

File No. 211194

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Appropriations Committee Date June 24, 2022

Board of Supervisors Meeting Date _____

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- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
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OTHER (Use back side if additional space is needed)

- FYI Hearing 5/2/2022
- MEDA Presentation 11/17/2021
- _____
- _____
- _____
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- _____
- _____

Completed by: Brent Jalipa Date June 17, 2022

Completed by: Brent Jalipa Date _____

1 [~~Appropriation – Property Tax Revenue Fiscal Cliff Reserve \$26,700,000 \$128,300,000~~
 2 ~~\$64,150,000 – Mayor’s Office of Housing and Community Development – \$13,350,000~~
 3 ~~\$64,150,000 for rent relief and \$13,350,000 \$64,150,000 for social housing - FY2020-~~
 4 ~~2021 2021-2022]~~

4 **Ordinance appropriating ~~\$13,350,000~~ \$64,150,000 from ~~Property Tax Revenue the~~
 5 ~~Fiscal Cliff Reserve to the Mayor’s Office of Housing and Community Development~~
 6 ~~for rent relief under the Rent Resolution and Relief Fund and ~~\$13,350,000~~~~
 7 ~~~~\$64,150,000 for the acquisition, creation and operation of affordable, social~~~~
 8 ~~housing under the Housing Stability Fund in Fiscal Year (FY) 2020-2021 2021-2022.~~**

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

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

15 Section 1. The sources of funding outlined below are herein appropriated to
 16 reflect the projected sources of funding for FY~~2020-2021~~2021-2022.

17 **SOURCES Appropriation**

Fund /	Project &	Account	Description	Amount
Department ID	Activity /			
	Authority			
10020 / 230018	10026733-0001 /	410999	Property Tax	\$26,700,000
GF Continuing	10000	Unallocated	Revenue	\$128,300,000
Authority Ctrl/ GEN	GE Administration	Gen Property	<u>Fiscal Cliff</u>	<u>\$64,150,000</u>
General City		Taxes	<u>Reserve</u>	

1	Fund /	Project &	Account	Description	Amount
2	Department ID	Activity /			
3		Authority			
4	Responsibility	<u>10037791- 0001</u>	<u>598036</u>		
5		<u>Fiscal Cliff Reserve</u>	<u>Fiscal Cliff</u>		
6		/ Operating	<u>Reserve</u>		
7		<u>21839</u>			
8		<u>Fiscal Cliff Reserve</u>			
9	Total SOURCES Appropriation				\$26,700,000
10					\$128,300,000
11					<u>\$64,150,000</u>

13 Section 2. The uses of funding outlined below are herein appropriated in the
14 Mayor's Office of Housing and Community Development to provide rent relief and social
15 housing.

17 **USES APPROPRIATION**

19	10020 GF	10037116 -0001,	535000	Rent relief	\$13,350,000
20	Continuing	Rent Resolution and	Other Current		<u>\$64,150,000</u>
21	Authority Ctrl /	Relief Fund/	expenses -		
22	232065	21622	Budget		
23	Mayor's Office of	Rent Resolution			
24	Housing and	and Relief Fund			
25	Community				
	Development				

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Fund /	Project & Activity /	Account	Description	Amount
Department ID	Authority			
10020 GF	10037117-0001,	539200 Loans	Social Housing	\$13,350,000
Continuing	Housing Stability	Issued by the		\$64,150,000
Authority Ctrl./	Fund/	City		
232065	21633			
Mayor's Office of	Housing Stability			
Housing and	Fund			
Community				
Development				
Total USES				\$26,700,000
				\$128,300,000
				<u>\$64,150,000</u>

Section 3. The Mayor's Office of Housing and Community Development shall provide a report to the Board of Supervisors regarding the final implementation rules for the distribution of the direct allocation of federal rent relief funding.

Section 4. The Controller is authorized to record transfers between funds and adjust the accounting treatment of sources and uses appropriated in this ordinance as necessary to conform with Generally Accepted Accounting Principles and other laws, and adjust sources and uses amounts to reflect local baseline funding mandates.

