

File No. 230864

Committee Item No. 1

Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 26, 2024

Board of Supervisors Meeting:

Date: March 5, 2024

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice – February 16, 2024</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Transfer Memo – January 31, 2024</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral FYI – August 3, 2023</u> |
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Prepared by: John Carroll

Date: February 23, 2024

Prepared by: John Carroll

Date: March 1, 2024

Prepared by: _____

Date: _____

1 [Administrative Code - Forgivable Loan for First-Time Homebuyers Fund and Program]

2

3 **Ordinance amending the Administrative Code to establish the Forgivable Loan for**
 4 **First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers**
 5 **Fund to assist low, moderate, and middle-income first-time homebuyers who would**
 6 **otherwise not be able to purchase a primary residence in San Francisco; and to require**
 7 **the Human Rights Commission to establish policies and procedures to issue and**
 8 **possibly forgive loans from the Fund, and to provide oversight, monitoring, and**
 9 **forgiveness of such loans.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18

19 Section 1. The Administrative Code is hereby amended by adding Chapter 110,
 20 consisting of Sections 110.1 through 110.8, to read as follows:

21

22 **CHAPTER 110: FORGIVABLE LOAN FOR FIRST-TIME HOMEBUYERS**

23

24 **SEC. 110.1. FINDINGS.**

25

26 *(a) The economic and social disparities associated with homeownership access and housing*
 27 *instability in San Francisco are well-established and well-documented, as reflected in the Planning*
 28 *Department's General Plan demographic data on persons experiencing homelessness, rent burdens,*
 29 *evictions, and exposure to environmental pollutants, and low homeownership rates.*

1 **(b)** The history of disparate access to homeownership in San Francisco generally mirrors
2 that of the United States. Discriminatory practices of limiting access to wealth accumulation through
3 home purchasing have greatly contributed to wealth gaps. These practices were sustained primarily
4 through residential redlining and restrictive covenants.

5 **(c)** Residential redlining refers to the discriminatory real estate practices of public and
6 private institutions that identified non-white communities as financially high-risk areas of investment,
7 leading to the withholding of financial services necessary to acquire real estate in communities of
8 color. Racially restrictive covenants were included in property deeds to restrict the racial composition
9 of potential homebuyers. These practices were pervasive and longstanding in San Francisco as well as
10 other areas of the country.

11 **(d)** The Planning Department’s 2023 General Plan, in Objective 2.B, identifies access to
12 homeownership for communities that have been harmed through targeted economic disruption,
13 displacement, and manufactured barriers to accumulating intergenerational wealth.

14 **(e)** This ordinance intends to provide down payment assistance to communities that have
15 been harmed through targeted economic disruption, displacement, and manufactured barriers to
16 accumulating intergenerational wealth so that San Francisco can address multigenerational inequities
17 in access to homeownership and to narrow and ultimately close homeownership wealth gaps.

18 **SEC. 110.2. DEFINITIONS.**

19 For purposes of this Chapter 110, the following terms shall have the following meanings:

20 “Borrower” means a recipient of a Loan.

21 “Eligible Person” means a person who HRC has determined in accordance with Administrative
22 Code Section 110.4 to be a low-, moderate-, or middle-income first-time homebuyer who would not be
23 able to purchase a primary residence in San Francisco without loan assistance from the City.

24 “Fund” means the Forgivable Loan for First-Time Homebuyers Fund administered by HRC
25 under Administrative Code Chapter 10, Article XIII, Section 10.100-13.

1 “Household” means all persons occupying a housing unit. The occupants may be a family
2 living together; two or more families living together; or any other group of related or unrelated
3 persons living together.

4 “HRC” means the Human Rights Commission.

5 “HRC Director” means the Director of the Human Rights Commission, or the HRC Director’s
6 designee.

7 “Loan” means a loan of funds made under the Program, including the modification,
8 refinancing, or restructuring of such loan.

9 “MOHCD” means the Mayor’s Office of Housing and Community Development, or any
10 successor agency.

