



Housing Recovery

Topic 1 / Recovery Strategies

Planning Commission

January 14, 2021

Dr. Deborah Borne, Operations Section Deputy-Prevention
CCSF COVID-19 Command Center

Dylan Schneider, Manager of Policy and Legislative Affairs
Department of Homelessness and Supportive Housing

Lydia Ely, Deputy Director, Housing of the Mayor's Office of
Housing and Community Development

Rich Hillis, Director SF Planning

Andrea Nelson, Community Equity SF Planning

Maia Small, Community Equity SF Planning

Economic Recovery Task Force Mayor Breed & President Yee

Recovery Strategies

Planning MOHCD OEWD

COORDINATED RESPONSE TO THE ECONOMIC AND HEALTH CRISES, CENTERED AROUND RACIAL AND SOCIAL EQUITY

Housing Recovery

Small Business Recovery

February 18

Neighborhood Life

Anticipated Spring

Work Spaces

Anticipated Late Spring

HOUSING & PUBLIC
HEALTH

CRITICAL CONDITIONS

EFFORTS IN
RESPONSE TO COVID

Housing and Public Health



COVID demonstrates the social determinants of health (SDH) impacts on an individual's and the public's health and safety

- Housing and housing quality impacts health
- Also critical are:
 - People's ability to adhere to the location's public health parameters
 - Having existing programs that work with the population that public health can partner

Mitigating a Surge in a Pandemic



SDH social service programs and public health partnerships that contribute to COVID prevention:

- Food access programs for sheltered and unsheltered homeless
- Eviction prevention with right to recover
- Hygiene and masking access
- Partnership between DPH and HSH: Shelter, Shelter in Place sites, Safe Sleep

Critical Conditions



Safe and Supportive Housing

- 3,030 formerly homeless individuals are sheltering in place in hotels, congregates, and trailers
- 5 active Safe Sleeping Sites and Villages with 277 individuals

Tenant Protections and Homeowner Support

- The temporary residential eviction moratorium ends on January 31, 2021
- Approximately up to 15% of tenants have either partial or complete unpaid rent in San Francisco

Living Conditions and Public Health

- Higher rates of overcrowding in housing tend to have higher rates of COVID cases
- Drug overdose deaths are spiking

Critical Conditions



Housing Security and Stability

- Just 22% of American Indian householders, 23% of Black, and 24% of Latinx householders own their own homes
- Permanently affordable housing does not meet the need

Housing Production

- Barriers to production of multi-family housing

Public Resources

- Decreasing City budget (by 7.5% this year)
- Slowing economy limits funding for affordable housing

Efforts in Response to COVID

Who We are serving

Families of color, vulnerable populations, and low-, moderate-, and middle-income families

Goal to increase Funding

Project Aims

Immediate measures to ease housing access

Prioritize stabilization

Providing more subsidized and supportive housing

Support construction of small multi-family buildings

Streamline housing production

Grow partnerships

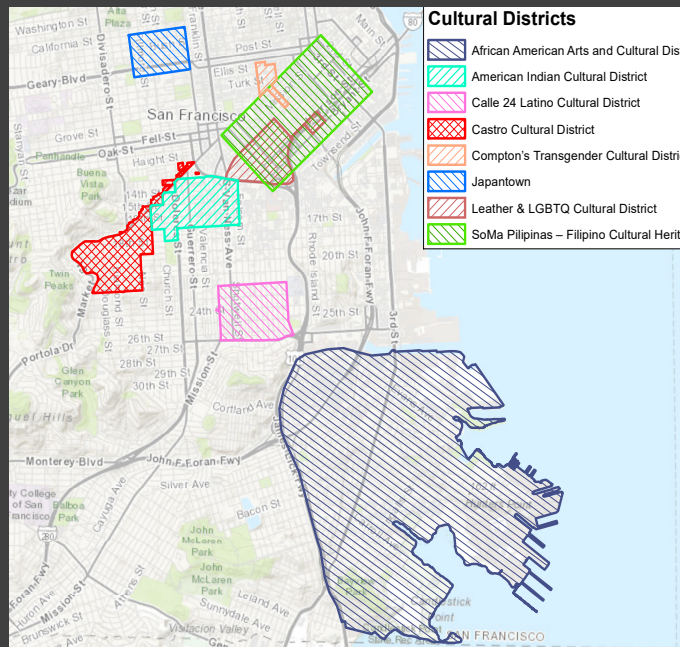
Metrics for creating and selecting recommendations