1 APPROVED AS TO FORM:
2 DAVID CHIU, City Attorney

FUNDS AVAILABLE:
BEN ROSENFELD, Controller

3

4 By: _____/s/_____
5 JON GIVNER
6 Deputy City Attorney

By: _____/s/_____
BEN ROSENFELD
Controller

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PROPOSED AMENDMENT IN COMMITTEE

FILE NO. 211194

6/27/2022

ORDINANCE NO.
RO#21026
SA#25-26

1 [~~Appropriation – Property Tax Revenue Fiscal Cliff Reserve~~ \$122,000,000 of Certificate
2 of Participation proceeds for social housing, educator housing, accessibility upgrades,
3 elevator upgrades and other project expenses and \$38,000,000 of Certificate of
4 Participation proceeds for various financing costs \$26,700,000 \$128,300,000 – Mayor’s
5 Office of Housing and Community Development - \$13,350,000 \$64,150,000 for - rent
6 relief and \$13,350,000 \$64,150,000 for social housing - FY2020-2021-2021-2022 2022-
7 2023]

5

6 **Ordinance appropriating \$13,350,000 \$64,150,000 \$122,000,000 of Certificates of**
7 **Participation proceeds from Property Tax Revenue the Fiscal Cliff Reserve to the**
8 **Mayor’s Office of Housing and Community Development for land acquisition for**
9 **100% social housing developments as defined in San Francisco Administrative**
10 **Code Section 10.100-78(e); development and construction for non-Low Income**
11 **Housing Tax Credit (LIHTC) social housing; accessibility, life-safety upgrades,**
12 **emergency repairs in non-Rental Assistance Demonstration (RAD) public housing**
13 **and/or to existing Limited Equity Housing Cooperatives and HUD-funded Housing**
14 **Cooperatives; construction costs for educator housing as defined in 2019**
15 **Proposition E including affordable rental or limited equity cooperative ownership;**
16 **and elevator installations or upgrades in nonprofit-owned buildings serving**
17 **extremely low income residents, and \$38,000,000 of Certificate of Participation**
18 **Proceeds for various associated financing costs ~~rent relief under the Rent~~
19 ~~Resolution and Relief Fund and \$13,350,000 \$64,150,000 for the acquisition,~~
20 ~~creation and operation of affordable, social housing under the Housing Stability~~
21 ~~Fund in Fiscal Year (FY) 2020-2021-2021-2022~~ **2022-2023, and placing these funds**
22 **on reserve pending sale of Certificates of Participation.****

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

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

2
3 Section 1. The sources of funding outlined below are herein appropriated to
4 reflect the projected sources of funding for FY~~2020-2021~~ ~~2021-2022~~ 2022-2023.

5 Commercial Paper may be used as a funding source in the interim, prior to sale of the
6 Certificates of Participation.

7
8 **SOURCES Appropriation**

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10	Fund /	Project &	Account	Description	Amount
11	Department ID	Activity /			
12		Authority			
13	10020 / 230018	10026733-0001 /	410999	Property Tax	\$26,700,000
14	GF Continuing	10000	Unallocated	Revenue	\$128,300,000
15	Authority Ctrl/ GEN	GE Administration	Gen Property	Fiscal Cliff	\$64,150,000
16	General City		Taxes	Reserve	
17	Responsibility				
18		10037791-0001	598036		
19		Fiscal Cliff Reserve	Fiscal Cliff		
20		/-Operating	Reserve		
21		21839			
22		Fiscal Cliff Reserve			

1	Fund /	Project &	Account	Description	Amount
2	Department ID	Activity /			
3		Authority			
4	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX - XXXX/</u>	<u>480141</u>	<u>Proceeds from</u>	<u>\$160,000,000</u>
5	<u>XXXXXXXXXXXX /</u>	<u>XXXXXXXXX</u>	<u>Proceeds</u>	<u>Certificates of</u>	
6	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>from</u>	<u>Participation</u>	
7	<u>Community Dev.</u>		<u>Certificates of</u>		
8			<u>Participation</u>		
9	Total SOURCES Appropriation				\$26,700,000
10					\$128,300,000
11					\$64,150,000
12					<u>\$160,000,000</u>

15 Section 2. The uses of funding outlined below are herein appropriated in the
16 Mayor's Office of Housing and Community Development ~~to provide rent relief and social~~
17 ~~housing for land acquisition for 100% social housing developments as defined in San~~
18 ~~Francisco Administrative Code Section 10.100-78(e), development and construction for~~
19 ~~non-Low Income Housing Tax Credit (LIHTC) social housing, and accessibility, life-safety~~
20 ~~upgrades, emergency repairs in non-Rental Assistance Demonstration (RAD) public~~
21 ~~housing and/or to existing Limited Equity Housing Cooperatives and HUD-funded~~
22 ~~Housing Cooperatives, construction costs for 100% educator housing serving educator~~
23 ~~incomes as defined in 2019 Proposition E including affordable rental or limited equity~~
24 ~~cooperative or ownership, and elevator installation or upgrades in Single Room~~
25 ~~Occupancy (SRO) buildings for accessibility upgrades to nonprofit-owned buildings that~~
serve extremely low income residents.