11 “Primary Residence” means a residential dwelling where Household members on the Loan and
12 title live at least 10 out of 12 months of each calendar year for the entire term of the loan.

13 “Program” means the Forgivable Loan for First-Time Homebuyers Program established in
14 Administrative Code Section 110.3.

15 “Program Regulations” means policies, procedures, rules, guidelines, manuals, or forms
16 published by HRC to implement the Program as described in Administrative Code Section 110.5(b).

17 “Property” means an owner-occupied, single-family residential property in San Francisco
18 financed by a Loan made under the Program and used to secure a Loan and obligations under the
19 Program.

20 “SFHA” means the Housing Authority of the City and County of San Francisco.

21 **SEC. 110.3. ESTABLISHMENT OF THE PROGRAM.**

22 There is hereby created the Forgivable Loan for First-Time Homebuyers Program. The
23 purpose of the Program is to widen the path to homeownership for communities that have been harmed
24 through targeted economic disruption, displacement, and manufactured barriers to accumulating
25 intergenerational wealth. The Program shall provide down payment assistance, in the form of a

1 forgivable loan, to qualified first-time homebuyers, to purchase a market-rate Primary Residence in
2 San Francisco.

3 **SEC. 110.4. ELIGIBILITY.**

4 (a) **Income Eligibility.** A Borrower's maximum household income may not exceed 200% of
5 the area median income for the San Francisco metropolitan area as published annually by the U.S.
6 Department of Housing and Urban Development (HUD), adjusted for Household size.

7 (b) **Selection Priorities.**

8 Eligible Persons who meet one of the following criteria shall have priority for a Loan under the
9 Program.

10 (1) **Eligible Persons holding a Certificate of Preference (COP):** To qualify for this
11 priority, the Eligible Person: (A) must hold a 'Residential Certificate of Preference' as defined in the
12 Certificate of Preference (COP) Program rules and was displaced in Western Addition, South of
13 Market (SOMA), or Bayview Hunters Point by the former San Francisco Redevelopment Agency, or (B)
14 must be a descendant of a Household that held a 'Residential Certificate of Preference' as defined in
15 the Certificate of Preference (COP) Program rules and was displaced in Western Addition, South of
16 Market (SOMA), or Bayview Hunters Point by the former San Francisco Redevelopment Agency.

17 (2) **Tenants enrolled in the SFHA's Section 8 Voucher Program:** To qualify for
18 this priority, the Eligible Person must be a current or former recipient of the Section 8 Housing Choice
19 Voucher Program of the SFHA.

20 (3) **Families with a Right to Return (regular and expanded):** To qualify for this
21 priority, the Eligible Person must be a current or former public housing resident relocated by the
22 SFHA due to the Rental Assistance Demonstration (RAD) program or a current or former member of
23 HOPE SF sites, as defined in Chapter 39, Section 39.4(b) of the Administrative Code.

1 (A) Acceptable documentation to verify residence in public housing under
2 this priority includes, but is not limited to, any one of the following:

3 (i) Letter from SFHA verifying residency;

4 (ii) SFHA Lease;

5 (iii) San Francisco City identification under Section 95.2 of the
6 Administrative Code, or other government-issued identification, including but not limited to a driver's
7 license;

8 (iv) Telephone bill (landline only);

9 (v) Cable or internet bill;

10 (vi) Paystub (if containing home address);

11 (vii) Public benefits records, including but not limited to Social
12 Security Income/State Supplementary Payment (SSI/SSP), General Assistance (GA), Unemployment
13 Insurance, CalFresh);

14 (viii) School records;

15 (B) All documents must list the Eligible Person's name and a home address
16 within Alice Griffith, Hunters View, Potrero Terrace and Annex, or Sunnydale-Velasco public housing
17 sites.

18 (4) **Rent burdened households:** To qualify for this priority, the Eligible Person must
19 be a member of a household paying more than 50% of the household's income in rent.

