



ANTI-DISPLACEMENT STRATEGIES

SPUR LUNCHTIME FORUM

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San Francisco
Planning

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

For Future Consideration

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

Reset / Show All

<p>Rent Stabilization and Eviction Protection</p> <p>Small Sites Program expansion</p> 	<p>Rent Stabilization and Eviction Protection</p> <p>Housing inventory</p> 	<p>Rent Stabilization and Eviction Protection</p> <p>Rent stabilized unit data tracking</p>	<p>Rent Stabilization and Eviction Protection</p> <p>Pass through data collection</p>
<p>Rent Stabilization and Eviction Protection</p> <p>Assistance for capital and operating expenses</p>	<p>Rent Stabilization and Eviction Protection</p> <p>Targeted tenant education and outreach</p>	<p>Rent Stabilization and Eviction Protection</p> <p>Strengthen local government authority to provide tenant protections</p>	<p>Rent Stabilization and Eviction Protection</p> <p>Vacancy fee on unoccupied rent-controlled units</p>
<p>Tenant Protection Services</p> <p>Eviction data collection and sharing</p>	<p>Tenant Protection Services</p> <p>Prior evictions data on Property Information Map (PIM)</p>	<p>Tenant Protection Services</p> <p>Repeat evictor data collection and analysis</p>	<p>Tenant Protection Services</p> <p>Monitor buyout data over time</p> 
<p>Tenant Protection Services</p> <p>Enhancements to notification requirements to tenants affected by maintenance, repairs, or other work</p>	<p>Tenant Protection Services</p> <p>Primary eviction enforcement agency and process clarification</p> 	<p>Tenant Protection Services</p> <p>Provision of required information to new tenants</p>	<p>Tenant Protection Services</p> <p>Targeted tenant education and outreach</p>

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



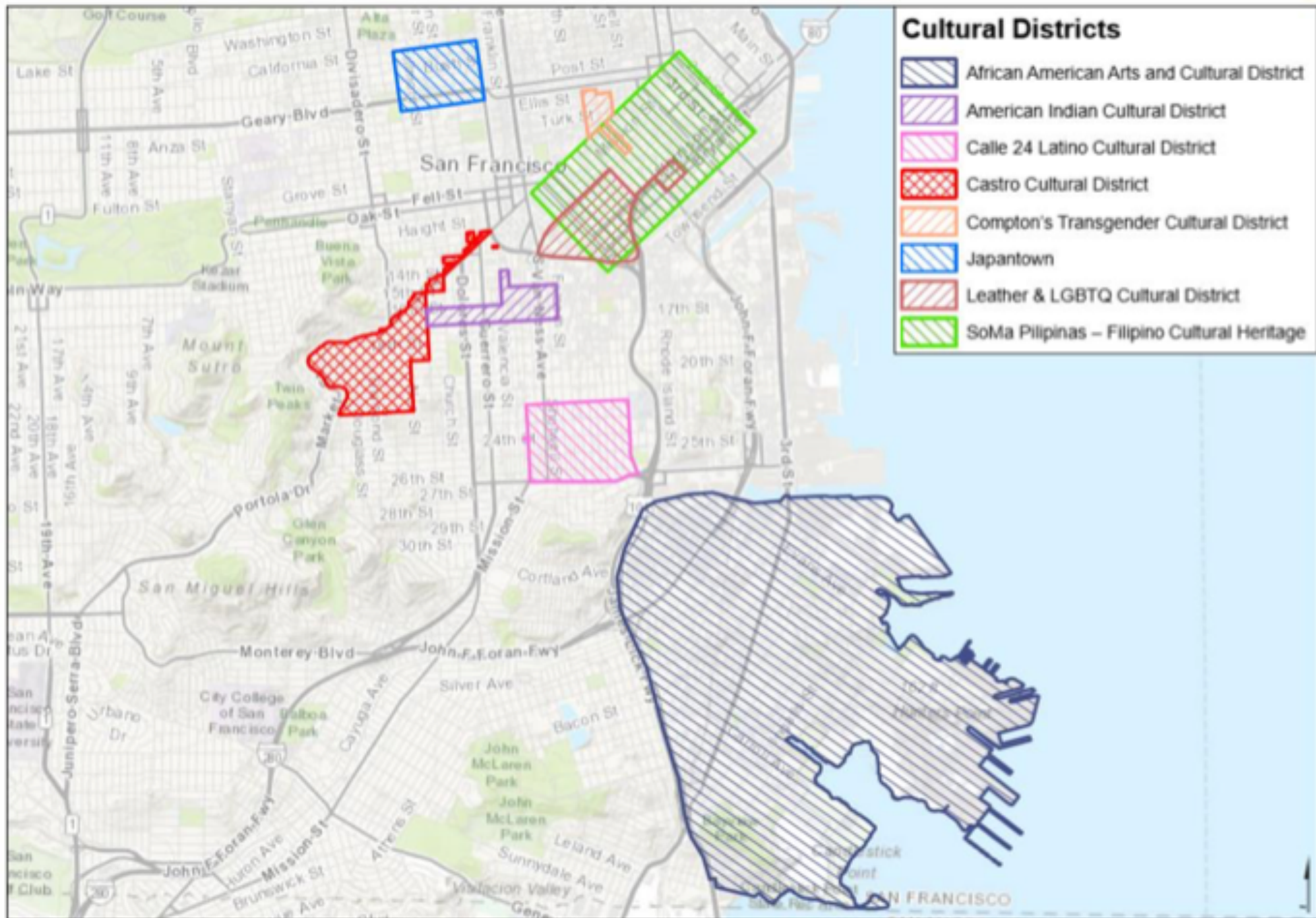
CULTURAL DISTRICTS

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.