1 **USES APPROPRIATION**

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Fund / Department ID	Project & Activity / Authority	Account	Description	Amount
40020 GF	40037116-0001,	535000	Rent relief	\$13,350,000
Continuing	Rent Resolution and	Other Current		\$64,150,000
Authority Ctrl/	Relief Fund/	expenses-		
232065	21622	Budget		
Mayor's Office of	Rent Resolution			
Housing and	and Relief Fund			
Community				
Development				

1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	10020-GF	10037117-0001,	539200-Loans	Social Housing	\$13,350,000
4	Continuing	Housing-Stability	Issued by the		\$64,150,000
5	Authority Ctrl/	Fund/	City		
6	232065	24633			
7	Mayor's Office of	Housing-Stability			
8	Housing and	Fund			
9	Community				
10	Development				
11					
12	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>XXXXX</u>	<u>Land acquisition</u>	<u>\$60,000,000</u>
13	<u>XXXXXXXXXXXXX/</u>	<u>XXXXX/</u>	<u>XXXXXXX</u>	<u>for 100%</u>	
14	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>XXXXXXX</u>	<u>affordable housing</u>	
15	<u>Community Dev.</u>	<u>XXXXXXXXX</u>	<u>XXXXXXX</u>	<u>per Administrative</u>	
16				<u>Code Sec. 10.100-</u>	
17				<u>78 (e)</u>	
18					
19	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>XXXXX</u>	<u>Development and</u>	<u>\$20,000,000</u>
20	<u>XXXXXXXXXXXXX/</u>	<u>XXXXX/</u>	<u>XXXXXXX</u>	<u>construction for</u>	
21	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>XXXXXXX</u>	<u>non-Low Income</u>	
22	<u>Community Dev.</u>	<u>XXXXXXXXX</u>	<u>XXXXXXX</u>	<u>Housing Tax</u>	
23				<u>Credit (LIHTC)</u>	
24				<u>social housing</u>	
25					

1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>XXXXX</u>	<u>Accessibility, life-</u>	<u>\$20,000,000</u>
4	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>XXXXXX</u>	<u>safety upgrades, and</u>	
5	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>XXXXXX</u>	<u>emergency repairs to</u>	
6	<u>Community Dev.</u>	<u>XXXXXXXXX</u>	<u>XXXXXX</u>	<u>non-RAD public</u>	
7				<u>housing and/or</u>	
8				<u>existing Limited</u>	
9				<u>Equity Housing</u>	
10				<u>Cooperatives and</u>	
11				<u>HUD-funded Housing</u>	
12				<u>Cooperatives</u>	
13					
14	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>XXXXX</u>	<u>Construction costs for</u>	<u>\$12,000,000</u>
15	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>XXXXXX</u>	<u>100% educator</u>	
16	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>XXXXXX</u>	<u>housing, serving</u>	
17	<u>Community Dev.</u>	<u>XXXXXXXXX</u>	<u>XXXXXX</u>	<u>educator incomes as</u>	
18				<u>defined in 2019</u>	
19				<u>Proposition E,</u>	
20				<u>including affordable</u>	
21				<u>rental or limited</u>	
22				<u>equity cooperative or</u>	
23				<u>ownership</u>	
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1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>XXXXX</u>	<u>Elevator installation</u>	<u>\$10,000,000</u>
4	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>XXXXXXXX</u>	<u>or upgrades in</u>	
5	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>XXXXXXXX</u>	<u>nonprofit-owned SRO</u>	
6	<u>Community Dev.</u>	<u>XXXXXXXXX.</u>	<u>XXXXXXXX</u>	<u>buildings that serve</u>	
7				<u>extremely low income</u>	
8				<u>residents</u>	
9					
10	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>581130 GF-</u>	<u>City Services Auditor</u>	<u>\$244,000</u>
11	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>Con-Internal</u>	<u>0.2% Audit Fee</u>	
12	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>Audits</u>		
13	<u>Community Dev.</u>	<u>XXXXXXXXX</u>			
14					
15	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>570000 GF-</u>	<u>Debt Service</u>	<u>\$13,680,162</u>
16	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>Debt Service -</u>	<u>Reserve Fund</u>	
17	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>Budget</u>		
18	<u>Community Dev.</u>	<u>XXXXXXXXX</u>			
19					
20	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>570000 GF-</u>	<u>Capitalized Interest</u>	<u>\$14,145,244</u>
21	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>Debt Service -</u>	<u>Fund</u>	
22	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>Budget</u>		
23	<u>Community Dev.</u>	<u>XXXXXXXXX</u>			
24					
25					