Categories

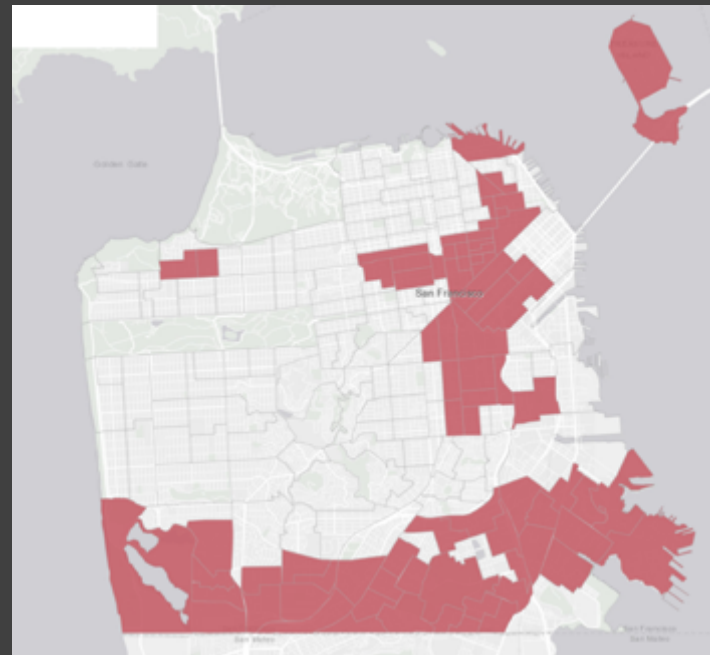
Serve and invest in Low-Resourced neighborhoods
Open up High-Resourced neighborhoods
Supports an identified equity goal for each neighborhood

Quality

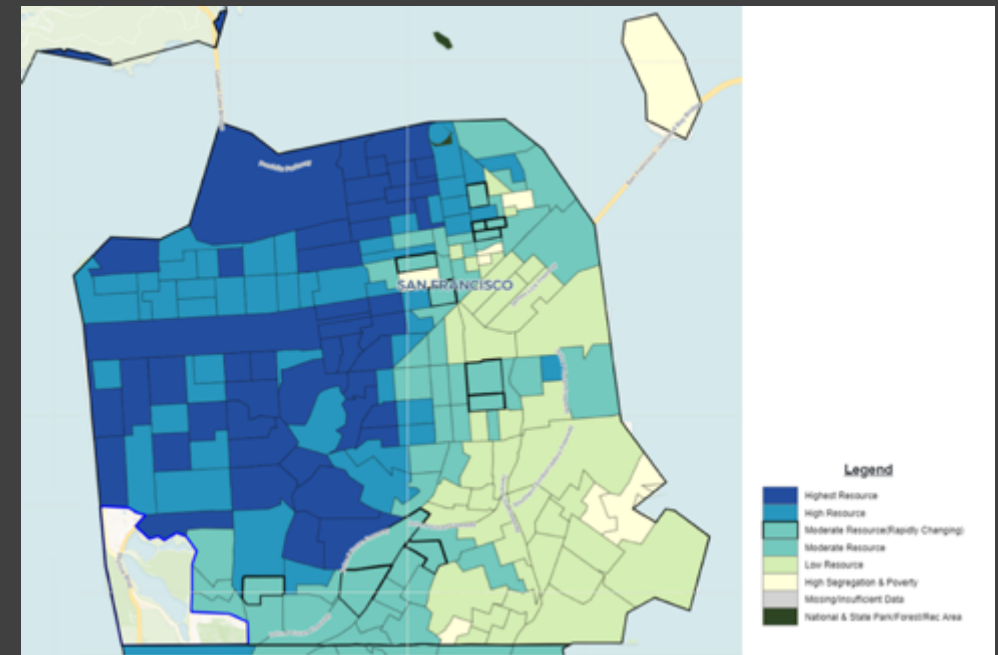
Delivery Providing City capital or physical assets
Facilitation Providing counseling, access to non-City funding, or project staffing
Regulation Enabling private efforts, programs, or projects



Cultural Districts



DPH Areas of Vulnerability 2016



High Opportunity Neighborhoods TCAC/HCD

Effort 1: Repair through Planning

Planning Lead

Starting 2021

Develop equity goals by neighborhood to advance outcomes through investments to serve unique community needs

- Create a dynamic map of public investment and other services
- Define equity goals by neighborhood
- Speed development by incentivizing the use of equity goals

Will be further developed in Neighborhood Life

Effort 2: Support Health and Housing Operations

Planning Support

Starting 2021

Support DPH with HSH, Public Works, and SFMTA in 2021

- Safer protocols
- Health service delivery
- Emergency housing measures, especially for vulnerable populations, essential workers, and dense households