20 (5) **Seniors:** To qualify for this priority, the Eligible Person must be a person 55
21 years old or older and a current or former resident of Western Addition, South of Market (SOMA) or
22 Bayview Hunters Point. Acceptable documentation to verify current or former residence in Western
23 Addition, SOMA or Bayview Hunters Point shall include any one of the documents listed in subsection
24 (b)(3)(A). All documents must list the Eligible Person's name and a home address within Western
25 Addition, SOMA, or Bayview Hunters Point.

1 (c) In determining eligibility under subsections (a) and (b), HRC may require applicants to
2 provide information and/or documentation that it deems relevant to the determination.

3 (d) All five selection priorities listed in subsection (b) shall be treated as equal in relation to
4 each other. HRC shall create a system that establishes relative priorities that either treats each
5 priority as equal and/or gives relative priority to Borrowers who meet more than one priority criteria
6 listed in subsection (b). HRC shall publish such system in the Program Regulations.

7 **SEC. 110.5. PROGRAM IMPLEMENTATION AND MANAGEMENT; REGULATIONS.**

8 (a) Program Management. The HRC Director shall be responsible for implementation of
9 this Chapter 110 and for the operation and management of the Program.

10 (b) Program Regulations. In implementing this Program, the HRC Director shall establish
11 from time to time Program Regulations for the administration of the Program, consistent with
12 applicable law and this Chapter 110. The HRC Director shall publish all Program Regulations on
13 HRC's website and in such additional places, if any, as the HRC Director deems appropriate, and shall
14 provide copies or electronic links on request. By way of illustration but not limitation, the Program
15 Regulations may address Program and Fund administration, eligibility requirements, application
16 processes, approval of lenders, compliance with applicable laws and regulations, requirements for loan
17 forgiveness, appraisal of Properties, affordability restrictions, eligible uses of Funds, underwriting
18 criteria, security of loans, transaction processing, documentation and record keeping of loans and
19 repayment thereof, enforcement, procedures for loan agreement violations, and termination of loans.

20 **SEC. 110.6. LOAN TERMS.**

21 (a) Loan Terms and Repayment; Loan Forgiveness. The HRC Director shall prepare
22 Loan documents consistent with the Program Regulations. So long as the applicable Property
23 continues to be used as a Borrower's Primary Residence and no default arises under the Loan
24 documents, the Loan documents may allow the following loan terms:

25 (1) Loan repayment term of up to 10 years;

- 1 (2) Deferment of some or all payments during the term without financial penalty;
- 2 (3) Loans are not required to accrue interest;
- 3 (4) Shared appreciation loans are prohibited;
- 4 (5) Loans shall be due upon sale, rental, or title transfer of the Property;
- 5 (6) If the Property is sold before the end of the term of the Loan, the Borrower will
6 be liable only for the remaining amount on the Loan based on years in, without interest; and
- 7 (7) The Borrower may be eligible for forgiveness of a Loan after 10 years if all
8 requirements set forth in the Program Regulations are met, provided that the amount of loan
9 forgiveness does not exceed the principal amount of the Loan made to the Borrower under the
10 Program.

11 (b) **Security for Loans.** The HRC Director shall require Loans made under this Chapter
12 110 to be secured by a deed of trust and other security instruments for the benefit of the City consistent
13 with Program Regulations. The HRC Director may record and subordinate deeds of trust and other
14 security instruments as needed or appropriate.

15 (c) **Compliance with Transaction Documents and Applicable Laws.** HRC shall work with
16 MOHCD, the Controller, Assessor-Recorder, and other City agencies as appropriate to monitor
17 compliance with all Loan agreements, Program Regulations, and applicable laws.

18 **SEC. 110.7. ADMINISTRATION OF LOANS.**

19 (a) **Agreements.** HRC shall prepare standard form Loan agreements and any related
20 security instruments, which will be subject to negotiation as deemed appropriate by the HRC Director.

21 (b) **Funding Disbursement.** HRC shall be responsible for approving the disbursement of
22 Loans and monitoring the performance of Borrowers under this Chapter 110 and enforcing the
23 applicable agreements. HRC shall establish commercially reasonable protocols to oversee the use and
24 expenditure of Loans.

