

CALL FOR PROPOSALS HELP GROW SOCIAL HOUSING IN SAN FRANCISCO

Do you have specific ideas for new affordable housing that builds and strengthens communities? Do you have proposals for how existing affordable housing can be made more inclusive or accessible?

We are writing on behalf of the [Housing Stability Fund Oversight Board](#) to invite the public to submit ideas to create, strengthen, or expand social housing developments in San Francisco. Your visions, suggestions and concrete ideas for social housing will help our board to develop recommendations to the Mayor and the Board of Supervisors for the City's next annual budget.

In 2020, the Board of Supervisors unanimously approved an [ordinance establishing a fund to support the development of social housing](#) in San Francisco. Called the Housing Stability Fund, this fund is paid for by Proposition I – a special tax on the sale of high-priced real estate and approved by the voters. The legislation has a broad definition of social housing:

Social Housing Developments are housing developments that meet the following two criteria:

- (1) the City, a nonprofit, residents, or a residents' association under binding regulatory agreement ensuring permanent affordability, retains an ownership interest in the land, improvements, or both, or has permanent loan and regulatory agreements for the property, and
- (2) the Social Housing Development serves all income qualified households with a maximum average of not more than 80% of median income across all units in a project, based on the median income within the zip code area where the project is located. Social Housing Developments shall include, but not be limited to, community land trusts, limited equity cooperative housing, nonprofit housing corporation housing, and municipal housing.

Based upon that ordinance, last year the Board of Supervisors allocated over \$74 million of Prop I revenue to the Housing Stability Fund. Thus far, the fund has targeted the acquisition of existing rental housing to protect tenants at risk of eviction and to permanently keep that housing off the speculative market in the first year of funding.

In the coming fiscal year which begins on August 1, Prop I is expected to generate additional funding for social housing. The Housing Stability Fund Oversight Board (HSF Board) has been charged with making recommendations for future social housing expenditures by **March 31**.

In order to assist our HSF board in developing these recommendations, we invite the public to share with us your concepts and ideas for how that funding would best develop and support social housing. ***To be clear, the HSF Oversight Board does not approve***

specific projects for funding. We make recommendations about the types of projects and programs that the Mayor's Office and the Board of Supervisors may create and support through the Prop I funding. Your ideas will help us develop recommendations to shape or create funding opportunities.

In order for our HSF board to develop and submit our recommendations on time we ask that initial concepts for the development and support of social housing be submitted by February 7, 2022 addressing the following:

- Provide a title and summary description of the program or type of project being proposed.
- State the goals of the program being proposed.
- Describe how the proposal creates, supports or expands the development of social housing (as a starting point see the definition quoted above)
- Describe how the proposed program or type of project will advance racial and social equity, as well as geographic equity.
- Describe how the goals of the program or project can be accomplished or advanced and by what types of agencies or entities within Fiscal Year 2022-23. NOTE: because the annual budget process approves expenditures for a single year and future funding is uncertain, we are prioritizing proposals that do not rely upon Housing Stability Funds beyond the allocation provided in the upcoming fiscal year.
- If additional funding is required to complete the ultimate goals of the program or type of project, please provide your ideas for those sources.

Your proposals should be limited to 3 pages and should provide contact information including email addresses and phone numbers. You are also welcome to provide additional testimony about your proposal during public comment. at our public meeting in the last week of February (the date and time to be posted on the [HSFOB website](#)).

Proposals should be mailed by **February 7, 2022** and addressed to:

Housing Stability Fund Oversight Board
PO Box 330338
San Francisco, CA 94133

We thank you for your participation in this critically important process to create and expand affordable housing opportunities for all people.

Shanti Singh
Chair

Fernando Martí
Vice-Chair