

LEGISLATIVE DIGEST

[San Francisco Public Housing Tenant Protection Ordinance]

Ordinance amending the San Francisco Administrative Code by adding a new Chapter 39, to establish the San Francisco Public Housing Tenant Protection Ordinance and set City policy regarding Financial Assistance to development projects that involve the demolition, disposition, rehabilitation, and/or conversion of Public Housing Units and/or the relocation of tenants from Public Housing Units.

Existing Law

There is currently no existing City law regarding this subject matter. There is existing Federal law applicable to operations and development of public housing, including but not limited to the United States Housing Act of 1937, as amended (42 U.S.C. §1437). There is existing Federal and State law applicable to relocation assistance, including but not limited to, the California Relocation Assistance Law, Cal. Govt. Code § 7260 et seq.; Uniform Relocation Assistance and Real Property Acquisitions Policies Act, 24 U.S.C. 42 U.S.C. §4601 et seq.; the Housing and Community Development Act, 42 U.S.C. §5301 et seq.; and the United States Housing Act, 42 U.S.C. § 1437. There is also existing Federal and State law governing replacement housing requirements for public housing and Redevelopment Area developments, including but not limited to the Community Redevelopment Law, Cal. Health & Safety Code §33000 *et seq.* and the Housing and Community Development Act, 42 U.S.C. §5301 *et seq.*

Amendments to Current Law

It is the intent and purpose of the City to preserve the supply of public housing in the City, prevent or minimize the hardship associated with the displacement and relocation of public housing tenants as a result of a public housing development project, and protect the rights of public housing tenants to: (i) maintain their sense of community, (ii) reside in their neighborhood while a public housing development project is underway, (iii) return to revitalized and fully comparable dwelling units upon completion of a public housing development project, and (iv) to be fully informed of all of their rights and opportunities related to a public housing development project. This Ordinance proposes to amend current law to provide such protections. The Ordinance establishes, amongst other things:

(i) an administrative framework and timeline for the relocation and replacement housing planning process for public housing development projects that obtain financial assistance from the City;

(ii) the right of full and meaningful participation for all current public housing tenants in such planning process;

(iii) a one-for-one replacement requirement for any public housing units demolished pursuant to a public housing development project;

(iv) clear accessibility requirements in connection with the construction of all replacement units;

(v) the right of all current public housing tenants to return to any new development constructed in connection with a public housing development project; and

(vi) the creation of a monitoring committee to ensure transparency, careful monitoring and accountability of any public housing development project that receives financial assistance from the City.