

Small Sites Program

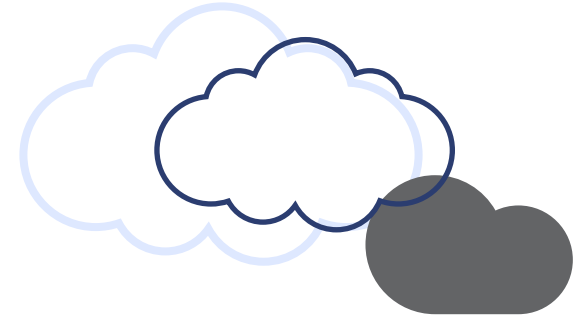
A Resource Guide
for Potential Tenants



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What is the Small Sites Program?

The Small Sites Program (SSP) is an affordable housing program run by the Mayor's Office of Housing and Community Development (MOHCD) to help low- to moderate- income San Franciscans avoid displacement or eviction. SSP buildings are converted from rent control to permanently affordable housing to keep rents affordable for the long term and protect tenants.

Are SSP properties rent-controlled?

No; however, the program is designed to work in a similar way to keep rents affordable. For example, annual rent increases for SSP apartments are limited so that they remain affordable to low- and moderate- income people.

How do the properties remain affordable without rent control?

Rent on each unit can only increase 2 - 3.5% each year.

I'm an existing tenant, will my rent change?

Possibly. The SSP Program requires that tenants pay 20-30% of their income toward rent. If you are currently paying less than 20% of your income toward rent, your rent will increase to this amount. This is a one-time increase, and tenants can request that this adjustment happen slowly over a five year period. After the one-time increase when the building is purchased, rents will go up by 2 - 3.5% each year.

Who can live in SSP properties?

Low- and moderate- income tenants typically earning between 50% and 120% of Area Median Income (AMI)* (<http://sfmohcd.org/file/5921>). The goal of the program is to keep low- and moderate- income tenants in their homes. Tenants who live in a building that is purchased through the program can stay regardless of whether their income changes. When an apartment becomes vacant, a new low- or moderate- income tenant will be selected through a lottery conducted by the City.

Can I use a housing voucher towards rent in an SSP unit?

Yes.

Not all household members are on the lease, are we still eligible?

Yes. Each household will complete an income certification form and provide documents that prove their income to be considered for the program.

Will the SSP owner make any changes to the property?

Once the property is purchased, the owner may do some construction work to improve conditions and make the property a safer and healthier place to live. Tenants may need to temporarily move out of the building during rehabilitation. If tenants do need to move, tenants will be moved to a similar apartment and the cost of moving will be covered by the owner.

What protections do SSP tenants have?

All tenants in SSP are protected by federal and state fair housing laws which protects them from being treated unfairly based on race, color, religion, sex, familial status, or national origin. Rents are reviewed by the City each year to make sure that they are not raised higher than the annual limit (2-3.5%). Because the building can only be used as affordable housing under SSP, tenants are protected from displacement. Additional rights are outlined in the SSP policy guidelines as well as the lease agreement.



