

Housing and Community Development San Francisco Office



ICF International's Housing and Community Development (HCD) team specializes in affordable housing, community development, land use and growth planning, and economic development. ICF provides training, program support, planning services, and research.

The HCD team has more than 60 professionals with extensive housing, community development, land use, and economic development expertise. The majority of our consultants hold advanced degrees in fields such as urban planning, public policy, government administration, organizational development, economics, law, and social welfare. We have working relationships with professionals from all aspects of the housing and community development arena, and can offer our clients in-depth knowledge and understanding of local planning regulations, public programs, private lending, and nonprofit management issues.

Consulting Services

ICF International works collaboratively with government agencies, nonprofit organizations, foundations and their partners to define, address, and implement effective solutions for housing, community development and land use issues.

The services that ICF provides are diverse and broad, and include:

- Housing and economic development program design and assessment
- Urban revitalization and neighborhood planning
- Housing trust fund development and capitalization strategies
- Energy efficiency in multifamily housing technical assessments and support
- Smart growth planning and strategies
- Human services needs assessments
- Training and meeting facilitation

Training and Workshops

ICF is well known for its high quality training workshops. Participants in our training seminars include federal, state, and local government staff, nonprofit organizations and residents of assisted housing.

Our training portfolio of workshops include:

Community Development

- Neighborhood Revitalization Strategies
- Building Public/Private Partnerships
- Business Planning for Nonprofit Organizations

Affordable Housing

- Building Support for Affordable Housing
- Staying HOME: Maintaining Your Investment in Affordable Housing
- Davis-Bacon (Prevailing Wage Regulations)
- Underwriting Housing Projects
- Financial Management of Federally-Funded Programs

HOME Regulations

- Building HOME (Basic Overview of HOME)
- Developing Community Housing Development Organizations (CHDOs) in the Community
- Designing Homeownership Programs and Working with Lenders

CDBG Regulations

- Basically CDBG (Basic Overview of Community Development Block Grant programs)
- The Economic Development Toolbox



ICF International conducts hundreds of consulting assignments every year for federal, state, regional and local government agencies as well as tribes, public housing agencies, foundations, nonprofit organizations, and private corporations.

ICF's San Francisco Regional Office draws on the strengths of being part of a national firm with a wide range of expertise and capacity. One of our key assets is our ability to provide multidisciplinary solutions to complex social and economic problems.

Our transportation, environment, energy, and community and economic development practices are familiar with the issues facing many western cities and regions. We have community connections and are experienced in solving local housing and community development problems.

Featured Solutions

HCD Program Design and Assessment

City of Fresno, CA, Affordable Housing Strategy. Helped the City of Fresno review its HOME-funded buyer assistance programs and recommended program changes. ICF also conducted extensive research on successful public-private partnerships that produced affordable homeownership opportunities.

City of East Palo Alto, CA, Homeownership Strategy.

Recommended selection criteria for a first-time homebuyer program, and a concept for increasing the numbers of homes sold to tenants who live in East Palo Alto, including a lease purchase program.

San Mateo County, CA, Housing and Community Development Department. ICF worked with the County to design and implement a new NOFA process for its Housing and Community Development dollars, and designed and facilitated its community participation component of its Consolidated Planning process.

City of San Marcos, TX, Mortgage Assistance Program. ICF developed the first-time homebuyer mortgage assistance program guidelines for the City of San Marcos, Texas.

Neighborhood Revitalization

City of Richmond, CA, Iron Triangle Housing and Retail Strategy. ICF conducted a broad-based survey to determine the needs in Richmond's Iron Triangle neighborhood. Based on its information gathering, we developed a housing, neighborhood commercial, and social service strategy for the low-income central city area.

Bay Area Neighborhood Revitalization Strategy Area Clinic. ICF designed and facilitated a group discussion among 18 San Francisco Bay Area jurisdictions. The discussion encouraged jurisdictions to share and learn from one another's successes and challenges implementing neighborhood revitalization strategies. Topics included partnerships, sources of funding, and maintaining long-term community involvement for revitalizing low-income communities.

Housing Trust Fund Development and Capitalization

County of San Mateo, CA, Housing Trust Fund. ICF worked with the County of San Mateo and the Peninsula Interfaith Action, a nonprofit affordable housing advocacy group, to conduct a feasibility study for developing a county-based affordable housing trust. ICF assisted the County with pursuing funding and developing an initial structure for the housing trust.

East Bay Housing Organization, Housing Trust Fund. ICF worked with East Bay Housing Organization to identify potential revenue sources for the Alameda County Housing Trust Fund. We explored over 30 possible revenue sources, focusing on ten of the most promising for the County. Sources included hotel tax, increases in the sales and real estate transfer taxes, and business commercial linkage fees.

Energy Efficiency in Multifamily Housing

Energy Action. ICF's HCD and Energy Efficiency practices oversee a partnership of housing and energy experts to provide comprehensive technical assistance to owners and managers of affordable multifamily properties to improve energy efficiency and help reduce energy costs. The partnership includes the Association of Housing Management Agents (AHMA), the Non-profit Housing Association of Northern California (NPH), Bay Area Local Initiatives Support Corporation (LISC), Strategic Energy Innovations (SEI) and the Center of Energy and the Environment (CEE).

Smart Growth and Land Use Planning

South Bay Cities Carrying Capacity Analysis. ICF conducted an infrastructure assessment for the South Bay Cities region of Los Angeles as part of a larger growth visioning effort and jobs/housing balance analysis. We analyzed whether the region's existing and planned infrastructure could accommodate the growth in jobs and housing projected for the South Bay without compromising livability in the region. We also conducted data collection and growth projection analyses for the 16 jurisdictions comprising the South Bay Cities region in six major infrastructure and service categories: employment, housing, transportation, utilities, institutions, and public services.

Human Services Needs Assessments

Tri-Valley Human Services Needs Assessment. ICF provided the Cities of Livermore and Pleasanton with a comprehensive analysis of agencies providing human services compared against the changing demographic needs in the Tri-Valley region. We assessed the current capacity of the human services network, identified service gaps and network shortcomings, and developed strategies to improve the ability of the human services network to respond to the needs of Tri-Valley residents and stakeholders.

Alameda County Housing/Jobs Linkage Program. ICF facilitated strategic planning for a collaborative that included Alameda County, several nonprofit organizations, and seven shelters. The outcome was a strategic plan that focused on developing self-sufficiency opportunities related to housing and jobs for homeless families in Alameda County.

San Francisco—The Village at Heritage Homes. On behalf of the Mayor's Office of Community Development for San Francisco, ICF provided strategic planning and nonprofit management assistance to a seven member collaborative of social service providers. ICF helped this nonprofit collaborative provide a range of services to the low-income residents of a 250-unit affordable housing development constructed on the site of a former public housing project. The housing development was the recipient of a 1999 HUD Best Practices award. We analyzed governance models, strategies for effective collaboration, and models for implementation for operations, board and staff development, capacity building and fundraising.

About ICF International

ICF International partners with government and commercial clients to deliver consulting services and technology solutions in defense, energy, environment, homeland security, social programs, and transportation. Combining passion for our work with industry expertise and innovative analytics, we deliver compelling results throughout the entire program life cycle, from analysis and design through implementation and improvement. Since 1969, ICF International has been serving government at all levels, major corporations, and multilateral institutions. More than 1,600 employees serve these clients worldwide.

For more information

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