

# MOHCD Multifamily Lending Affordable Housing

San Francisco Mayor's Office of Housing and Community Development

Presentation to SOMA CACs

April 15, 2021



# What We Do

MOHCD's mission is to support San Franciscans with affordable housing opportunities and essential services to build strong communities.

MOHCD administers a variety of programs to finance the development and long-term physical viability of high-quality affordable housing throughout San Francisco.



## ❖ Preservation of Existing Housing

- ❖ Multi-family
- ❖ Small Sites
- ❖ Existing Nonprofit
- ❖ RAD rehabilitations (complete in 2020)

## ❖ Production of New Housing

- ❖ Multi-family
- ❖ Mixed-Use
- ❖ Inclusionary
- ❖ Home Ownership
- ❖ Rental

## ❖ Housing for:

- ❖ Seniors
- ❖ Transitional Aged Youth ("TAY")
- ❖ People with Disabilities
- ❖ Families
- ❖ Formerly Chronically Homeless (families and individuals)



Zygmunt Arendt House - 850 Broderick St. - Photo Credit, Bruce Damonte

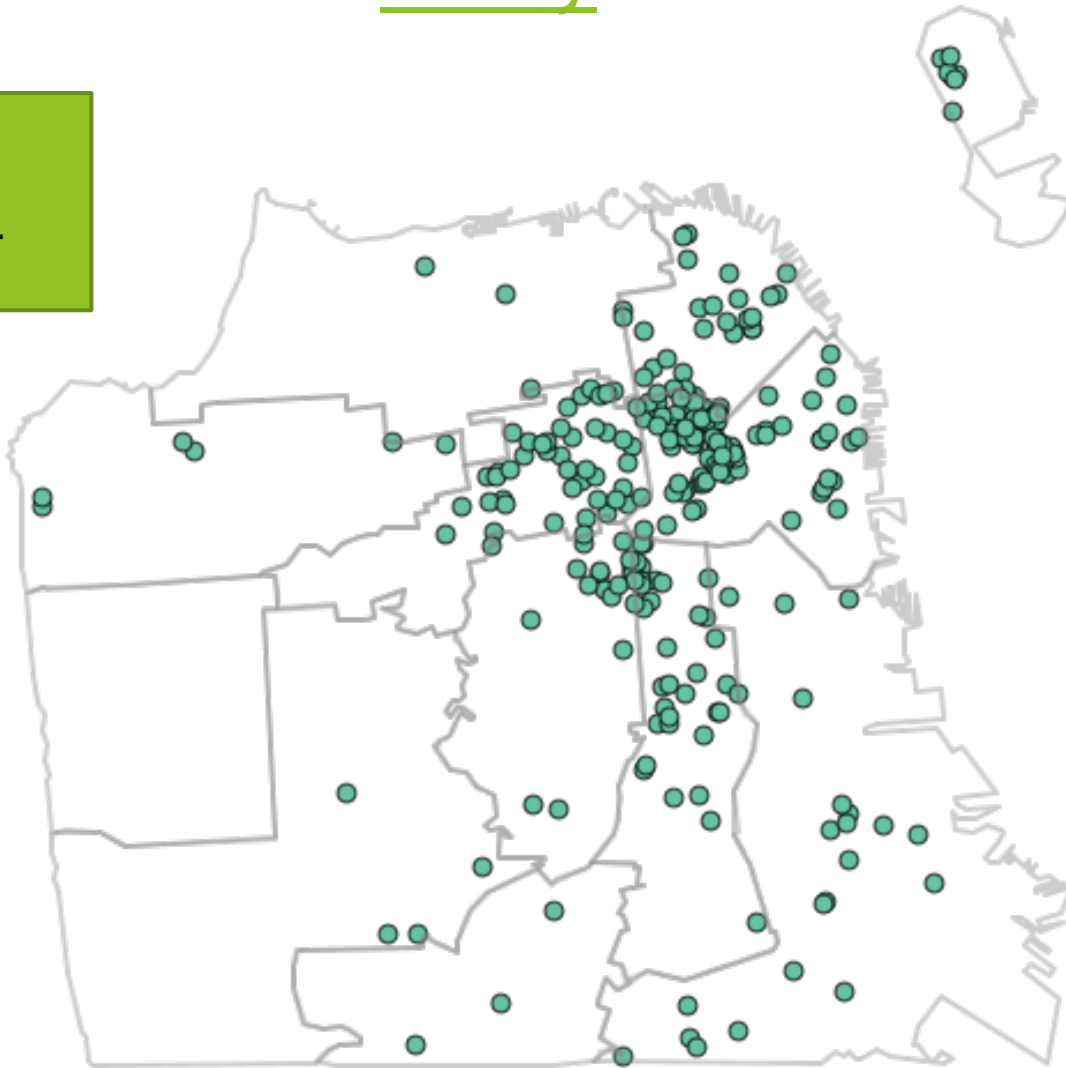
# How we help build or preserve affordable housing