1 (c) **Loan Servicing.** *HRC shall collect revenues due and owing under Loans, maintain*
2 *records of all such revenues, and maintain annual statements of such accounts. Loan repayments shall*
3 *be deposited into the Forgivable Loan for First-Time Homebuyers Fund established in the*
4 *Administrative Code Chapter 10, Article XIII, Section 10.100-13, in accordance with Program*
5 *Regulations.*

6 (d) **Fees for Services.** *HRC may charge reasonable fees, including Loan origination and*
7 *monitoring fees, and such other necessary fees to administer the Program. HRC shall include a*
8 *statement of the fees in the Program Regulations.*

9 (e) **Refinance and Loan Workouts.** *The HRC Director is authorized to refinance,*
10 *restructure, modify, or extend the term of any Loan and any related agreements, only to the extent*
11 *consistent with Section 110.6.*

12 (f) **Monitoring and Enforcement.**

13 (1) *HRC may take such actions as may be reasonably necessary to enforce Loan*
14 *requirements and collect on any security, including the foreclosure of any deeds of trust, possession of*
15 *rents and other revenues, or the demand and collection under any guaranty or other security*
16 *instrument.*

17 (2) *HRC may also take action to protect its security or its interest in a Property,*
18 *including curing a default under a senior loan or acquiring Property at a tax sale, foreclosure, through*
19 *a deed in lieu of foreclosure, or through a judicial process. The HRC Director may, following*
20 *consultation with the MOHCD Director and the City Attorney, accept a deed or other security or*
21 *interest in Property as part of any remedy related to a default under the Loan.*

22
23 **SEC. 110.8. SEVERABILITY.**

24 *If any section, subsection, sentence, clause, phrase, or word of this Chapter 110, or any*
25 *application thereof to any person or circumstance, is held to be invalid or unconstitutional by a*

1 decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining
2 portions or applications of the chapter. The Board of Supervisors hereby declares that it would have
3 passed this chapter and each and every section, subsection, sentence, clause, phrase, and word not
4 declared invalid or unconstitutional without regard to whether any other portion of this chapter or
5 application thereof would be subsequently declared invalid or unconstitutional.
6

7 Section 2. Article XIII of Chapter 10 of the Administrative Code is hereby amended by
8 adding Section 10.100-13 to read as follows:
9

10 **SEC. 10.100-13. FORGIVABLE LOAN FOR FIRST-TIME HOMEBUYERS FUND.**

11 (a) Establishment of Fund. The Forgivable Loan for First-Time Homebuyers Fund (the
12 “Fund”) is established as a category 8 fund to receive any monies appropriated or donated for the
13 purpose of providing financial assistance to eligible low-, moderate-, and middle-income first-time
14 homebuyers in the purchase of owner-occupied homes in San Francisco.

15 (b) Use of Fund. The Fund shall be used exclusively for the purpose of funding the forgivable
16 loan program established and described in Chapter 110 of the Administrative Code (the “Program”).

17 (c) Administration of Fund. The Human Rights Commission (“HRC”) shall administer the
18 Fund.

19 (d) Annual Reporting Requirement. By July 31, 2024, and by July 1 every year thereafter, the
20 HRC Director shall submit to the Board of Supervisors an annual written report providing details of
21 program implementation, including, but not limited to, the current status of the Fund, the amounts
22 approved for disbursement and loan forgiveness, the number of loans made and forgiven, and the
23 demographics of Borrowers.
24
25

1 Section 3. Effective and Operative Dates.

2 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
3 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
4 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
5 Mayor’s veto of the ordinance.

6 (b) This ordinance shall become operative 30 days after its effective date, which is
7 stated in subsection (a).

8

9 APPROVED AS TO FORM:
10 DAVID CHIU, City Attorney

11 By: /s/
12 SARAH L. FABIAN
 Deputy City Attorney

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LEGISLATIVE DIGEST

[Administrative Code - Forgivable Loan for First-Time Homebuyers Fund and Program]

Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low, moderate, and middle-income first-time homebuyers who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.

