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March 24, 2020

RE: Message to Our Housing Partners

Dear Housing Partner - over the last week we have received a number of questions regarding how the [Public Health Order](#) to Shelter in Place will affect housing production and operations. This notice is to provide guidance in response to those questions. Future notices will be provided as we have more information and receive any additional direction from City agencies who are coordinating our collective COVID-19 response.

In addition, if you have not already done so, we encourage you to read the Health Order as it provides a lot of clearly articulated information, and to stay current with City guidance on the Shelter in Place by frequently checking <https://sf.gov/stay-home-except-essential-needs>.

You may have already received similar communications from the Mayor's Office of Housing and Community Development, but we wanted to ensure you had appropriate contact information from OCII as well.

Housing Production. Section 10(c) of the Order exempts residents and employees from the shelter in place requirements who provide any service or perform any work necessary to the operations and maintenance of "Essential Infrastructure," which includes housing, and in particular affordable housing. Given this designation, OCII would expect project sponsors and contractors with active housing construction sites to continue their production, while taking all necessary precautions to protect the health of all workers and vendors at construction sites.

Housing Funding. For OCII funded projects, any impacts to project financing that may result from delays in construction caused by the Public Health Order will be dealt with on a case-by-case basis until further notice. Also please note that OCII continues to process all draw requests but may be slower than usual as we are working remotely and adjusting our approval protocols accordingly.

Predevelopment Work. OCII staff are all working remotely and will be continuing to work on critical predevelopment activities for housing projects. If you haven't already, please feel free to reach out to your OCII project contact with any questions regarding your project(s).

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Affordable Housing Operations. Section 10(f) of the Health Order lists Essential Business that are not required to close as a result of the shelter in place requirement. This list includes residential facilities and shelters for seniors, adults, and children; business that provide food, shelter and social services, and other necessities of life for the economically disadvantaged; and, plumbers, electricians, exterminators, and other service providers who provide services that are necessary to maintaining the safety, sanitation, and essential operation of residences, Essential Activities, and Essential Business. Thus OCII expects all owners and property managers of affordable housing to continue their basic operations while taking all necessary precautions to protect the health of property management, maintenance, and services staff.

While limiting the spread of COVID-19 is of utmost importance to the health of our City, so too is ensuring ongoing operations of our housing infrastructure, and continuing to grow that infrastructure through the completion of housing in production. OCII is committed to working with all of our sponsors to ensure that we are able to meet both goals during this challenging time.

To read the Shelter in Place Health Order, click [here](#).

For questions regarding construction of new affordable housing, contact Jeff White at jeffrey.white@sfgov.org.

For questions regarding affordable housing operations , please contact Jonah Lee at MOHCD (Jonah.lee@sfgov.org).

For questions regarding service provision at OCII sponsored affordable housing developments, contact Helen Hale at MOHCD (helen.hale@sfgov.org).

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