OVERVIEW

• Community Stabilization Initiative and Housing Affordability Strategies

• COVID-19 Recovery
  • Economic Recovery Task Force
  • Recovery Strategy at the Planning Department

• Cultural Districts

• Racial Equity Initiative
COMMUNITY STABILIZATION INITIATIVE & HOUSING AFFORDABILITY STRATEGIES
COMMUNITY STABILIZATION INITIATIVE – KEY PRIORITIES

ENHANCEMENTS TO EXISTING CITY POLICIES & PROGRAMS

- Tenant protections and housing stabilization
- Existing affordable housing preservation
- Affordable housing production
- Arts and cultural stabilization
- Small businesses and neighborhood commercial districts
- Workforce development programs

POTENTIAL CITY PROGRAMS AND POLICIES

- Housing inventory and census
- Local government authority to provide tenant protection
- Provide for and support those experiencing homelessness
COMMUNITY STABILIZATION INITIATIVE — INTERACTIVE WEBSITE

INTERACTIVE TOOLKIT

Click in the boxes below by category and feature to sort and narrow the considerations provided.

**Category**
- Tenant Protection and Housing Stabilization
- Housing Production and Preservation
- Cultural Stabilization
- Economic Development

**Type of Response**
- Urgent/Immediate
- Early Intervention
- Mitigation
- Prevention

**Type of Task**
- Data
- Funding
- Policy Implementation
- Regulation
- Service

**Resource**
- Low: Staff time only
- Medium: Staff time and some funding
- High: Extensive funding and staff time

**Complexity**
- Less Complex
- Medium
- Complex

**Timing**
- Short Term: 1 year or under
- Medium: 1-5 years
- Long Term: more than 5 years

**Rent Stabilization and Eviction Protection**
- Small Sites Program expansion
- Housing inventory
- Rent stabilized unit data tracking
- Pass through data collection

**Rent Stabilization and Eviction Protection**
- Assistance for capital and operating expenses
- Targeted tenant education and outreach
- Strengthen local government authority to provide tenant protections
- Vacancy fee on unoccupied rent-controlled units

**Tenant Protection Services**
- Eviction data collection and sharing
- Prior evictions data on Property Information Map (PIM)
- Repeat evictor data collection and analysis
- Monitor buyout data over time

**Tenant Protection Services**
- Enhancements to notification requirements to tenants affected by maintenance, repairs, or other work
- Primary eviction enforcement agency and process clarification
- Provision of required information to new tenants
- Targeted tenant education and outreach
COVID-19 RECOVERY
IMMEDIATE RELIEF

- Planning Department’s Housing Recovery Strategies
- Charitable relief support (Give2SF) with donations supporting housing stabilization
- Moratorium on residential evictions
- Safe Sleeping Sites and Project Roomkey
ECONOMIC RECOVERY TASK FORCE

Anti-Displacement Recommendations

- Prevent renter evictions and displacement
- Acquire hotels and other buildings to be converted into permanent supportive housing for people experiencing homelessness
- Ensure sufficient affordable multifamily rental housing and support small property owners
PREVENT RENTER EVICTIONS AND DISPLACEMENT

- Issue: Looming eviction and homelessness problems
  - Estimate 34,700 households could face eviction after the moratorium is lifted

- Existing programs/policies that address this problem
  - Mayor Breed’s eviction moratorium (extended several times) to 9/30
  - Patchwork of local, state, and federal tenant protections
PREVENT RENTER EVICTIONS AND DISPLACEMENT

- Proposed Recommendations
  - Provide high-quality legal representation to tenants facing eviction that results in tenants staying in their home.
  - Provide tenant counseling, education and outreach on their rights and responsibilities before and during the eviction notice stage.
  - Intervene early in tenant-landlord disputes, so that these cases also do not end up in court.
  - Provide rental assistance to resolve disputes

- Proposed legislation
  - Sup. Preston’s pending legislation to extend the eviction moratorium (to line up with AB-3088) until 3/2021
ACQUIRE HOTELS AND BUILDINGS TO BE PERMANENT SUPPORTIVE HOUSING

- Issue: Growing demand for permanent supportive housing

- Proposed recommendations
  - Increase rate of building acquisitions for conversion
  - Expand Homekey Grant Program and/or dispensation of one-time capital funds
PRESERVE AND STABILIZE MULTIFAMILY RENTAL HOUSING

- Issue: Many tenants have been unable to pay rent and many property owners experienced a drop in revenue.

- Proposed recommendations:
  - Continue to pursue and expand investment in preservation, acquisitions, and stabilization loans.
  - Expand nonprofit acquisition of multifamily, rent-controlled properties and preserve as permanently affordable.
  - Provide forgivable loans to small property owners of rent-controlled properties in exchange for rent forgiveness.
PLANNING DEPARTMENT

- Director Hillis priority: Housing Recovery Strategies

- Next Steps
  - Review Task Force recommendations and Planning efforts
  - Engage with City partners community stakeholders
  - Identify gaps and priorities to implement moving forward by 2021
CULTURAL DISTRICTS
CULTURAL DISTRICTS: PRESERVING PEOPLE AND PLACE

Program Goals

- Celebrate and strengthen the cultural and neighborhood identity.
- Sustain and promote community’s cultural and neighborhood assets and way of life.
- Enhances City and neighborhood partnerships to coordinate resources and reinforce the fabric of the community.
### Identified Needs and Opportunities to Prevent Displacement

#### Needs
- Access to housing for community (*Transgender District*)
- Residents are being priced out (*SOMA Pilipinas*)
- Affordable housing (*American Indian*)

#### Opportunities
- Support businesses and residents that have been displaced (*Calle 24*)
- Build relationships with developers (*Castro LGBTQ*)
- Negotiate culturally-competent affordable housing with preferences (*Japantown*)
RACIAL EQUITY INITIATIVE
RACIAL AND SOCIAL EQUITY INITIATIVE

- Phase 1 adopted
- Phase 2 in draft
- Equity Resolution adopted by the Planning and Historic Preservation Commission
THANK YOU!

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