

Dr. George Davis Senior Center and 72 Townsend Marketing & Lease Up/Sales

Mayor's Office of Housing and Community Development
August 1, 2017

Dr. George Davis Senior Center Bayview Hunters Point

- **Project sponsor:** Carroll Avenue Senior Homes, McCormack Baron Salazar (MBS), & Bayview Hunters Point Multipurpose Senior Services Center (BHPMSS)
- **Project tenure:** 100% affordable
- **Population type:** Senior Housing
- **Number of total units:** 121
- **Number of affordable units:** 120
- **Affordability level:** 30% and 50% AMI
\$21,400 and \$35,700 for a single person household
- **Final Lease Up:** November 28, 2016
- **Lottery Applicants:** 4126

Lottery Preferences

- Existing Alice Griffith Residence Seniors
- Certificate of Preference
 - Bayview Hunters Point
 - Western Addition
- Ellis Act Housing Preference Program
- San Francisco District Attorney Referrals
- Rent Burdened, Veterans or Assisted Housing Residents
- Homeless In Permanent Supportive Housing
- Involuntary Displacement from residence in San Francisco
- Homeless in San Francisco
- Substandard Non-Homeless in San Francisco
- Residents in San Francisco paying more than 70% of household income to rent



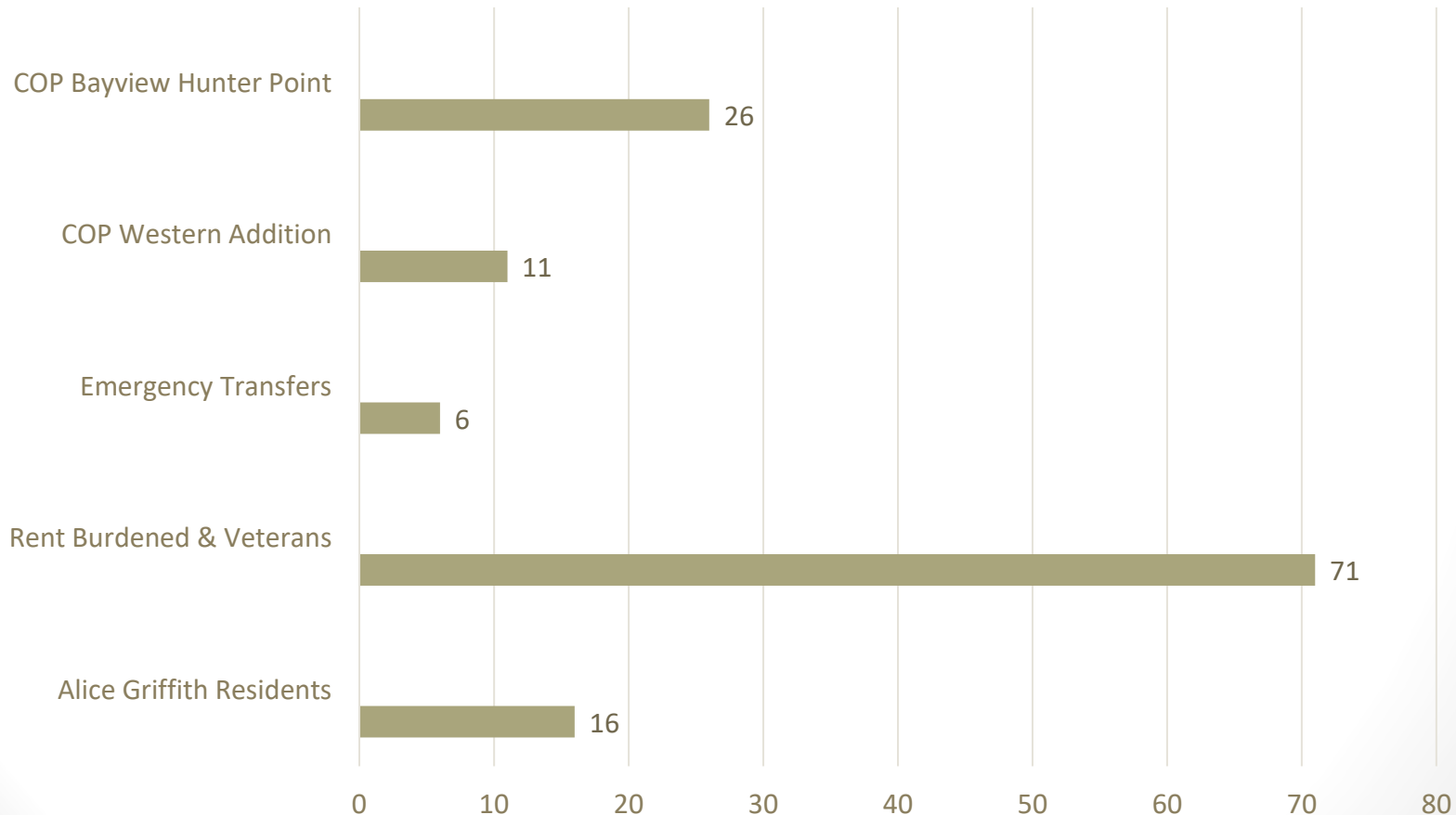
SFHA Referrals

- 4126 applicants to SFHA
- SFHA ran lottery and applied housing preferences
- SFHA approved and referred 153 households to MBS (130) and the Department of Public Health's Direct Access to Housing (DAH) program (23)
- MBS filled the remaining 97 units



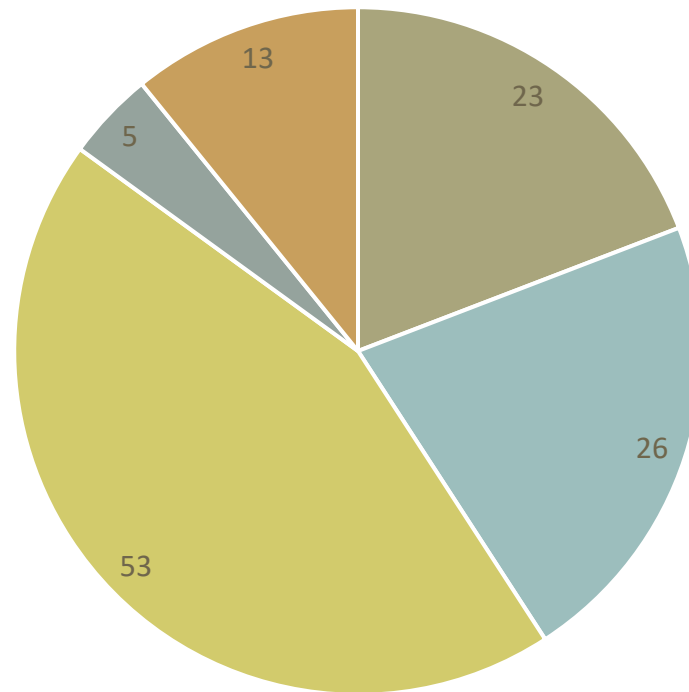
Applicant Lottery Preferences

130 Applicants Referred to MBM to fill 97 units



Lease Up Lottery Preferences

120 Signed Leases



■ DAH ■ COP ■ Rent Burdened/Veterans ■ Emergency Transfer ■ AG Residents ■

Certificate of Preference

- 74 COP holders applied through the SFHA
- 37 COP holders were Referred to MBM
- What happened to the 37 who were not referred?:
 - 13- under age
 - 23- no response (11) no show (9) withdrew (3)
 - 1- over income
 - 1- exercised COP certificate at another senior building



Certificate of Preference

- 37 COP holders were referred to MBM from SFHA
- 26 were housed
- What happen to the 11 that were not housed?:

