

Our City, Our Home Fund

Notes from Permanent Housing Partnership Meeting

February 15, 2022

Participants: Ken Reggio (OCOH Oversight Committee), Nina Catalano (Oversight Committee), Jennifer Friedenbach (Oversight Committee), Anne Romero (Mayor's Office of Housing and Community Development), Mara Blitzer (MOHCD), Amy Sawyer (Mayor's Office), Noelle Simmons (Dept of Homelessness and Supportive Housing), Emily Cohen (HSH), Gigi Whitley (HSH), Jessica Shimmin (Controller's Office)

At least 50% of OCOH Fund investments will be used for permanent housing, toward the goal of providing permanent housing for 4,000 people. The strategic goals of the investment plan are to:

- Increase Permanent Housing opportunities of all kinds.
- Enable people to stay in their neighborhoods (through flex funds, among other strategies)
- Provide the supports to ensure success (particularly for medium term subsidies like RRH)
- Make culturally competent services available even after people are connected to housing.

HSH reviewed progress toward the implementation of that strategic investment plan. Currently 25% into implementation of the 2-year investment plan. Some highlights include:

- Received approval to acquire 4 buildings totaling 380 units
- Already used Our City, Our Home funds to add Diva and Granada, 338 units
- Additional 400 units under consideration for acquisition. This includes units for Youth, Families, and Adults.
- The Our City, Our Home Fund made it possible to leverage \$54 million in State Homekey funding for the purchase of the Panoramic. Will continue to apply to State Homekey on all eligible projects.
- Have encumbered \$79 million in contracts for flex pool and RRH for TAY, Families, and Adults.
- COVID response also presented an opportunity to outreach and expand pool of providers.

What factors have impacted implementation?

- City staff noted that nonprofit organizational capacity is strained. Nonprofits are struggling to attract and retain staff just as HSH is rolling out a major system expansion. New providers have been brought into the pool. However, capacity is thin, and neither City Departments nor Community Based Organizations (CBOs) have time to ramp up or build infrastructure. ***Committee members agreed that this is important information for other Committee to know.***

What changes have been made to original plans/budgets?

- Only adjustment to the investment plan has been using some flex pool dollars to add support services to federal Emergency Housing Vouchers (EHV). This has made it possible to use the EHV's to keep San Franciscans affordably in their neighborhoods and communities. Avoided displacing low-income people and communities of color. The equity focus to allocating EHV has been a major success of this initiative. HSH has supporting demographic data.
- HSH used C dollars to fund services connected to federal Emergency Housing Vouchers. This took a lot of administrative work, but about to see significant movement with these vouchers.

Flex Pool

- It is still too soon to know whether we've achieved the right balance of flex pool subsidies. HSH has entered multi-year contracts with 6 providers for adult flex pool. Family flex pool providers have not yet been solicited.

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- All funds went into the acquisition strategy led by Dan Adams at Mayor's Office. Looking primarily to acquire already developed properties (rather than build or master lease). Confirmed family sites are among the units under consideration.

December 2020 allocation

- Committee would like more information on progress with Bayview subsidies, as well as progress and outcomes from early investments more generally.

Next Steps

- Bring organizational capacity strain to Committee
- Track cumulative success to benchmarks: *Because progress is made bit by bit, it's important to be able to show cumulative success.*