

Attachment 2

Affordable Housing Fund Implementation Policy Considerations

Policy and program suggestions currently being considered by staff include the following:

Fees:

- Consider using some of the HTF resources to support City staffing and/or outside consultants to administer the HTF and deploy HTF resources.
- Consider charging a modest monitoring fee for Inclusionary Housing units to assure continued affordability.

Implementation Priority:

- Contribution of funds to create permanent affordable rental housing, including supportive housing for populations with special needs;
- Contribution of funds to create residential mixed-use developments;
- Acquisition of land to provide local sites;
- Rehabilitation of existing affordable homes and apartments;
- Transitional or emergency housing and homeless shelters;
- Preservation of assisted housing (such as purchase of apartments when Section 8 contracts expire);
- Rental assistance for lower income residents;
- Foreclosure prevention and rehabilitation loans or grants for owner-occupants;
- Home weatherization and emergency repairs;
- Homeownership assistance, including down payments, closing costs and mortgage assistance;
- New homebuyer counseling and education; and
- Transportation, in-home care, and other social services for people with special needs.

Implementation Strategy:

- Develop a “Notice of Funding Availability” (NOFA) for use of housing funds to develop affordable housing projects in San Bruno.
- Consider making city-owned land available for affordable housing development.
- Explore potential affordable housing opportunities with public agencies, health care institutions, and school districts.
- Consider potential affordable housing opportunities with faith-based institutions
- Consider loaning HEART funds to be used by affordable housing developers to entitle projects.