

Informational Update on Senate Bill 593 Replacement Housing

October 3, 2023



Summary of Senate Bill 593

- Authorizes OCII to fund and develop up to 5,842 units destroyed by the former Redevelopment Agency.
- Replacement housing funds are a limited source of tax increment funds available after payment of OCII's current enforceable obligations and thus will only be available through multiple bond issuances over time.
- First availability of replacement housing funds is projected to occur in late 2025 and the last allocation in the mid- to late 2050s.
- Replacement housing units must be developed pursuant to affordable housing standards in state law, i.e. Community Redevelopment Law

CRL Replacement Housing Standards

- Units may be built anywhere in San Francisco
- Units are restricted to income-eligible households; they must be affordable to “persons in the same or a lower income category” (low, very low, or moderate), as the persons displaced.
- Units must remain affordable and subject to affordability restrictions.
- Replacement housing is additive to OCII’s current housing obligations; it is independent of a OCII’s other obligations to produce housing
- Replacement housing funds must leverage other financing and subsidies for affordable housing.

Impact of Replacement Housing on Certificate of Preference “COP” holders

- Replacement Housing expands the supply of affordable housing for which COP holders are eligible.
- OCII and MOHCD currently provide first preference in 100 percent of all units in OCII affordable housing projects to COP holders.
- In 2022, the state legislature expanded this preference to include the descendants of COP holders.
- COP holders including descendants, will receive first preference for all replacement housing.
- Since FY 13-14 OCII has undertaken more robust early outreach and marketing to maximize the number of COP applicants and will continue to evaluate and enhance that process.

Feedback on Replacement Housing Priorities

Planned outreach:

- *Oct 3, 2023:* Commission workshop on status of legislation.
- *Oct 12-16, 2023:* CAC Mission Bay, Transbay, and HPS/CP
- *Oct 17, 2023:* Commission workshop
- *Nov 7, 2023:* Commission- Community feedback and policy recommendation

Replacement Housing Priorities

Questions / Comments

*You are watching a Live meeting of the
Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

Dial: 415-655-0001 Access Code: 2660 308 8590

Press #, then # again

- Press *3 to submit your request to speak
- Wait for your line to be unmuted
- You will have 3 minutes to provide a comment