6- withdrew

2- no shows

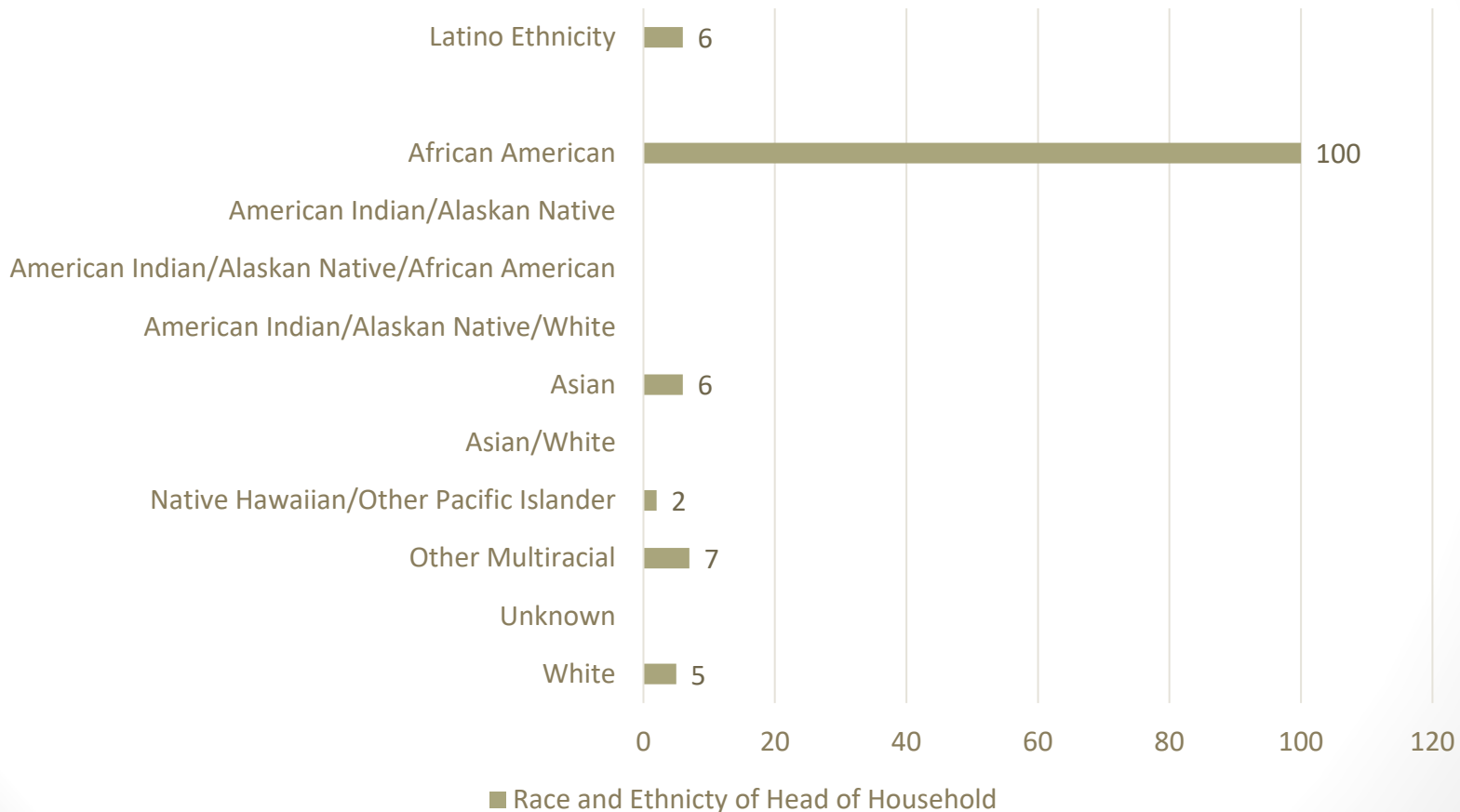
2- over income

1- Under age

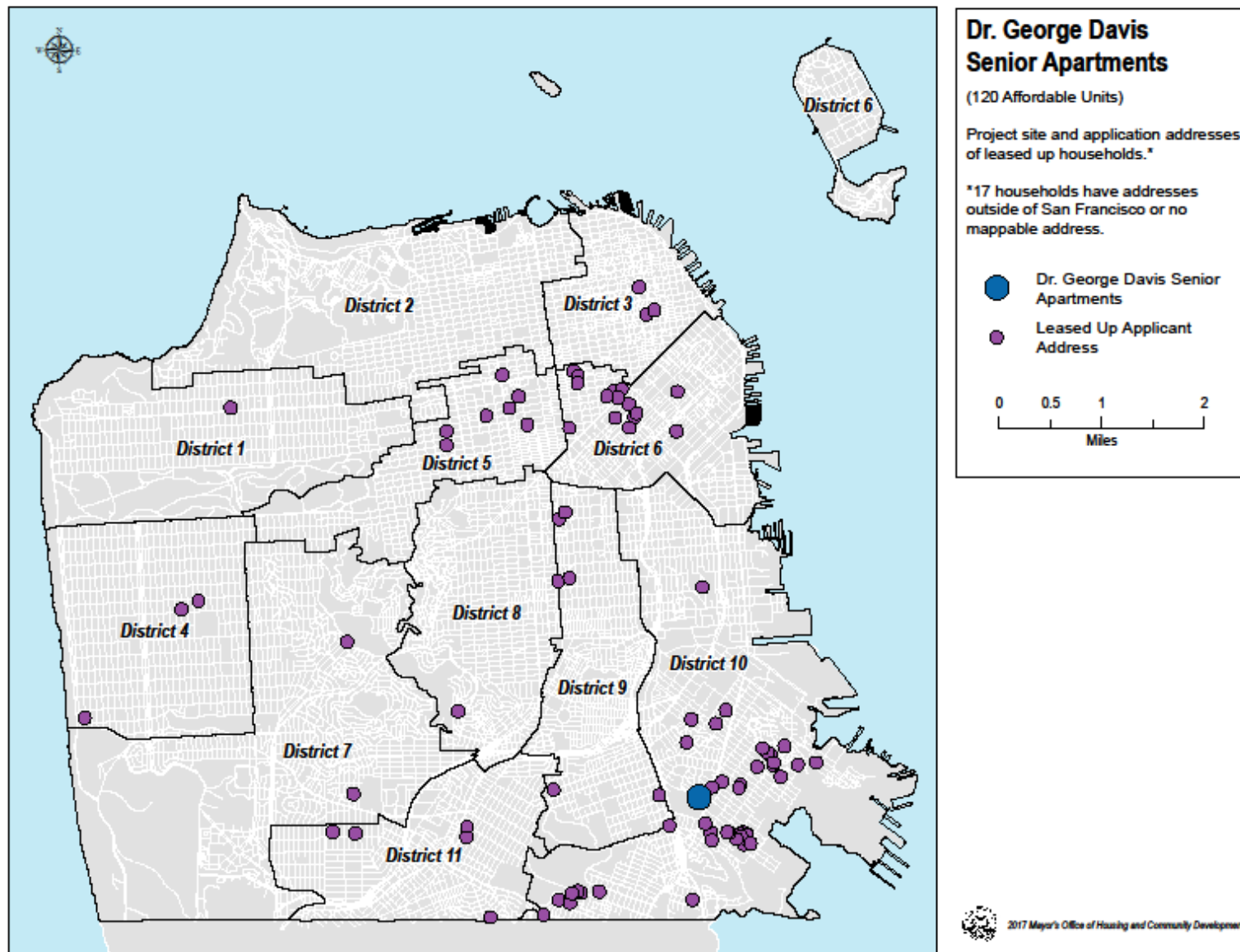
- Of the 6 that withdrew:
 - 4- moved to different property.
 - 1- withdrew due to bedroom size
 - 1- decided to remain in their current home.

