是西班牙語。如需參加在線會議，請點擊下方鏈接註冊。

在線會議（Zoom）註冊鏈接
粵語會議: https://us02web.zoom.us/webinar/register/WN_b_B-iBGsRbKSm9FNA7_dzg

請注意：註冊後，您將收到一封來自 Zoom 的確認電子郵件，其中包含有關加入在線會議的信息。

現場會議將在位於1 South Van Ness Avenue，5樓的MOHCD 辦公室舉行。請在2024 年 3 月 4 日星期一下午 5點之前向Gloria Woo 發送電子郵件註冊並到場出席，**郵箱地址為** gloria.woo@sfgov.org。

2024-2025 年行動計劃將是 2020-2024 年綜合計劃下計劃實施的第五年，也是最後一年。它概述了社區發展和可負擔房屋策略和優先事項，這些策略和優先事項將在 2024 年 7 月 1 日開始至 2025 年6 月 30 日結束的計劃年度期間，得到由 MOHCD、OEWD 和 HSH 管理的以下四個聯邦資金來源提供支援：Community Development Block Grant (CDBG)、Emergency Solutions Grant (ESG)、Home Investment Partnership (HOME) 和Housing Opportunities for Persons With AIDS (HOPWA)。

2024 年至 2025 年，三藩市將從美國住房和城市發展部 (HUD) 獲得的資金估計數額如下： CDBG - 18,000,000 美元； ESG - 1,500,000 美元；和HOME - 5,000,000 美元。三藩市將獲得約 7,000,000 美元的 HOPWA 資金，用於三藩市和聖馬刁縣。請注意，在發布本通知時，HUD 尚未發布四個聯邦計劃的 2024-2025 年資金數額。

2021-2022年行動計劃實質修正案的目的是納入住房投資夥伴- Home Investment Partnership-American Rescue Plan（HOME-ARP）計劃的分配計劃。 根據 2021 年聯邦美國救援計劃法案，為 HOME 計劃撥款，為無家可歸者提供援助和支持服務。 三藩市將根據 HUD 的 HOME-ARP 計劃獲得 18,707,742 美元。

CDBG、ESG、HOME、HOME-ARP和 HOPWA 資金將用於支持三藩市 2020-2024 年綜合計劃中描述的以下五個目標：

- 家庭和個人有穩定的住所；
- 家庭和個人具有復原力並且經濟上自給自足；
- 社區擁有健康的物質、社會和商業基礎設施；
- 面臨流離失所風險的社區得到穩定；和，
- 市政府致力於消除種族差異的根源。

2024-2025 年行動計劃草案和2021-2022年行動計劃實質修訂草案將於 2024年 2 月 29 日至 2024 年 3 月 29 日供公眾審查和提出意見。該文件草案的電子版將於上述日期在MOHCD網站 https://sfmohcd.org，OEWD 網站https://oewd.org和 HSH 網站 http://hsh.sfgov.org 發佈。

希望就文件草案提供反饋意見（包括資金建議）的公眾可以在 3 月 5 日的公開聽證會上或電郵 gloria.woo@sfgov.org 提交書面意見。接收關於行動計劃草案和初步資助建議的書面意見截止日期是 2024 年 3月 29 日下午 5點。

如果您有任何疑問，請給Gloria Woo發送電子郵件，**郵箱地址為** gloria.woo@sfgov.org。

Aviso de Audiencia Pública y Disponibilidad De Revisión y Comentarios Del Público
Borrador del Plan de Acción 2024-2025 y Enmienda Sustancial al Plan de Acción 2021-2022

La Oficina de Viviendas y de Desarollo Comunitario (MOHCD) de la Alcaldía de San Francisco, la Oficina de Desarrollo Económico y Laboral (OEWD) y el Departamento de Personas sin Hogar y Vivienda de Apoyo (HSH) les invita a participar en una audiencia pública. Nos gustaría obtener su opinión sobre el Borrador del Plan de Acción 2024-2025. Esta audiencia pública es parte del proceso anual en la cual se hace un llamado para solicitar comentarios de la comunidad sobre recomendaciones de financiación y de acuerdo con el Plan de Participación CívicaC del gobierno de San Francisco para financiamiento federal. Tómense en cuenta que el Borrador del Plan de Acción 2024-2025 solo incluirá recomendaciones de financiamiento con fuentes federales y no incluirá recomendaciones de financiamiento del Fondo General, el Fondo Fiduciario de Viviendas y otras fuentes de financiamiento locales.