- ▶ In exchange for serving low and moderate income residents, we provide private developers:
  - ▶ Loans
  - ▶ Grants
  - ▶ Ground Leases on City owned land
  - ▶ Operating Subsidies

*To create long-term sustainable affordable housing, we restrict affordability for 99 years or in perpetuity*

## Where MOHCD is today

23,000+  
apartment  
homes across SF



# Sources of Funding

- ▶ Low Income Housing Tax Credits (LIHTCs)
- ▶ Tax Exempt Bonds
- ▶ Federal Capital - HOME, CDBG
- ▶ State Capital - Affordable Housing and Sustainable Communities (AHSC), No Place Like Home (NPLH), Multifamily Housing Program (MHP), Infill Infrastructure Grant Program
- ▶ Local Capital Funds - Housing Trust Fund, 2015 and 2019 GO Bonds, Inclusionary Fees, Jobs Housing Linkage Fees, PASS Bonds (for acquisition+rehab), plan area specific fees
- ▶ Building Based Rental Assistance - Local Operating Subsidy Program (LOSP) for homeless, Housing Choice Vouchers (SFHA), Project Based Rental Assistance (PBRA - HUD OMFH), Shelter + Care (HUD CPD), HOPWA (HUD CPD)

# SOMA New Construction Underway/Recent Completions: Highlights

- ▶ 1068 Mission Street
- ▶ 833 Bryant Street
- ▶ Transbay: Blocks 1, 2E, 2W, 8, 12
- ▶ Mission Bay: Blocks 3E, 4E, 6W, 9, 9A, 12Q
- ▶ 266 4<sup>th</sup> Street
- ▶ 600 7<sup>th</sup> Street
- ▶ 921 Howard Street

# SOMA Construction Underway/Recent Completions: Details

Project Status	Building Name	Total Project Units	Total Affordable Units
Preliminary Phase	Mission Bay South 4 East	34	33
	Mission Bay South Block 12 West	145	144
	Transbay Block 12	80	79
Predevelopment Feasibility	Mission Bay South Block 9A	148	148
	Transbay Block 2 East	101	100
	Transbay Block 2 West	153	152
Design with Entitlements Approved	266 4th St (4th and Folsom)	70	69
	600 7th St (formerly 801 Brannan)	208	207
Site Work Permit Issued	921 Howard St	203	201
Under Construction	1068 Mission	258	256
	833 Bryant St	146	145
	Mira 1 (Transbay Block 1 (Affordable Project))	76	76
	Mira 2 (Transbay Block 1 (Inclusionary))	316	80
	Mission Bay South 6 West	152	151
	Mission Bay South Block 9	141	140
	Edwin M Lee Apts (Mission Bay South 3E)	119	118
Complete in 2019 or 2020	Transbay Block 8 (Affordable Component)	80	79
<b>Grand Total</b>		2430	2180

# SOMA Preservation Projects Underway/Recent Completions

## Preservation

- ▶ Knox SRO
- ▶ South Park Scattered Sites - Residential Hotels
- ▶ Small Sites Preservation: 534 Natoma, Dudley, El Dorado, Washburn