Existing Law

While the City and County of San Francisco (the “City”) provides a first time home buyer, down payment assistance loan program through the Mayor’s Office of Housing and Community Development, there is currently no fund or down payment loan program administered by the Human Rights Commission to assist low-, moderate-, and middle-income first-time homebuyers who have been harmed through targeted economic disruption, displacement, and manufactured barriers to accumulating intergenerational wealth.

Amendments to Current Law

The proposed ordinance would establish a Forgivable Loan for First-Time Homebuyers Program to assist low-, moderate-, and middle-income first-time homebuyers, or persons who would otherwise not be able to purchase a primary residence in San Francisco (the “Program”).

Under the Program, a borrower’s maximum household income may not exceed 200% of the area median income for San Francisco as set annually by the U.S. Department of Housing and Urban Development (“HUD”), adjusted for household size. A borrower who meets one of the following five criteria would have priority for a loan under the Program:

1. A person who holds a ‘Residential Certificate of Preference,’ or is a descendant of a household that held a ‘Residential Certificate of Preference,’ as defined in the Certificate of Preference (“COP”) Program rules and was displaced in Western Addition, South of Market (“SOMA”), or Bayview Hunters Point by the former San Francisco Redevelopment Agency.
2. A current or former recipient of the Section 8 Housing Choice Voucher Program of the San Francisco Housing Authority (“SFHA”).
3. A current or former public housing resident relocated by the SFHA due to the Rental Assistance Demonstration (RAD) program or a current or former member of HOPE SF sites, as defined in Chapter 39, Section 39.4(b) of the Administrative Code.
4. A member of a household paying more than 50% of the household’s income in rent;

5. A person 55 years old or older and a current or former resident of Western Addition, South of Market (SOMA) or Bayview Hunters Point.

The ordinance would also require the Human Rights Commission (“HRC”) to administer and manage the Program. The Director of HRC would establish regulations setting forth the policies and procedures of the Program (“Program Regulations”) to issue loans from the Fund and to provide oversight, monitoring, and forgiveness of such loans. The Director of HRC would prepare all loan documents, require that loans be secured by a deed of trust and other security instruments for the benefit of the City, and monitor compliance with all loan agreements, Program Regulations, and applicable laws.

In addition, this ordinance would establish the Forgivable Loan for First-Time Homebuyers Fund (the “Fund”) that would provide funding for the loans provided under the Program. The Fund would be a category eight fund, and the Director of HRC would approve expenditures of the Fund.

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, February 26, 2024

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 230864.** Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low, moderate, and middle-income first-time homebuyers who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission (HRC) to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.

If this legislation passes the HRC may charge reasonable fees, including Loan origination and monitoring fees, and such other necessary fees to administer the Forgivable Loan for First-Time Homebuyers Program. HRC shall include a statement of the fees in the Program Regulations.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email

(bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445)


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY FEBRUARY 26, 2024 - 1:30 PM Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 230864. Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low, moderate, and middle-income first-time homebuyers who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission (HRC) to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.

If this legislation passes the HRC may charge reasonable fees, including Loan origination and monitoring fees, and such other necessary fees to administer the Forgivable Loan for First-Time Homebuyers Program. HRC shall include a statement of the fees in the Program Regulations.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-irc). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)

EXM-378475#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY

FEBRUARY 26, 2024 - 1:30 PM Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 240047. Ordinance amending the Urban Design Element of the General Plan to facilitate the Potrero Bus Yard Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 231256. Ordinance amending the Planning Code and Zoning Map to create the Potrero Yard Special Use District and change the height and bulk limits at 2500 Mariposa Street, Assessor's Parcel Block No. 3971, Lot No. 001, to facilitate development of the Potrero Yard Modernization Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-irc). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)

EXM-378474#

City and County of San Francisco Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1107 Naturalization Services