Map of San Francisco showing various cultural districts. The legend identifies the following districts: African American Arts and Cultural District, American Indian Cultural District, Calle 24 Latino Cultural District, Castro Cultural District, Compton's Transgender Cultural District, Japantown, Leather & LGBTQ Cultural District, and SoMa Pilipinas - Filipino Cultural Heritage.

IDENTIFIED NEEDS AND OPPORTUNITIES TO PREVENT DISPLACEMENT



Needs

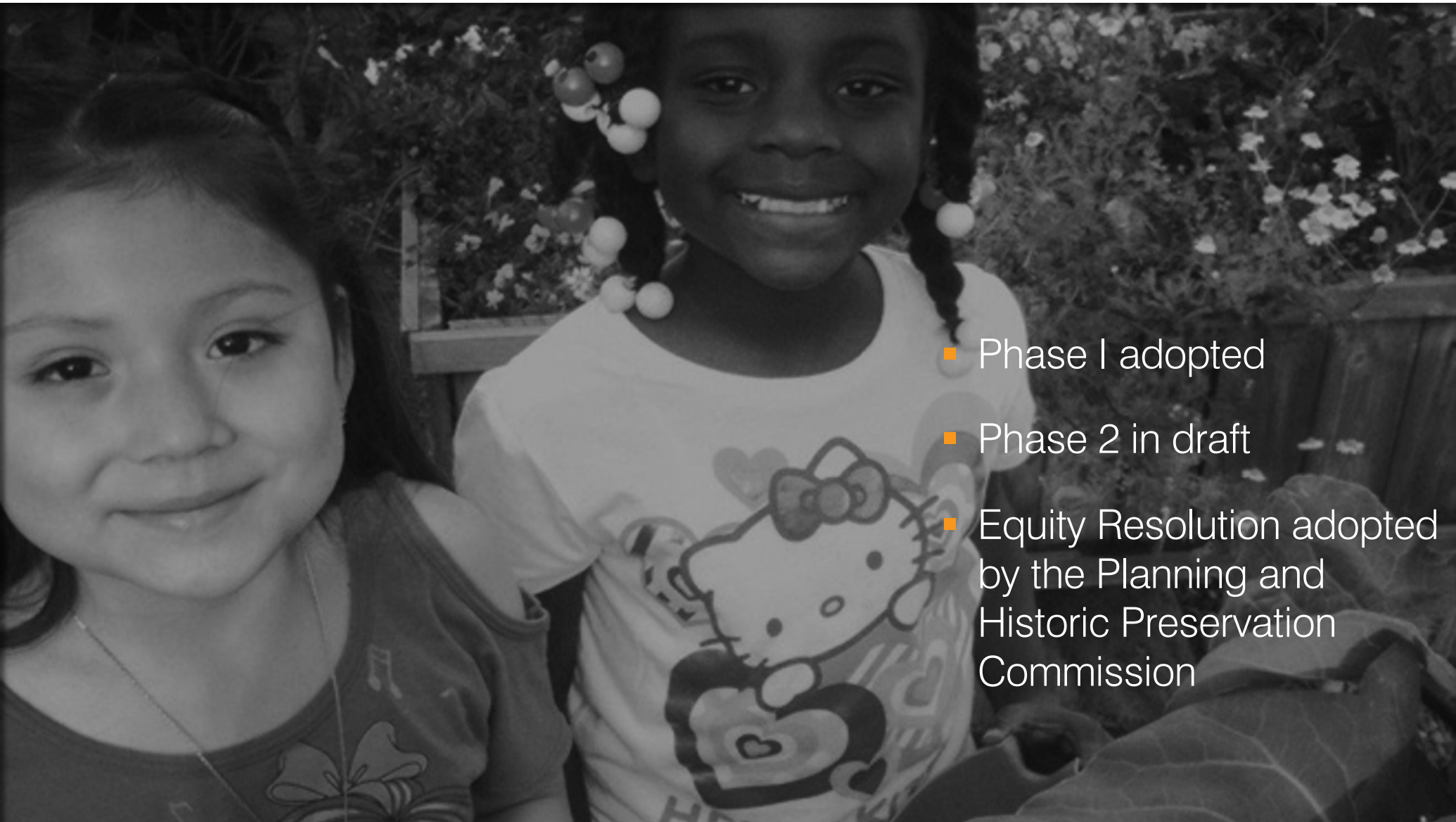
- Access to housing for community (*Transgender District*)
- Residents are being priced out (*SOMA Pilipinas*)
- Affordable housing (*American Indian*)

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

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- Phase I adopted
 - Phase 2 in draft
 - Equity Resolution adopted by the Planning and Historic Preservation Commission



THANK YOU!



**San Francisco
Planning**

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