Fecha y Hora de la Audiencia Pública
Martes, 5 de Marzo de 2024, a las 5:00 PM

Se puede asistir la audiencia pública virtualmente en línea o físicamente en persona. Se llevarán a cabo simultáneamente cuatro reuniones híbridas (una en Inglés, una en Filipino, una en Cantonés y una en Español). Para participar virtualmente, por favor regístrese a continuación para la reunión que satisfaga sus necesidades.

Reunión Virtual en Español (enlace de registro por Zoom):
https://us02web.zoom.us/webinar/register/WN_NB5qEtjUTOGMx4C4VQ4B1g

TENGASE EN CUENTA: Después de registrarse, Ud. recibirá un correo electrónico de confirmación de parte de Zoom en el cual incluirá información sobre cómo participar en la reunión virtualmente.

Las reuniones en persona se llevarán a cabo en la oficina de MOHCD ubicada en 1 South Van Ness Avenue, 5to piso en San Francisco. Para participar en persona, por favor registrarse antes de las 5:00 PM el Lunes, 4 de Marzo de 2024, enviando un correo electrónico a Gloria Woo a Gloria.Woo@sfgov.org.

El Plan de Acción 2024-2025 será el quinto y último año de implementación de programacion bajo el Plan Consolidado 2020-2024. El Plan describe las estrategias y prioridades de desarrollo comunitario y vivienda asequible que serán respaldadas con las siguientes cuatro fuentes de financiamiento federal administradas por MOHCD, OEWD y HSH durante el año del programa empezando el 1 de Julio de 2024 y finaliza el 30 de Junio de 2025: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnership (HOME), y Housing Opportunities for Persons with AIDS (HOPWA).

El estimado de financiamiento que la ciudad y el condado de San Francisco recibirá del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para 2024-2025 es el siguiente: CDBG- $18,000,000; ESG- $1,500,000; y HOME- $5,000,000. La ciudad y el condado de San Francisco recibirá aproximadamente $7,000,000 de fondos HOPWA para los condados de San Francisco y San Mateo. Tengase en cuenta que por el momento de este aviso, HUD aún no ha emitido el financiamiento actual para 2024-2025 para los cuatro programas federales mencionados.

La Enmienda Sustancial al Plan de Acción 2021-2022 tiene como objetivo incorporar el Plan de Asignación para el programa Home Investment Partnership-American Rescue Plan (HOME-ARP). Fondos fueron apropiados bajo la ley federal del Plan de Rescate Estadounidense de 2021 para que el programa HOME brinde asistencia y servicios de apoyo a las personas sin hogar. La ciudad y el condado de San Francisco recibirán $18,707,742 bajo el programa HOME-ARP de HUD.

Los fondos CDBG, ESG, HOME, HOME-ARP y HOPWA se utilizarán para respaldar los siguientes cinco objetivos, que se describen en el Plan Consolidado 2020-2024 de San Francisco:

- Las familias e individuos cuenten con una vivienda estable;
- Las familias e individuos sean resilientes y económicamente autosuficientes;
- Las comunidades tengan una infraestructura física, social y empresarial saludable;
- Se estabilice las comunidades en riesgo de desplazamiento; y,
- La ciudad trabaje para eliminar las causas de disparidades étnicas y raciales.

El Borrador del Plan de Acción 2024-2025 y la Enmienda Sustancial al Plan de Acción 2021-2022 estarán disponibles para revisión y comentarios públicos desde el 29 de Febrero de 2024 al 29 de Marzo de 2024. Estos documentos preliminares estarán disponibles electrónicamente en el sitio web de MOHCD en https://sfmohcd.org, en sitio de web de OEWD en https://oewd.org y en el sitio de web de HSH en http://hsh.sfgov.org en las fechas indicadas anteriormente.

Los miembros del público que deseen proporcionar comentarios sobre los borradores de estos documentos, cuales incluyen recomendaciones de financiamiento, pueden hacerlo en la audiencia pública del 5 de Marzo o enviando comentarios por escrito a Gloria.Woo@sfgov.org. La fecha límite para recibir comentarios por escrito sobre los borradores y las recomendaciones preliminares de financiación es el 29 de Marzo de 2024 a las 5:00 PM.

Por favor comuníquese con Gloria Woo atraves de correo electrónico a Gloria.Woo@sfgov.org si tiene alguna pregunta.