

1 [Rental Subsidy Program for Low-Income Families]

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3 **Ordinance adding Sections 48.1 through 48.7 to the San Francisco Administrative Code**
4 **creating the Rental Subsidy Program for Low-Income Families that establishes a need-**
5 **based local housing subsidy for homeless families subject to the fiscal and budgetary**
6 **provisions of the Charter.**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are ~~*strikethrough italics Times New Roman*~~.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. The San Francisco Administrative Code is hereby amended by adding
12 Sections 48.1 through 48.7, to read as follows:

13 SEC. 48.1. FINDINGS.

14 The Board of Supervisors finds and declares the following:

15 (a) The City and County of San Francisco is committed to providing permanent and stable
16 housing for homeless families; and

17 (b) According to the San Francisco Homeless Prenatal Program, there are at least 2000
18 homeless families living in San Francisco; and

19 (c) There are currently approximately 1560 family members living in SRO hotels, including
20 760 children; and

21 (d) Living in homeless shelters, SRO hotels and overcrowded conditions has severe negative
22 impacts on the health and well-being of children, including serious and chronic health problems,
23 developmental delays, mental health problems, academic failures, behavioral problems, and hunger
24 and poor nutrition; and

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1 (e) The Homeless Family Service Redesign Workgroup published a report in July
2 2006, recommending the development of a rental subsidy program for homeless families with
3 an initial goal of 300 subsidies in the first year. The report outlined the need for two types of
4 subsidies: 1) a 1-2 year subsidy, 2) a need-based subsidy that would provide support and
5 allow families to transition out as their income increased. The Board of Supervisors, through
6 the budget process 2006, allocated funding to ensure that the need-based subsidy could be
7 provided by the City, as the 1-2 year subsidy was already available to homeless families. A
8 need-based subsidy program would strengthen San Francisco's continuum of homeless
9 services; and

10 (ef) In 2006, the San Francisco Board of Supervisors appropriated money to the Human
11 Services Agency (ordinance number 71-06) to fund a local housing subsidy that provided 300 families
12 with a rental subsidy of \$500 per month and assisted homeless families with permanent and stable
13 housing; the Board of Supervisors then approved the subsidy in subsequent years; and

14 (fg) Under HSA's regulations, the current subsidies expire one year from the time the family
15 began receiving the subsidy, with the possibility that the subsidy be extended up to two years; and

16 (h) The current economic downturn has dramatically affected working families'
17 ability to steadily increase their income by \$6,000 annually; and

18 (gj) The Board of Supervisors recognizes that the current subsidy program does not meet the
19 needs of the majority of extremely low-income families and that the City and County of San Francisco
20 should make other efforts to provide services and support to this population.

21 SEC. 48.2. DEFINITIONS. For purposes of this Ordinance only, the following definitions
22 apply:

23 (a) "Household" means any person or persons who reside or intend to reside in the same
24 housing unit.

1 (b) “Rental Subsidy Program” means all of the City's general fund programs that provide
2 ongoing subsidies to San Francisco families who need financial assistance to make their monthly
3 payments for rental housing; provided, however, that the term “Rental Subsidy Program” shall not
4 include the City's “First Avenues Program,” which provides rental housing subsidies through the
5 auspices of the Hamilton Family Center.

6 SEC. 48.3. ADMINISTRATION OF PROGRAM.

7 The San Francisco Human Services Agency (HSA) shall administer the Rental Subsidy Program
8 for Low-Income Families (“Rental Subsidy Program”), which shall not include the City’s “First
9 Avenues Program,” a program that provides rental housing subsidies through the auspices of the
10 Hamilton Family Center. The Rental Subsidy Program shall be funded through the general fund,
11 subject to the Annual Appropriations Ordinance. HSA shall adopt rules and regulations to implement
12 the Rental Subsidy Program consistent with this ordinance. HSA shall ensure that contractors
13 administering this program communicate with families eligible for the Rental Subsidy Program in the
14 families' primary languages. In addition, HSA shall administer the program so that ~~eligible families~~
15 who meet program eligibility requirements are served on a first-come, first-served basis until the
16 total amount of money designated for this program in the Annual Appropriations Ordinance is gone.
17 Families receiving a rental subsidy through the original program as administered by HSA prior to the
18 effective date of this Ordinance shall be deemed to have applied for the Rental Subsidy Program and to
19 have received a subsidy under the Rental Subsidy Program as of the date that they received their first
20 rental subsidy from the City.

21 SEC. 48.4. OVERSIGHT COMMITTEE.

22 The HSA shall appoint the members of an oversight committee to oversee the Rental
23 Subsidy Program and make recommendations to the HSA, Mayor, and Board of Supervisors
24 regarding policies and procedures of the Rental Subsidy Program. The oversight committee
25 shall be made up of one representative of an agency responsible for administering the

1 subsidy on behalf of the City, two representatives of organizations advocating on behalf of
2 homeless families, and two individuals who have experienced homelessness with their
3 children. The oversight committee must meet at least four times a year. The oversight
4 committee shall issue a report on the progress of the subsidy to the Board of Supervisors,
5 Mayor and the Human Services Agency two times a year, including number of families
6 served, length of time on subsidy, outcomes, number of unused slots, number of families
7 seeking subsidies that were turned away, changes in policy, and other pertinent information.
8 HSA shall provide staff and other administrative support, as necessary, to the oversight
9 committee.

10 SEC. 48.4. LOCAL HOMELESS COORDINATING BOARD OVERSIGHT.

11 The Local Homeless Coordinating Board shall issue a report on the progress of the
12 subsidy to the Board of Supervisors, Mayor and Human Services Agency two times a year,
13 including the number of families served, length of time on subsidy, outcomes, number of
14 unused slots, number of families seeking subsidies that were turned away, and
15 recommendations in changes in policy, eligibility criteria for applicants, and other pertinent
16 information.

17 The Service Providers shall make best effort to take necessary corrective action in
18 response to all client complaints internally within 30 days. After removing all personal
19 information that could identify the client, the Service Provider or the client may forward the
20 complaint to the Local Homeless Coordinating Board.

21 Further resolved, the Controller shall report to the Board, within twelve months of the
22 adoption of this ordinance, on the efficacy of the program, by surveying families and analyzing
23 outcomes.

24 SEC. 48.5. AMOUNT OF SUBSIDY; TIME LIMITS.

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1 Subject to the fiscal and budgetary provisions of the Charter, the amount of the subsidy shall
2 not exceed \$500 per month per household and shall be based on the needs of the family.
3 Families may remain in the Rental Subsidy Program for up to five years. The amount of the
4 subsidy shall decrease as the household's income increases. **The length of the subsidy**
5 **shall be based on a social economic service plan agreed upon mutually by the provider**
6 **and the client, and may be extended for 12 months at a time up to 5 years, provided**
7 **that the client continues to meet program requirements.**

8 SEC. 48.6. LIMITATION OF LIABILITY.

9 By adopting this Article, the City and County of San Francisco is assuming an undertaking only
10 to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an
11 obligation or duty for breach of which it is liable in money damages or any other relief to any person
12 who claims that such a breach proximately caused injury or damages, including but not limited to any
13 and all claims by landlords or tenants affected by subsidies offered under this program.

14 SEC. 48.7. SEVERABILITY.

15 If any section, subsection, clause, phrase or portion of this Article is for any reason held invalid
16 or unconstitutional by any court or federal or state agency of competent jurisdiction, such portion shall
17 be deemed a separate, distinct and independent provision and such holding shall not affect the validity
18 of the remaining portions thereof.

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20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: _____
23 VIRGINIA DARIO ELIZONDO
24 Deputy City Attorney
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