Lease Up Demographics

Race and Ethnicity

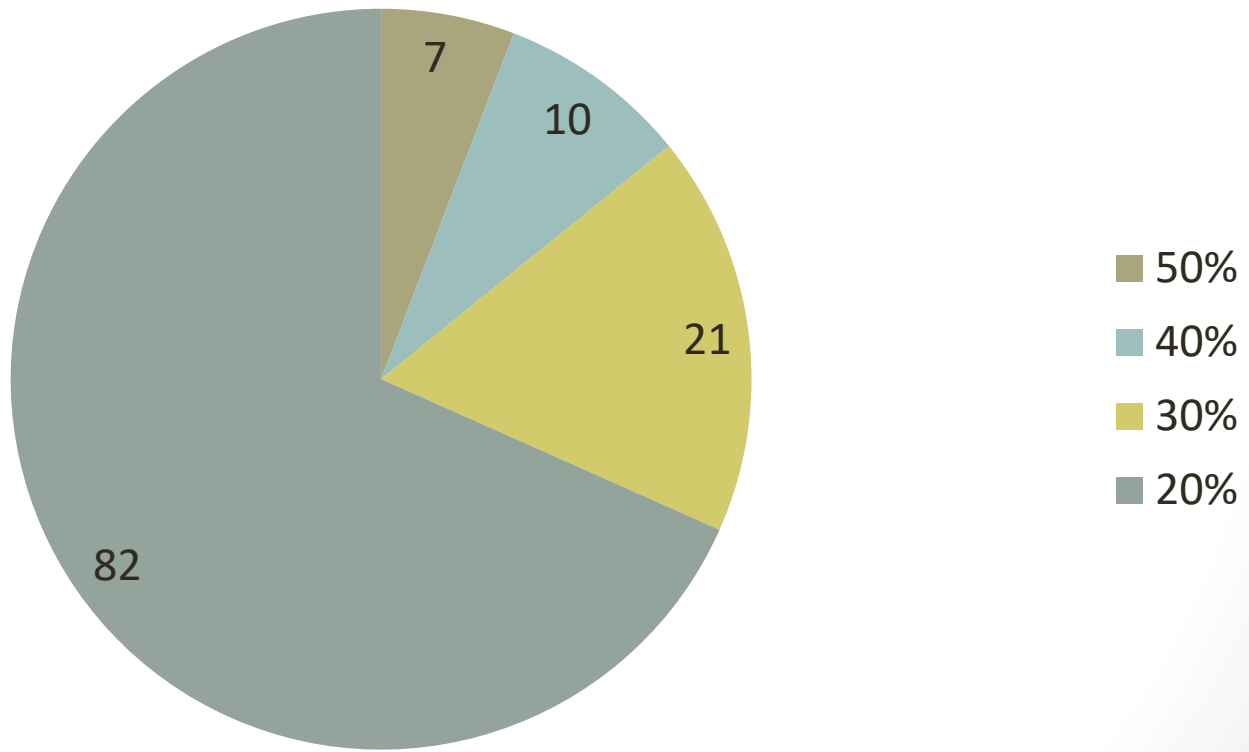


Lease Up Demographics



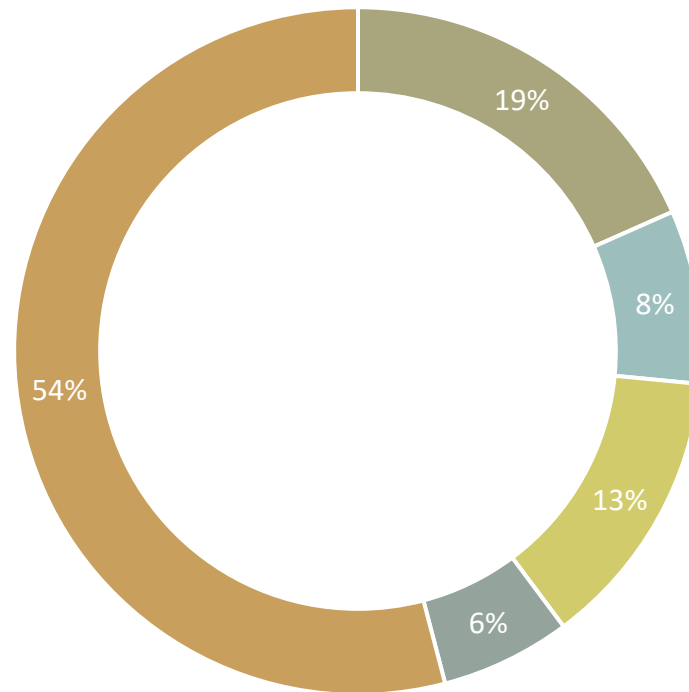
Lease Up Demographics

Average % of Area Median Income



Lease Up Demographics

Residents by Housing Preference



■ 1. COP HP ■ 2. COP WA ■ 3. Alice Griffith ■ 6. Emergency Transfers ■ 7. Rent Burdened

- The Dr. Davis Senior Community is a thriving focal point in the Bayview
- Many thanks to Cathy Davis and the Bayview Hunters Point Multipurpose Senior Services center for their leadership
- Community advocates, local government, leasing agents and property owners working together to “screen-in” tenants.



Success!

