

File No. 190684

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date July 8, 2019

Board of Supervisors Meeting

Date _____

Cmte Board

- | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: Victor Young Date July 3, 2019

Completed by: Victor Young Date _____

1 [Administrative Code - Senior Operating Subsidies Program Fund]

2
3 **Ordinance amending the Administrative Code to establish the Senior Operating**
4 **Subsidies (SOS) Program Fund to be used to lower rents in housing developments**
5 **occupied by low-income senior citizens.**

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

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

14 Section 1. Article XIII of Chapter 10 of the Administrative Code is hereby amended by
15 adding Section 10.100-324, to read as follows:

16 **SEC. 10.100-324. SENIOR OPERATING SUBSIDIES (SOS) PROGRAM FUND.**

17 *(a) Establishment of Fund. The Senior Operating Subsidies (SOS) Program Fund (the "SOS*
18 *Fund") is established as a category four fund to receive any monies appropriated or donated for the*
19 *purpose of providing project-based subsidies to new senior affordable housing developments funded by*
20 *the City to maintain rents that are affordable to extremely low-income senior residents with incomes at*
21 *or below 30% of area median income, as published by the Mayor's Office of Housing and Community*
22 *Development ("MOHCD").*

23 *(b) Use of Fund. The SOS Fund shall be used exclusively for the purpose of providing*
24 *project-based subsidies to new senior affordable housing developments funded by the City so that the*
25 *rent for designated units in such developments may be set and maintained at the maximum rent level*
that is affordable to senior households with an income of 15% or 25% of area median income, as

1 published by MOHCD. For purposes of this Section 10.100-324, "senior" means a person 62 years
2 old or older, or as defined by the requirements of any funding for the affordable housing development.

3 (c) Administration of Fund. The Department of Aging and Adult Services ("DAAS") shall
4 administer the SOS Fund, and in such capacity shall enter into grant agreements for terms of no less
5 than 15 years with operators of new senior affordable housing developments to subsidize rents of
6 designated units so that they may be set and maintained at the maximum rent level that is affordable to
7 senior households with an income of 15% or 25% of area median income, as published by MOHCD.

8 (d) Eligible Affordable Housing Developments. DAAS shall establish minimum requirements
9 for project eligibility, including but not limited to: (1) the affordable housing development must be
10 subject to enforceable income and affordability restrictions through a recorded loan, grant, or ground
11 lease from MOHCD or the Office of Community Investment and Infrastructure; (2) the affordable
12 housing development must contain residential rental units restricted to low-income senior households;
13 and (3) the affordable housing development must have secured financing to restrict a portion of the
14 residential units at or below 60% of area median income, as published by MOHCD. In its
15 administration of the SOS Fund, DAAS shall prioritize new affordable senior housing developments
16 that are under construction as of the effective date of the ordinance in Board File No.
17 _____ establishing this Section 10.100-324.

18 (e) Tenant Selection. Applications for units in senior housing developments that are
19 subsidized by the SOS Fund shall be managed through the San Francisco Housing Portal
20 ("DAHLIA"), a project of MOHCD.

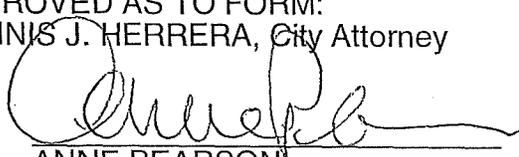
21 (f) Fund Regulations. The DAAS Director may publish from time to time program regulations
22 as appropriate to administer the SOS Fund.

23
24 Section 2. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By:



7 ANNE PEARSON
8 Deputy City Attorney

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LEGISLATIVE DIGEST

[Administrative Code - Senior Operating Subsidies Program Fund]

Ordinance amending the Administrative Code to establish the Senior Operating Subsidies (SOS) Program Fund to be used to lower rents in housing developments occupied by low-income senior citizens.

Existing Law

Currently, there is no local fund to receive monies that are appropriated or donated for the purpose of subsidizing housing for senior citizens.

Amendments to Current Law

The proposed ordinance would establish the Senior Operating Subsidies (SOS) Program Fund (the "SOS Fund") as a category four fund to receive any monies appropriated or donated for the purpose of providing project-based subsidies to new senior affordable housing developments funded by the City so that the rent for designated units in such developments may be set and maintained at the maximum rent to be charged to senior households with an income of 15% or 25% of area median income.

The Department of Aging and Adult Services ("DAAS") would administer the SOS Fund, and in such capacity would enter into grant agreements for terms of no less than 15 years with operators of new senior affordable housing developments to subsidize rents of designated units. DAAS would be required to establish minimum requirements for project eligibility, including but not limited to: (1) the affordable housing development must be subject to enforceable income and affordability restrictions through a recorded loan, grant, or ground lease from the Mayor's Office of Housing and Community Development ("MOHCD") or the Office of Community Investment and Infrastructure; (2) the affordable housing development must contain residential rental units restricted to low-income senior households; and (3) the affordable housing development must have secured financing to restrict a portion of the residential units at or below 60% of area median income, as published by MOHCD.

DAAS would be authorized to publish program regulations as appropriate to administer the SOS Fund.

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BOARD of SUPERVISORS



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

MEMORANDUM

TO: Kate Hartley, Director, Mayors Office of Housing and Community Development (MOHCD)
Shireen McSpadden, Executive Director, Department of Aging and Adult Services

FROM: Victor Young, Assistant Clerk *Victor Young*
Rules Committee

DATE: June 19, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed legislation on June 11, 2019:

File No. 190684

Ordinance amending the Administrative Code to establish the Senior Operating Subsidies (SOS) Program Fund to be used to lower rents in housing developments occupied by low-income senior citizens.

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.

c: Eugene Flannery, MOHCD
Susan Gard, MOHCD
Bridget Badasow, Aging and Adult Services

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUN 1 PM 3:47

BY RS 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):

Supervisors Yee, Peskin, Ronen

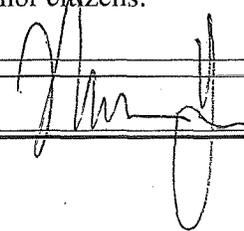
Subject:

Administrative Code - Senior Operating Subsidies Program Fund

The text is listed:

Ordinance amending the Administrative Code to establish the Senior Operating Subsidies (SOS) Program Fund to be used to lower rents in housing developments occupied by low-income senior citizens.

Signature of Sponsoring Supervisor:



For Clerk's Use Only

BOS-11
CBB, Prides
Leg Rep
Mayor's Office
Rep. City Atty

President, District 7
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-6516
Fax No. 554-7674
TDD/TTY No. 544-6546

Norman Yee

PRESIDENTIAL ACTION

Date: 7/1/2019

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. 190684 Yee
(Primary Sponsor)

Title. Administrative Code - Senior Operating Subsidies Program Fund

Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

Norman Yee, President
Board of Supervisors

RECORDED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 JUL -2 PM 1:05
BY [Signature]