Provide Planning staff to support Public Health agency coordination

Mayor's Homelessness Recovery Plan

HSH lead

Started 2020

To Rehouse:

- New Permanent Supportive Housing (PSH) and placements into existing
- Expand Problem Solving
- Medium-term adult housing solutions

To take care of those on the streets or at risk of becoming homeless:

- Expand Homelessness Prevention
- Reactive and expand Congregate Shelter
- Maintain Safe Sleep

Rehousing Commitments

HSH lead

Started 2020

Shelter exits to stability, not street

Hotels are NOT housing

Stable Housing is a more effective and long-term solution
to save lives for COVID-vulnerable individuals

Effort 3: Put Housing First

MOHCD lead

Started 2020

Partner with HSH and others to support Homelessness Recovery Plan

- Project Homekey: Acquire existing units, rehab as needed, leverage outside funding
- Develop tools to guide future acquisitions
- Explore new funding sources – Prop C, state Homekey funds
- Advocate for new federal stimulus resources

Pre COVID efforts

- *Build production pipeline – +/- 20% of all new construction units set aside for homeless people, plus standalone buildings in predevelopment and construction*
- *Advocate for preservation and recapitalization of legacy "first wave" (80s-90s) projects housing homeless people*

Effort 4: Increase Eviction Prevention

MOHCD lead

Started 2020

Manage communications on eviction moratoria, AB3088, AB15

Give2SF \$7.5M in relief for 1,500 households deployed via 10 CBOs

Federal Stimulus additional \$26M in December 2020 deployed by end of 2021

New prevention funds, up to \$50M, available via Our City, Our Home

Pre COVID programs

- *Tenant Right to Counsel; \$10M in legal representation per year meets 2/3 of baseline need*
- *Tenant counseling, advocacy and outreach*
- *Mediation via "professional neutrals," Conflict Intervention Services*
- *Direct eviction prevention payments; ongoing shallow subsidy*

Effort 5: Advance Supportive and Subsidized Housing

MOHCD lead

Started 2020

Rigorous advocacy for San Francisco pipeline with state and federal partners

Triage projects due to delay of funding sources, market rate development

Identify new funding sources Our City Our Home, Project Homekey, Prop I, State SB2 funds

"Countercyclical strategies" reduced acquisition prices, remain aspirational

Pre COVID context

- *Highest production costs in the country*
- *New competition for state tax exempt bonds*
- *New state funding sources (infrastructure, greenhouse gas emissions, supportive housing)*

Effort 6: Cultural District and Community Strategy Priority

Planning Support

Starting 2021

Cultural District program to:

- Celebrate and strengthen the unique cultural identities of San Francisco's neighborhoods
- Preserve and promote diverse communities' cultural assets and to ensure that residents and institutions thrive
- Formalize partnerships between the City and communities

Specific staff will be assigned to track priority of Cultural Districts and Areas of Vulnerability

Effort 7: Advance Housing Pipeline

Planning Lead

Starting 2020

Urgent measures to support housing production

Grow jobs and construction ecosystem

Streamlining focus

Highlighting small, multifamily housing and affordable housing projects

Fit within 2014 Update to Housing Element Environmental Impact Report

Update at next Housing Recovery hearing on proposed ordinances



Effort 8: Land Equity Fund

Planning Lead

Starting 2021

Increase home and property ownership for communities of color specifically the Black, Latinx, and American Indian households. Examples of use:

- Land bank affordable housing sites in high opportunity neighborhoods
- Provide down-payment assistance to new owners
- Preserve historic housing assets for priority geographies
- Offer resilience resources in case of future economic downturn

Galvanize philanthropic and non-profit partnerships through a fund advisory process



Effort 9: High Opportunity Neighborhood Planning

Planning Lead

Started 2020

Working with neighborhoods, explore community and area planning

Increase opportunities for subsidized and financially attainable housing for low-, moderate- and middle-income families in high opportunity, low density neighborhoods.

Supported by 2022 Update to the Housing Element Environmental Impact Report

To open opportunities for vulnerable populations in high resource neighborhoods

Economic Recovery Task Force Mayor Breed & President Yee

Recovery Strategies

Planning MOHCD OEWD

COORDINATED RESPONSE TO THE ECONOMIC AND HEALTH CRISES, CENTERED AROUND RACIAL AND SOCIAL EQUITY

Housing Recovery Key Considerations

Priority of Resources:

- What are key Commission priorities?
- Are we addressing community priorities?

Additional issues:

- Any key populations needing focus within vulnerable communities?
- Relief for overcrowding, support mental health, quarantine necessity
- Other recommendations for supportive partnerships?