

# SPUR

**Ideas + Action for a Better City**

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# Housing Preservation Lab: EXPANDING PRESERVATION CITY-WIDE

***Sponsored by***

*The Council of Community Housing Organizations  
and the San Francisco Housing Accelerator Fund*










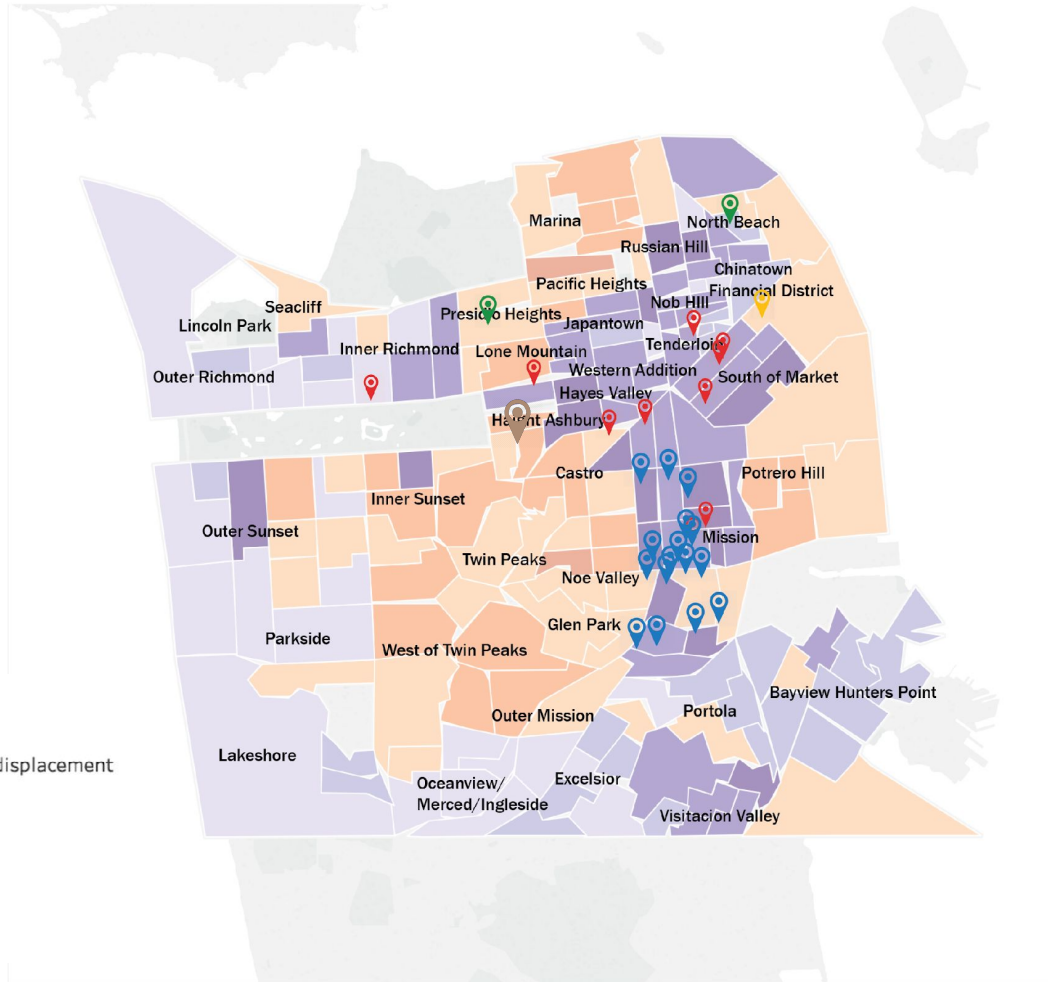
*Representatives of many different community housing organizations at a convening in November 2018 discussing opportunities to expand housing acquisition and preservation city-wide. This “peer learning” cohort gets together every quarter, working to advance the impact of Preservation efforts.*

# TAKE-UP



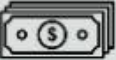









-  Chinatown Community Development Center
-  San Francisco Community Land Trust
-  Mission Economic Development Agency
-  Mission Housing Development Corporation
-  San Francisco Housing Development Corporation

## UDP typology

-  LI - At risk of gentrification and/or displacement
-  LI - Not losing low income households or very early stages of gentrification/displacement
-  LI - Ongoing Gentrification and/or Displacement
-  MHI - Advanced Exclusion
-  MHI - Advanced Gentrification
-  MHI - At risk of exclusion
-  MHI - Ongoing Exclusion



# Preservation Requires 12 Capabilities

	Pre-Acquisition	Contract/ Due Diligence	Rehab/ Construction	Long-Term Asset/Property Management
Steps	 <p>Identifying sites; negotiation Broker relations; tenant outreach</p>  <p>Political support</p>  <p>Initial financing plan</p>	 <p>Due diligence; Underwriting/closing</p>  <p>Sponsor financial capacity</p>  <p>Working with tenants; income certification</p>	 <p>Contracting &amp; bidding; Construction management</p>  <p>Permitting/City dept coordination ADUs</p>  <p>Tenant relocation</p>	 <p>Marketing/ leasing up</p>  <p>Property management Asset management; tenant certifications</p>  <p>Refinancing plan Compliance with regulatory and financing requirements</p>

# City Grants Nonprofits First Priority in Building Sales

Housing nonprofits will stand a better chance of permanently protecting rent-controlled buildings from the speculative market.