72 Townsend Street

- **Project sponsor:** Kaufman and Broad Homes (KB)
- **Project tenure:** Inclusionary
- **Population type:** Ownership
- **Number of total units:** 74
- **Number of affordable units:** 7
- **Affordability level:** Maximum Income 100% AMI – \$101,900 for a 4 person household
- **Final Sale:** February 17, 2017
- **Lottery Applicants:** 304

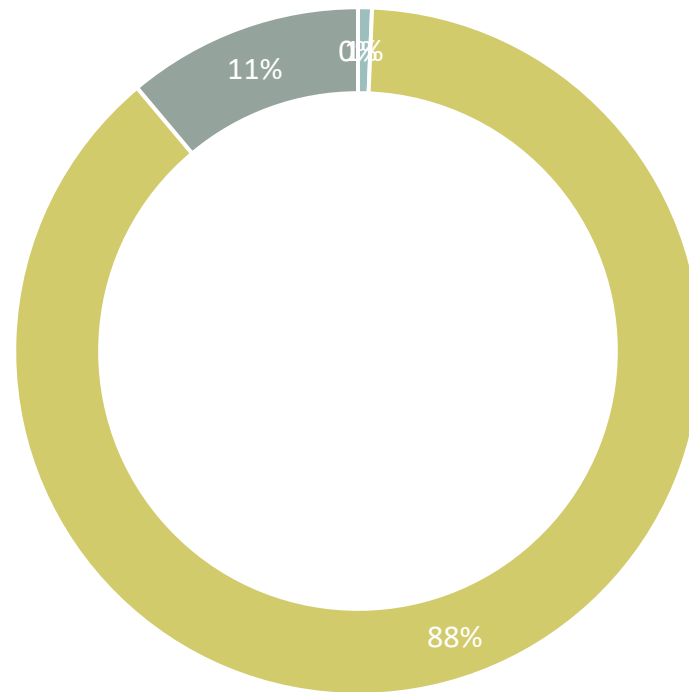
Lottery Preferences

- Certificate of Preference
- Ellis Act Housing Preference Program
- Live in San Francisco



