

Multifamily Affordable Housing Pipeline

San Francisco Mayor's Office of Housing and Community Development

Presentation to Market Octavia CAC

June 17, 2024



What We Do

MOHCD's mission is to support San Franciscans with affordable housing opportunities and essential services to build strong communities.

MOHCD administers a variety of programs to finance the development and long-term physical viability of high-quality affordable housing throughout San Francisco.



❖ Preservation of Existing Housing

- ❖ Multi-family
- ❖ Small Sites
- ❖ Existing Nonprofit
- ❖ RAD rehabilitations

❖ Production of New Housing

- ❖ Multi-family
- ❖ Mixed-Use
- ❖ Inclusionary
- ❖ Home Ownership
- ❖ Rental

❖ Housing for:

- ❖ Seniors
- ❖ Transitional Aged Youth
- ❖ People with Disabilities
- ❖ Families
- ❖ Formerly Chronically Homeless (families and individuals)



921 Howard; credit: TNDC

Market Octavia 100% Affordable Projects

Project Status	Building Name	Total Project Units	Total Affordable Units
Preliminary Phase	Western Addition Equity Project	80-110	79-109
	Total	~100	~99
Design with Entitlements Approved	1939 Market	187	186
	750 Golden Gate Teacher Housing (55 at LIHTC limits, 20 moderate)	75	74
	850 Turk	92	91
	Total	354	351
Under Construction	78 Haight	63	62
	234 Van Ness/The Kelsey	112	111
	Total	175	173
Complete between 2017 and 2024	55 Laguna	39	39
	95 Laguna	119	118
	455 Fell	108	107
	53 Colton	96	95
	Total	362	359
Grand Total		991	982

Projects in MOHCD's Pipeline

Funding sources TBD

Site Address	Proposed Housing Type	Unit Count
Parcel K	Family Housing	~70
600 McAllister	TBD	~120
Western Addition TBD	Senior Housing	~100
Grand Total		~290 units

MARKET AND OCTAVIA AREA PLAN AND UPPER MARKET NCT AFFORDABLE HOUSING FEE

The Citywide Affordable Housing Fund receives affordable housing fees from sponsors of certain residential developments in the Market and Octavia Program Area.

The City may use the Fees received by the Fund to finance housing affordable to qualifying households according to the priorities set forth in Section 416.5 of the San Francisco Planning Code:

- ▶ First, to increase the supply of housing affordable to Qualifying Households in the Market and Octavia Plan Area and the Upper Market NCT District;
- ▶ Second, to increase the supply of housing Affordable to Qualifying Households within one mile of the boundaries of the Plan Area and the Upper Market NCT District;
- ▶ Third, to increase the supply of housing affordable to qualifying households in the City and County of San Francisco.

Recent Projects Funded with Market Octavia Fees:

- ▶ 455 Fell
- ▶ 78 Haight
- ▶ 650 Divisadero

VAN NESS RESIDENTIAL SPECIAL USE DISTRICT AFFORDABLE HOUSING FEES

The Citywide Affordable Housing Fund receives affordable housing fees from sponsors of certain residential developments in the Van Ness Residential Special Use District.

The City may use the Fees received by the Fund to finance housing affordable to qualifying households according to the priorities set forth in Section 424.4 of the Planning Code:

- ▶ First, to increase the supply of housing Affordable to Qualifying Households in the Van Ness & Market Residential Special Use District;
- ▶ Second, to increase the supply of housing Affordable to Qualifying Households within one mile of the boundaries of the Market and Octavia Area Plan;
- ▶ Third, to increase the supply of housing Affordable to Qualifying Households in the City and County of San Francisco.

Recent Projects Funded with Market Octavia Fees:

- ▶ 730 Stanyan
- ▶ 650 Divisadero



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SAN FRANCISCO HOUSING PORTAL

Sign up to get emails with available
affordable ownership and rental listings

<https://housing.sfgov.org/listings>

QUESTIONS & Contact Information

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