The San Francisco Human Services Agency's Department of Disability and Aging Services (SFHSA-DAS) announces its intent to seek proposals from nonprofit organizations interested in providing naturalization

services for older adults and adults with disabilities. RFP packets are available on the Internet on or after **Wednesday, February 14, 2024 at https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx** and type RFP 1112 in the "Event Name" and select "See Attachments" in the Bid Package. For further information, contact Candace. Gray@sfgov.org. Initial due date for responses is **Monday, March 18, 2024 3:00 PM**. The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in on **Friday, February 23, 2024 11:00am** The ZOOM number is listed below:

Join Zoom Meeting
https://sfhsa.zoom.us/j/893305485806?pwd=toeJMKUZFDZp5Ga4QDl3Y9Y6bS8Rhe5.1
Meeting ID: 893 0548 5806
Passcode: 758097

One tap mobile
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#,,,*,831124# US (San Jose)
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+1 669 219 2599 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 213 338 8477 US (Los Angeles)

833 928 4608 US Toll-free
833 928 4609 US Toll-free
833 928 4610 US Toll-free
877 853 5257 US Toll-free
888 475 4499 US Toll-free
833 548 0276 US Toll-free
833 928 4608 US Toll-free
833 928 4609 US Toll-free
833 928 4610 US Toll-free
Meeting ID: 893 3906 5384
Passcode: 831124

We encourage all interested organizations to apply. If you know of other agencies that might be interested in this opportunity, feel free to forward this announcement. Also, we encourage you to see what other opportunities are available through the city's online system. https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx

EXM-378451#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24-CIV-00358

Superior Court of California, County of SAN MATEO

Petitioner: Karla Guadalupe Galindo Guzman for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Karla Guadalupe Galindo Guzman filed a petition with this court for a decree changing names as follows:

Karla Guadalupe Galindo Guzman to Karla Pustova
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.Notice of Hearing: Date: 04/02/2024, Time: 0900, Dept.: m/c
The address of the court is400 COUNTY CENTER REDWOOD CITY, CA-94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Examiner Date: 01/05/2024
Hessen Ladcani
Judge of the Superior Court 1/26, 2/2, 2/9, 2/16/24
SPEN-3777544#
EXAMINER - REDWOOD CITY TRIBUNE*10080the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk MARIA P PEREZ, Deputy Clerk
NEW FILING 2/16, 2/23, 3/1, 3/8/24
NPEN-3784591#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296518
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3535, 1272 EL CAMINO REAL, SAN CARLOS, CA 94070, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk MARIA P PEREZ, Deputy Clerk
NEW FILING 2/16, 2/23, 3/1, 3/8/24
NPEN-3784582#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296517
The following person(s) is (are) doing business as:Mark Church, County Clerk MARIA P PEREZ, Deputy Clerk
NEW FILING 2/16, 2/23, 3/1, 3/8/24
NPEN-3784552#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296514
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3562, 133 MANOR DRIVE, PACIFICA, CA 94044, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk MARIA P PEREZ, Deputy Clerk
NEW FILING 2/16, 2/23, 3/1, 3/8/24
NPEN-3784572#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296514
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3474, 2411 EL CAMINO REAL, REDWOOD CITY, CA 94063, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk MARIA P PEREZ, Deputy Clerk
NEW FILING 2/16, 2/23, 3/1, 3/8/24
NPEN-3784534#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296483
The following person(s) is (are) doing business as:
HEARTLAND HOSPICE (BURLINGAME), 1575 BAYSHORE HIGHWAY, SUITE 200, BURLINGAME, CA 94010, County of SAN MATEO
ODYSESSEY HEALTHCARE GP, LLC, 655 BRAWLEY SCHOOL ROAD, SUITE 200, MOOREVILLE, NC 28117
This business is conducted with a LIMITED PARTNERSHIP
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ RONALD C LAZAS - SECRETARY/GENERAL PARTNER
This statement was filed with the County Clerk of San Mateo County on 01/29/2024
Mark Church, County Clerk MARIA P. PEREZ, Deputy Clerk
ORIGINAL 2/9, 2/16, 2/23, 3/1/24
NPEN-3782288#
EXAMINER - BOUTIQUE & VILLAGERSTATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. M-295258
Registered Owner abandoning the use of the Fictitious Business Name: 1. SAY SI, 2. SAY SI HEALTHY LIFE COMPANY, 3. SAY SI PILATES, 1053 ODDSTAD BLVD, PACIFICA, CA 94044
CLAUDIA VILAS BOAS STEPHENS, 1053 ODDSTAD BLVD, PACIFICA, CA 94044
THALITA EVELYN BEZERRA SOUZA, 59 REDDY ST, SANMark Church, County Clerk MARIA P PEREZ, Deputy Clerk
NEW FILING 2/16, 2/23, 3/1, 3/8/24
NPEN-3784552#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296520
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3562, 133 MANOR DRIVE, PACIFICA, CA 94044, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
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NEW FILING 2/16, 2/23, 3/1, 3/8/24
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File No. M-296514
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O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
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EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296514
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S/ JEREMY FLETCHER, CFO
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NPEN-3784534#
EXAMINER - BOUTIQUE & VILLAGERFICTITIOUS BUSINESS NAME STATEMENT
File No. M-296483
The following person(s) is (are) doing business as:
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ODYSESSEY HEALTHCARE GP, LLC, 655 BRAWLEY SCHOOL ROAD, SUITE 200, MOOREVILLE, NC 28117
This business is conducted with a LIMITED PARTNERSHIP
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I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ RONALD C LAZAS - SECRETARY/GENERAL PARTNER
This statement was filed with the County Clerk of San Mateo County on 01/29/2024
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CLAUDIA VILAS BOAS STEPHENS, 1053 ODDSTAD BLVD, PACIFICA, CA 94044
THALITA EVELYN BEZERRA SOUZA, 59 REDDY ST, SAN

