



# Housing Recovery

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## Topic 1 / Recovery Strategies

Planning Commission

January 14, 2021

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# 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

HOUSING & PUBLIC  
HEALTH

CRITICAL CONDITIONS

EFFORTS IN  
RESPONSE TO COVID

### Small Business Recovery

February 18

### Neighborhood Life

Anticipated Spring

### Work Spaces

Anticipated Late Spring

# Housing and Public Health



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

- Housing and housing quality impacts health
- COVID has reinforced this and brought it to the forefront

# Mitigating a Surge in a Pandemic



**SDH social service programs and public health partnerships 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



# 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	<b>Serve and invest in Low-Resourced neighborhoods</b> <b>Open up High-Resourced neighborhoods</b> <b>Supports an identified equity goal for each neighborhood</b>
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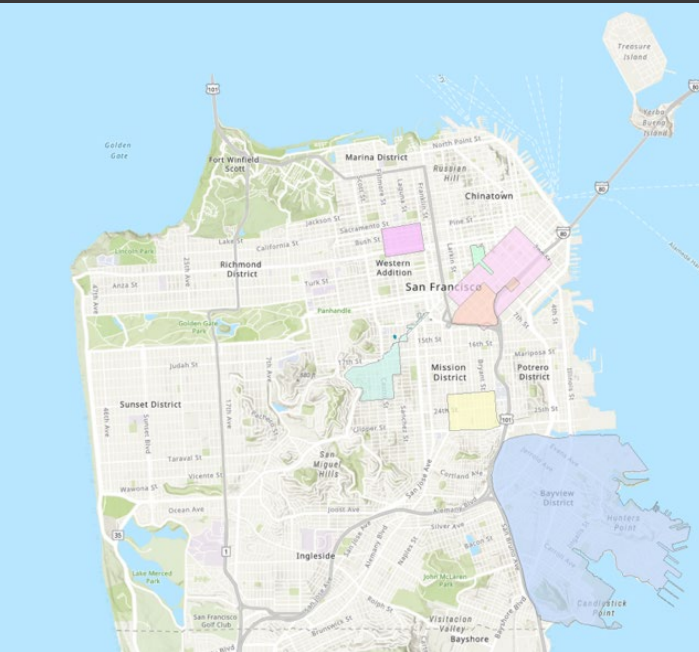
## Open up High-Resourced neighborhoods

## Supports an identified equity goal for each neighborhood

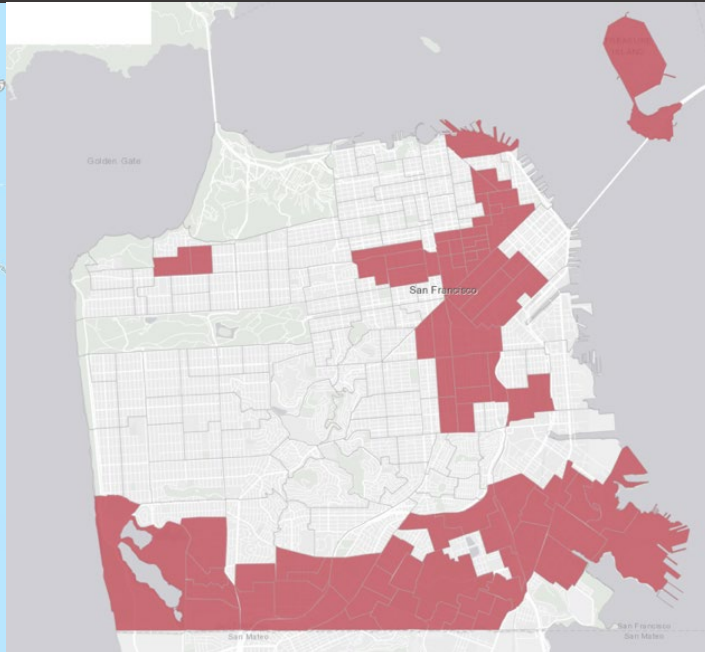
Quality	<b>Delivery</b> Providing City capital or physical assets
	<b>Facilitation</b> Providing counseling, access to non-City funding, or project staffing
	<b>Regulation</b> Enabling private efforts, programs, or projects

**Facilitation** Providing counseling, access to non-City funding, or project staffing

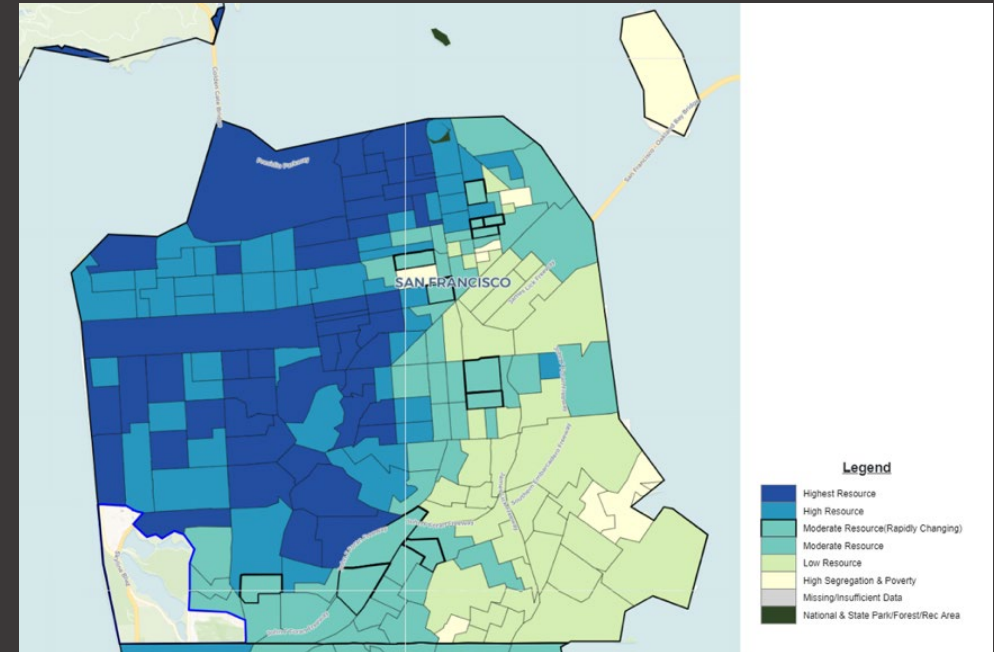
## Regulation Enabling private efforts, programs, or projects



## 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

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Planning Lead

Started 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

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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

Starting 2021

## **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***

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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?