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Neighborhood Stabilization Resources and Programs

Presentation By:
Mayor's Office of Housing and Community
Development

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Budget and Finance Subcommittee
CITY AND COUNTY OF
SAN FRANCISCO
MAYOR EDWIN M. LEE

Overview of Programs

1. Housing preferences;
2. Eviction prevention grants;
3. Small Sites Program;
4. Preservation of Expiring Affordability: Bond-Financed Projects.

Ellis Act Housing Preference

- **Priority consideration for income-eligible applicants:**
 - City-funded affordable housing,
 - Downpayment assistance,
 - Inclusionary housing (on-site and off-site).

- **EAHP Certificate applicants must meet certain criteria:**
 - Landlord initiated eviction on or after January 1, 2012.
 - Certificate applicants must have continuously occupied the unit:
 - At least 10 years; or,
 - At least 5 years, if applicant is disabled or ill.

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Community Development Grants

- **Eviction Prevention:**
 - Rental assistance;
 - Move-in costs;
 - Legal representation and “know your rights” trainings.

- **Access to housing support:**
 - Grants to CBOs that shepherd housing-insecure families through the housing process.

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Eviction Prevention Investments FY 14-15

- **Total investment through grants to CBOs: \$3,300,000.**
 - 6,000 households served.
 - Includes direct financial assistance (rental assistance): \$680,000.

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Eviction Prevention Assistance

- Households provided with legal assistance: 3,800
- Households provided with legal representation: 1,000
- Households provided with tenant counseling and case management: 3,800
- Households receiving rental assistance: 500
 - Homeless Prevention: 300
 - Formerly Homeless: 200

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Small Sites Program: Goals

- Protect and stabilize housing for current tenants;
- Remove SSP properties from the speculative market;
- Increase the supply of permanently affordable rental housing;
- Create financially stable, self-sustaining housing that serves multiple generations of low to moderate income households.

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Small Sites Program: Parameters

- At acquisition, at least 75% of the building's tenants have an average area median income (AMI) at or below 80%;
- Ongoing rents are restricted to be affordable at an average of 80% AMI, with a maximum allowable rent of 120% AMI;
- Projects are expected to generate enough operating income to maintain the property and pay for a 1st mortgage from a bank/lender and its SSP Loan.

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Small Sites Program: Priority Sites

- Buildings at immediate risk for Ellis Act eviction;
- Buildings located in a neighborhood with a high level of Ellis Act evictions;
- Existing tenants include vulnerable populations: families with children, elderly, disabled, and catastrophically-ill persons;
- Buildings housing tenants with low incomes.

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Small Sites Program: Funding

- Program funded from 10% of inclusionary housing fees collected, 25% of condo conversion fees collected and Housing Trust Fund;
- Launched in July 2014 with \$3 million initial funding for buildings with 5-25 residential units with a maximum of \$250,000 per unit in City subsidy;
- Received one SSP application in 2014.

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Small Sites Program: Status

- Expanded program to 2015 to include buildings with 2-25 residential units, buildings with ground floor commercial, and shared “group” housing;
- Increased City subsidy limit to \$300,000 per unit;
- Funding expected to increase to \$12.6 million in FY 15-16;
- There are currently 2 applications pending and 7 additional applications anticipated within the next 6 months.

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Preservation of Expiring Affordability: Bond Financed Projects (Proposed)

- Some buildings developed in the 1980s used tax-exempt bond proceeds:
 - Low interest loans in exchange for making a portion of the developed units affordable;
 - As bonds are paid off, affordability restrictions expire.
- City is pursuing preservation of affordability by offering new financing to owners, with a goal to keep current tenants in place and extend the affordability of the units.

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