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SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT Hearing - February 26, 2024 - File No. 230864

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

02/16/2024 , 02/21/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$1036.80
Total	\$1036.80

EXM# 3784755

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE
MONDAY FEBRUARY 26, 2024 - 1:30 PM Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows at which time all interested parties may attend and be heard:
File No. 230864. Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low, moderate, and middle-income first-time homebuyers who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission (HRC) to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.
If this legislation passes the HRC may charge reasonable fees, including Loan origination and monitoring fees, and such other necessary fees to administer the Forgivable Loan for First-Time Homebuyers Program. HRC shall include a statement of the fees in the Program Regulations.
In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda

information relating to this matter will be available for public review on Friday, February 23, 2024. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

EXM-3784755#



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President, District 3
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Tel. No. 554-7450
Fax No. 554-7454
TDD/TTY No. 544-6546

Aaron Peskin

PRESIDENTIAL ACTION

Date: 1/31/24

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. _____

(Primary Sponsor)

Title. _____

Transferring (Board Rule No 3.3)

File No. _____

230864

Melgar

(Primary Sponsor)

Title. _____

Administrative Code - Forgivable Loan for First-Time Homebuyers
Fund and Program

From: Rules

Committee

To: Land Use & Transportation

Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____

Replacing Supervisor: _____

For: _____

(Date)

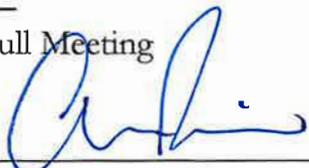
(Committee)

Meeting

Start Time: _____

End Time: _____

Temporary Assignment: Partial Full Meeting



Aaron Peskin, President
Board of Supervisors

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Sheryl Evan Davis, Director, Human Rights Commission
Eric Shaw, Director, MOHCD

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: August 3, 2023

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed legislation:

File No. 230864

Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low, moderate, and middle-income first-time homebuyers who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

cc: Lydia Ely, MOHCD
Brian Cheu, MOHCD
Maria Benjamin, MOHCD
Sheila Nickolopoulos, MOHCD

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Supervisor Melgar

Subject:

Administrative Code - Forgivable Loan for First-Time Homebuyers Fund and Program

The text is listed:

Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low-, moderate-, and middle-income first-time homebuyers, or persons who have parents or legal guardians who have defaulted on a home loan, who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.

Signature of Sponsoring Supervisor: /s/Myrna Melgar