

City and County of San Francisco Public Housing Finance Administration

The Coordination and Cooperation between Housing Agencies: San Francisco Redevelopment Agency and the Mayor's Office of Housing

Introduction

- This presentation discusses the interaction and cooperation between two governmental housing agencies in San Francisco.
- The San Francisco Redevelopment Agency and the Mayor's Office of Housing work closely together to finance and administer the construction of badly needed residential housing in San Francisco.

San Francisco Redevelopment Agency (SFRDA):

- Incorporated in 1948 and established to improve environmental conditions in the living environment through the removal of blight.
- Authorized and organized under the provisions of the California Community Redevelopment Law.
- Legally separate from the City and County of San Francisco.
- Administers and finances redevelopment projects in designated areas determined by the Board of Supervisors.
- Seven Commissioners are appointed by the Mayor and approved by the Board.
- Commission makes policy decisions for implementation regarding authorization of plans and projects.
- Commission serves as an advisory board for distribution of funds for affordable housing.
- The SFRA has adopted redevelopment plans in five areas, and is accountable to the SF Redevelopment Agency Commission in establishing and administering housing policy and financing for developments.

- The Agency enters into development agreements with developers, establishes its own land-use controls and conducts its own project approvals, including affordable housing monitoring.
- SFRA also administers the Housing Opportunities for People with AIDS (HOPWA) program for the City.
- The Redevelopment Commission also acts as the Housing Committee for the Affordable Housing and Homeownership Bond Program, advising the Mayor on program policies and recommending rental projects for funding.

Mayor's Office of Housing (MOH):

- Executive administrative agency that works directly with non-profit housing developers to produce affordable housing.
- Funding provided through **Notices of Funding Availability (NOFA)**.
- Goals are create supportive housing, family rental housing, senior housing, and to preserve existing affordable housing.

MOH is responsible for:

- Administration of Federal Community Development Block Grants.
- Administration of Federal HOME Investment Partnership Programs.
- Administration of special Department of Urban Housing Development (HUD) grants.
- Administration of City-funded housing finance programs.
- Administration of housing revenue bond financing programs.
- Provide technical assistance to subgrantees and developers.
- Monitor funded projects.
- Advise and represent the Mayor in respect to housing policy, planning, rent control, building code, and coordinating efforts.
- Cooperated with Planning Department.
- Establish standards for affirmative marketing programs for all city-assisted projects.

Coordination:

- The Mayor's Office of Housing and the San Francisco Redevelopment Agency (SFRA) are the principle agencies responsible for allocating and funding development finance funds in San Francisco.
- The two agencies together maximized the amount of funds available for investment through the use of leverage, while targeting income levels and projects that meet the objectives of the long-term consolidated plan for the city.

Institutional Framework of Housing Delivery System in San Francisco:

- Institutional framework for the delivery and production of affordable housing in San Francisco is a combination of public, private non-profit, and commercial sectors.
- To coordinate the activities and interrelationship between these sectors the Mayor has established the Community Housing Affordability Strategy (CHAS) Advisory Committee.

Community Housing Affordability Strategy (CHAS) Advisory Committee

- Responsible for advising the Mayor on affordable housing planning, development and preservation.
- Identifying and recommending solutions to the City's housing delivery system and the production and monitoring of the City's long range plans and annual affordable housing budgets.
- Includes senior government staff members representing all City departments and Agencies.
- Meets monthly and is administered by the Mayor's Office of Housing.
- Subcommittees established to address supportive housing, public housing, and community acceptance issues.
- *Mayor's office of housing coordinates individual project funding, along with the Mayor's Homeless Coordinator and the Executive Director of the San Francisco Redevelopment Agency; this comprises the Citywide Affordable Housing Loan Committee (CAHLC).*
- CAHLC makes finding recommendation to the Mayor and Redevelopment Commission for affordable housing development in San Francisco.

- The MOH staff works closely with SFRA staff in issuing requests for proposals on a regular basis to seek application for particular affordable housing developments.
- Request for proposals (RFP) are issued for projects that specifically target family renters, single persons, seniors, people requiring supportive services, etc.
- The staff jointly develops and presents funding priorities and housing policy recommendations to the CAHLC.