# SOMA Preservation Underway/Recent Completions: Details

Project Status	Building Name	Total Project Units	Total Affordable Units
Predevelopment Feasibility	1049 Market St	15	15
	Knox SRO	140	138
Under Construction	South Park Scattered Sites - Gran Oriente Filipino	22	22
	South Park Scattered Sites - Hotel Madrid	44	44
	South Park Scattered Sites - Park View	40	40
Complete in 2019 or 2020	534 Natoma	5	5
	Clementina Towers	276	274
	Dudley Apartments	75	74
	El Dorado	57	57
	Washburn Hotel	22	22
<b>Grand Total</b>		<b>696</b>	<b>691</b>

# SOMA Inclusionary Projects

Project Status	Building Name	Total Project Units	Total Affordable Units
Preliminary Phase	Transbay Block 4 (Podium)	192	192
	Transbay Block 4 (Tower Mixed-Income)	340	135
Design with Entitlements Approved	1052-1060 Folsom	59	14
	1228 Folsom (725 Clementina)	24	3
	1245 Folsom	37	7
	230 7th	40	5
	255 Shipley St	24	3
	262 7th St	96	17
	280 7th St	20	2
	388 Beale St ADUs	13	2
	429 Beale (aka 430 Main)	144	19
	475 Minna	270	143
	524 Howard	334	50
	525 Harrison	205	25
	542-550 Howard St (Transbay Parcel F)	165	54
	755 Brannan St	57	8
	828 Brannan St	50	9
	95 Hawthorne St	392	55
Site Work Permit Issued	1075-1089 Folsom	48	12
	1270 Mission	299	64
	301 6th St	95	13
	555 Howard	69	10
	980 Folsom	33	4
	988 Harrison/377 6th St	90	12
Under Construction	1298 Howard	125	17
	1532 Harrison	136	22
	1629 Market (see also 53 Colton)	484	58
	33 Norfolk St	19	3
	333 12th	148	27
	342-360 5th	127	18
	349 8th	38	6
	363 6th	104	12
	390 1st	180	22
	42 Otis	24	3
	434 Minna St - ("M-2 Site")	302	60
	975 Bryant	185	30
	Trinity Plaza Apartments, Phase IV	493	74
Complete in 2019 or 2020	1550 Mission (Goodwill)	550	110
	345 6th	102	14
	500 Folsom (Transbay Block 9)	537	109
	The Rise Hayes Valley	160	19
	The Sutherland	49	7
	Transbay Block 8	350	70
Grand Total		7209	1539

## 5 New SOMA Projects in MOHCD's 9-Site RFQ

Site Address	Proposed Use	Unit Count
967 Mission Street	Senior Housing	~90
88 Bluxome	Family Housing	~100
1160 Freelon (598 Brannan)	Family Housing	~100
71 Boardman Place	Supportive Housing	~90
725 Harrison Street	Supportive Housing	~120
TOTAL		~500 units

*All units available for households at 30-80% Area Median Income*

*Main funding source is Central SOMA Fees and other Inclusionary Fees*

*Construction to start in 23-24 pending availability of funding*

## 9 Site RFQ highlights

- Set aside at least 5 units at each site for HIV+ Households/PLWA on the City's Plus Housing List, with rents set no greater than 50% AMI
- Maximize the number of target population placements into the Project (COP holders, etc.)
- Create **opportunities for growth** for smaller and Black, Brown, Indigenous and other people of color (BIPOC)-led organizations in development role

# Leasing Preferences for New Construction

1. Certificate of Preference Holders (all units)
2. Displaced Tenants (20% of units)
3. Neighborhood Preference (up to 40% of units, subject to State approval)
4. Live/Work in San Francisco (all units)

# DAHLIA is San Francisco's New Housing Portal

Sign up today to get emails with available ownership and rental listings

<https://housing.sfgov.org/listings>

# QUESTIONS & Contact Information

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