Applicant Lottery Preferences

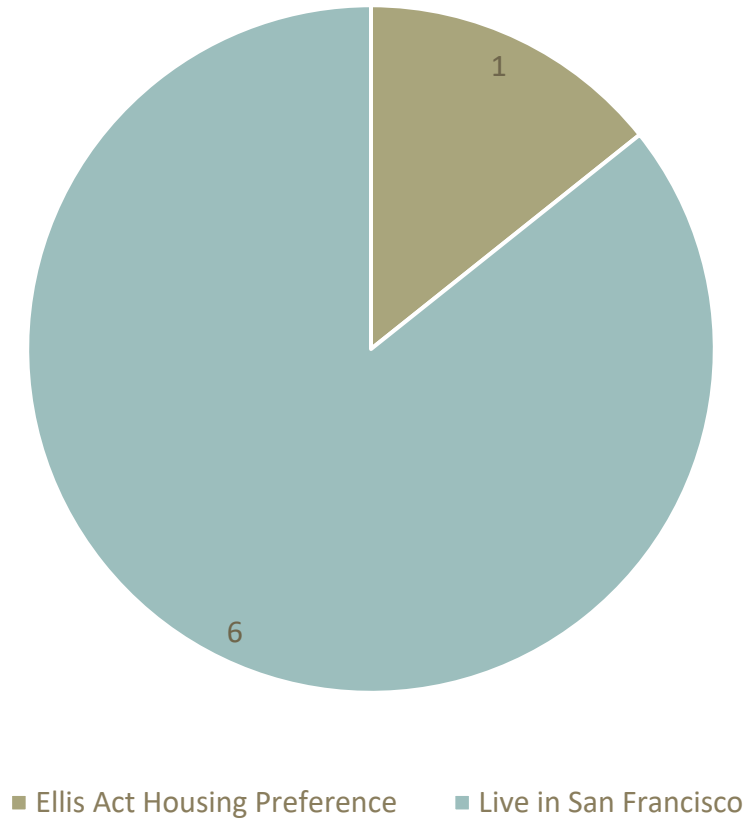
72 Townsend Lottery Applicants



■ 1. COP ■ 2. EAHP ■ 3. Live in SF ■ General Population

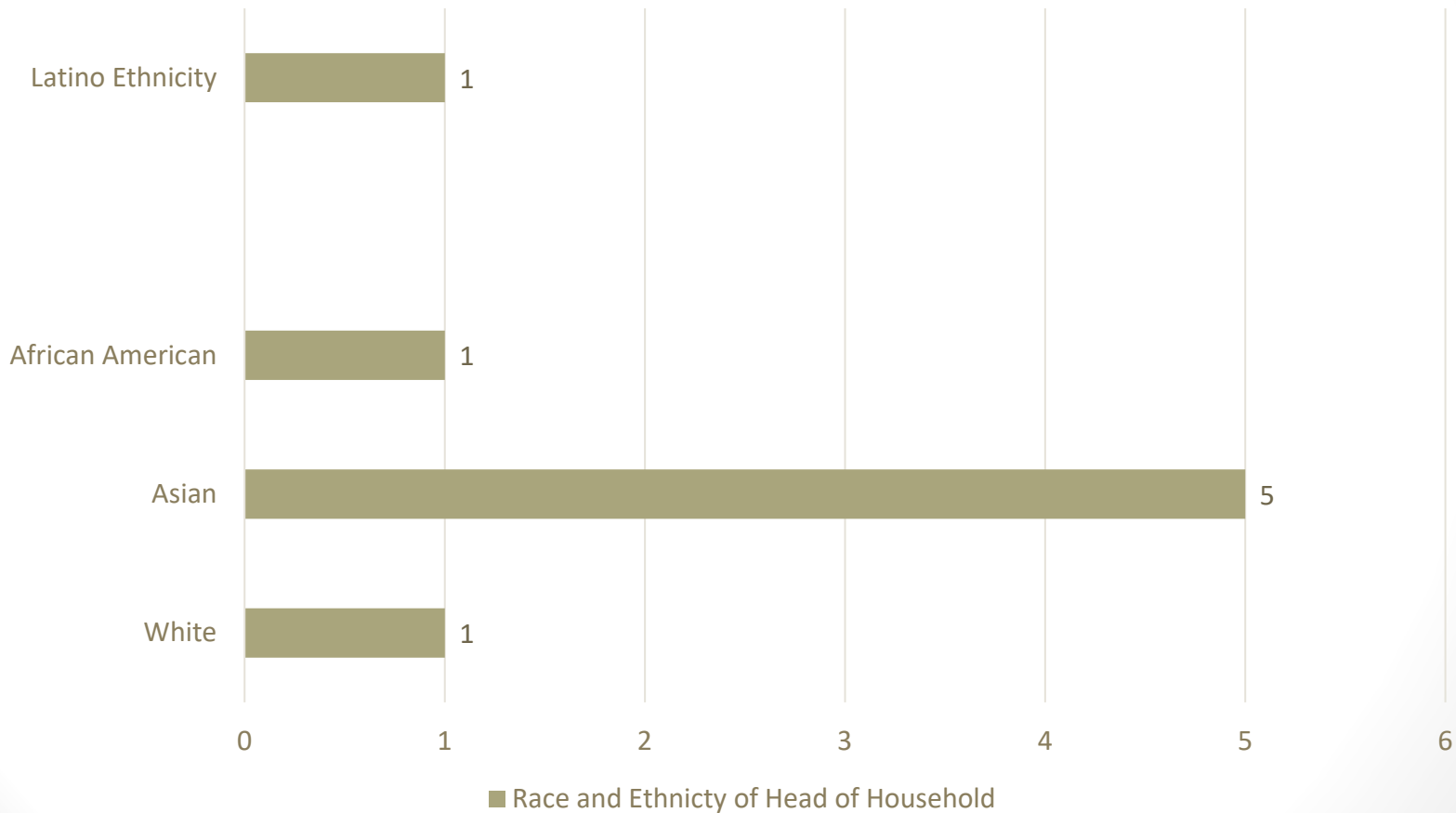
Sales Lottery Preferences

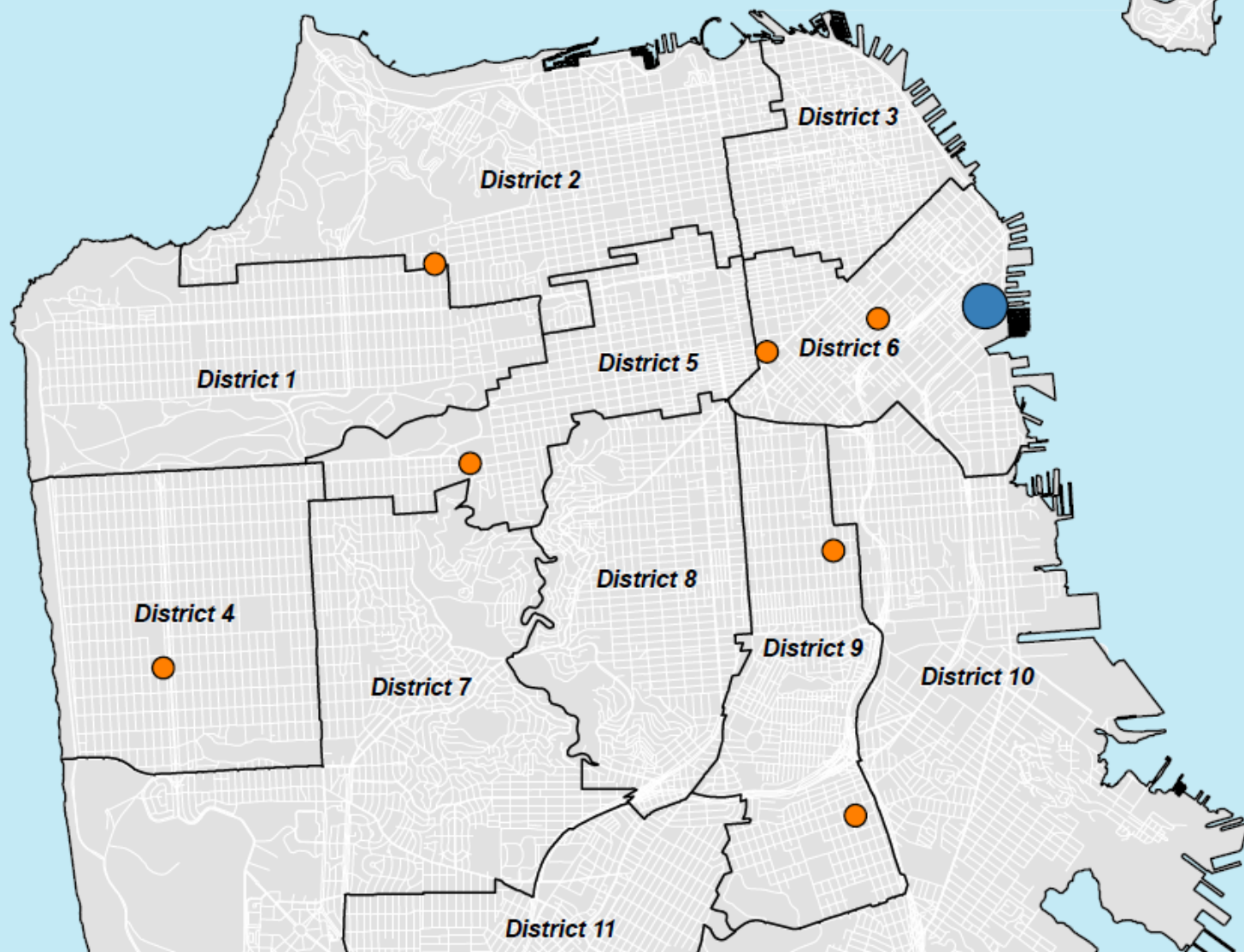
7 Homes Sold



Sales Demographics

Race and Ethnicity



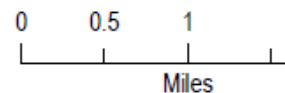


72 Townsend

(7 Affordable Units)

Project site and application of households that closed e

-  72 Townsend
-  Households that Clos
-  Supervisor Districts





Successful Collaboration

KB Home contracted with San Francisco's collaboration of HUD approved housing counseling agencies, HomeownershipSF to successfully close these homes.