Ida Mojadad / Tue Apr 16th, 2019 4:12pm / [NEWS](#) [Top Stories](#)



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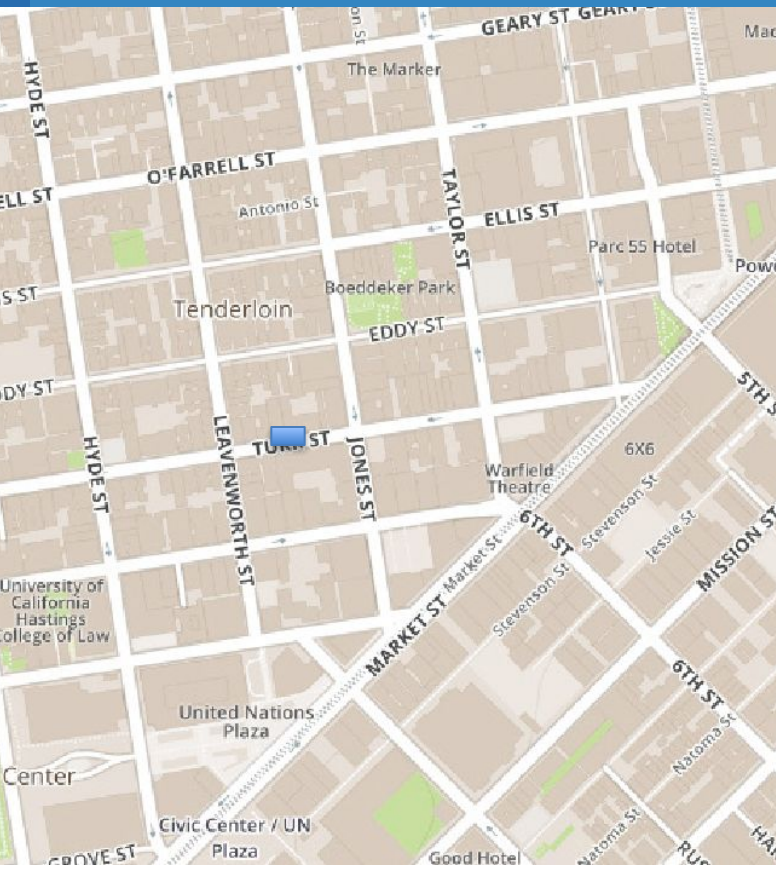
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TENDERLOIN  
NEIGHBORHOOD  
DEVELOPMENT

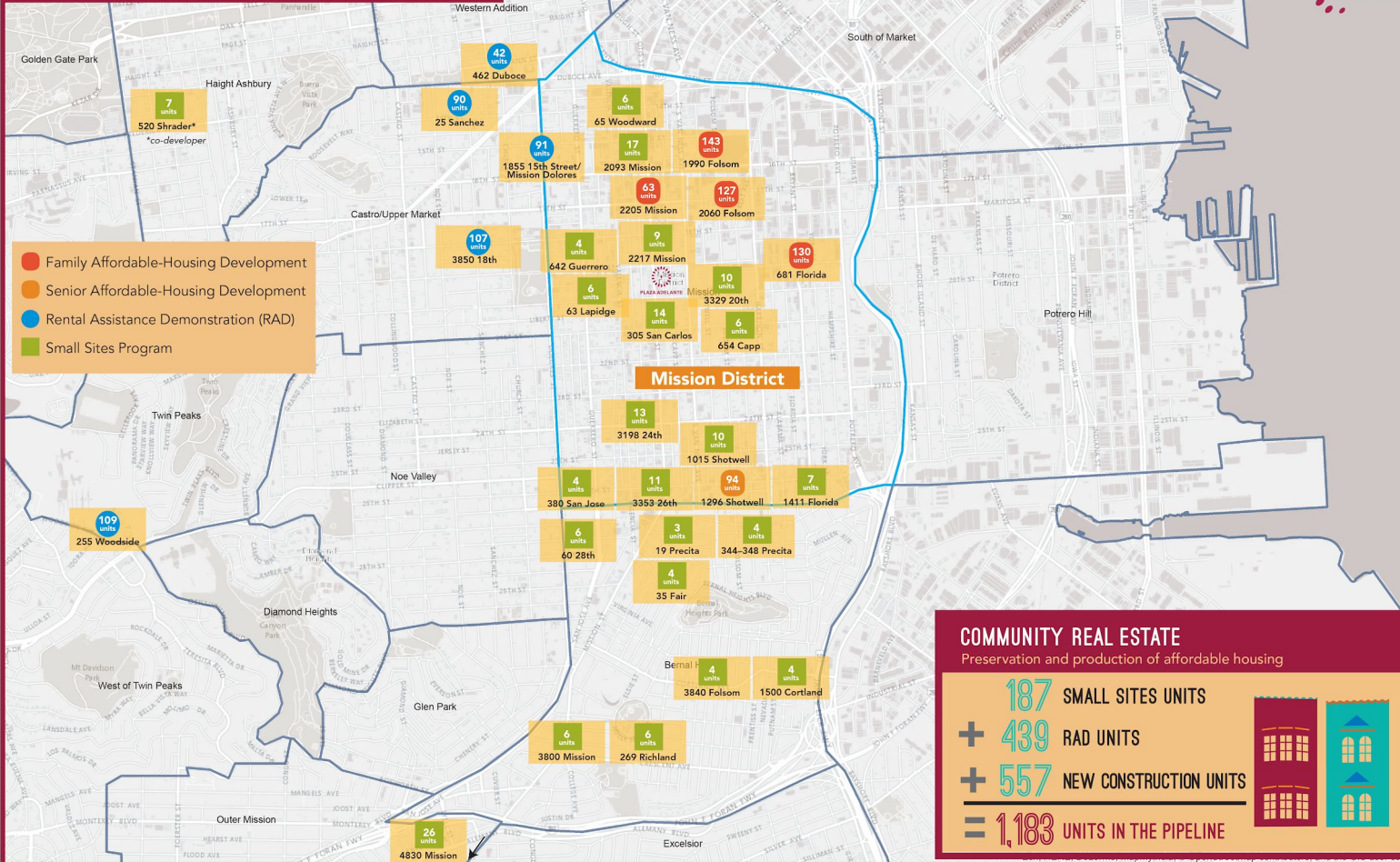






Length of Tenancy	Number of Tenants	Average Rent
10+ years	31	\$ 965
5-9 years	21	\$1,259
1-4 years	10	\$1,909
Less than 1 year	15	\$2,142
Vacant*	9	\$1,958
<b>TOTAL</b>	<b>86</b>	

# MEDA AFFORDABLE HOUSING



## COMMUNITY REAL ESTATE

Preservation and production of affordable housing

**187** SMALL SITES UNITS  
**+ 439** RAD UNITS  
**+ 557** NEW CONSTRUCTION UNITS  


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**= 1,183** UNITS IN THE PIPELINE



# COMMUNITY REAL ESTATE - SSP

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## Of the 23 buildings = 187 Small Sites Program units

- 10% Mission Promise Neighborhood families, 55% Latino households.
- 4% teachers, 4% artists.
- Four Small Sites along Mission Street corridor.
- 1 Building in partnership with SFHDC

## Businesses and Nonprofits

- 20 businesses and two nonprofits rooted through Small Sites Program.





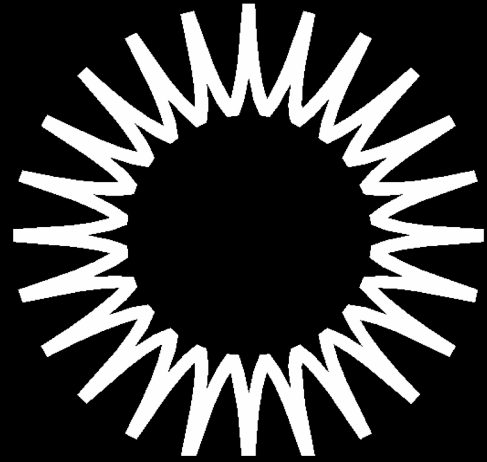
# ARAPP

## *Affordable Rental Acquisition and Preservation Program Programmatic Goals*

### Goals

- Acquire and preserve existing multifamily buildings rented at below-market rates, not currently subject to rent restrictions.
- Protect existing tenants from displacement and potential homelessness.
- Address deferred maintenance.
- Provide speed, flexibility to help mission-driven partners compete in speculative market.
- Leverage and parity with new construction lending programs.
- Repayment and recycling “excess” acquisition funding.

Year	Projects Funded Through ARAPP	City	Developer	Units	Loan Amount
2016	168 Pacific Avenue	Pacifica	MidPen Housing	9	\$1,420,000
2016	1110 Cypress	San Mateo	HIP Housing	16	\$2,500,000
2016	Atherton Court (Mosaic Gardens)	Redwood City	MidPen Housing	55	\$8,429,211
2017	1512 Stafford Street	Redwood City	HIP Housing	7	\$600,000
2019	533 Warrington Avenue	North Fair Oaks	Multicultural Institute	6	\$388,950
2019	Buckingham Apartments (Casa de Sobrato)	North Fair Oaks	Saint Francis Center	48	\$4,000,000
<b>TOTAL</b>				<b>141</b>	<b>\$17,338,161</b>



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