1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>573610 COI –</u>	<u>Costs of Issuance</u>	<u>\$1,000,649</u>
4	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>Certificate of</u>		
5	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>Participation</u>		
6	<u>Community Dev.</u>	<u>XXXXXXXXX</u>			
7					
8					
9	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>573610 COI –</u>	<u>Underwriter's</u>	<u>\$1,064,945</u>
10	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>Certificates of</u>	<u>Discount</u>	
11	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>Participation</u>		
12	<u>Community Dev.</u>	<u>XXXXXXXXX.</u>			
13					
14	<u>XXXXX/ XXXXX</u>	<u>XXXXXXXXX -</u>	<u>573610 COI –</u>	<u>Reserve for Market</u>	<u>\$7,865,000</u>
15	<u>XXXXXXXXXXXXX /</u>	<u>XXXXX/</u>	<u>Certificates of</u>	<u>Uncertainty</u>	
16	<u>MYR Housing and</u>	<u>XXXXXXXXX</u>	<u>Participation</u>		
17	<u>Community Dev.</u>	<u>XXXXXXXXX</u>			
18					
19	Total USES				<u>\$26,700,000</u>
20					<u>\$128,300,000</u>
21					<u>\$64,150,000</u>
22					<u>\$160,000,000</u>
23					
24					
25					

1 Section 3. ~~The Mayor's Office of Housing and Community Development shall~~
2 ~~provide a report to the Board of Supervisors regarding the final implementation rules for~~
3 ~~the distribution of the direct allocation of federal rent relief funding. The uses of funding~~
4 ~~for \$160,000,000 are herein placed on Controller's Reserve pending sale of Certificates~~
5 ~~of Participation, sale of commercial paper as interim financing, or the confirmation of~~
6 ~~sufficient commercial paper program capacity to certify available funds.~~

7
8 Section 4. The Controller is authorized to record transfers between funds and
9 adjust the accounting treatment of sources and uses appropriated in this ordinance as
10 necessary to conform with Generally Accepted Accounting Principles and other laws, ~~and~~
11 ~~adjust sources and uses amounts to reflect local baseline funding mandates.~~

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

FUNDS AVAILABLE:
BEN ROSENFELD, Controller

15
16 By: _____/s/_____
17 JON GIVNER
Deputy City Attorney

By: _____/s/_____
BEN ROSENFELD
Controller

<p>Item 2 File 21-1194</p>	<p>Department: Mayor’s Office of Housing and Community Development (MOHCD)</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed ordinance would appropriate \$64,150,000 from the Fiscal Cliff Reserve to MOHCD under the Rent Resolution and Relief Fund. Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords, tenants, and community organizations to prevent evictions of low-income tenants related to COVID-19. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • The Fiscal Cliff Reserve was created to manage potential budget shortfalls resulting from the spenddown of state and federal emergency COVID financial support. According to the Controller’s FY 2022-23 – FY 2023-24 Revenue Letter, the proposed budget for FY 2022-23 – FY 2023-24 assumes a FY 2022-23 ending balance of \$220.4 million (after \$9.3 million of withdrawals) and a FY 2023-24 ending balance of \$130.3 million following \$90.2 million withdrawals from the reserve. • MOCHD has grant agreements with the organizations to disburse local rent relief funding. In April 2022, MOHCD extended the agreements from September 2022 through June 2023. The amended agreements increased funding by \$51 million, from \$25 million to \$76 million. Of the additional \$51 million added in April 2022, approximately \$3 million has been spent as of June 1, 2022. We estimate that the existing \$76 million in local funding provides rent relief for 4,256 households. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The proposed ordinance would appropriate \$64,150,000 from the Fiscal Cliff Reserve to MOHCD, under the Rent Resolution and Relief Fund. Based on the existing costs of providers to disburse funds (16 percent, on average) and assuming \$15,000 of rental assistance per household in the current MOHCD rent relief agreements, we estimate the proposed appropriation would provide an additional 3,592 households with rental assistance. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • The proposed ordinance appropriates \$64.15 million of the \$229.8 million currently assigned to the Fiscal Cliff Reserve. Appropriation from the Fiscal Cliff Reserve could result in future budget shortfalls, but whether such shortfalls will occur or the extent of such shortfalls is not yet known. The proposed ordinance is consistent with prior Board policy actions, but because the appropriation could require future budget adjustments, the Budget and Legislative Analyst considers approval to be a policy matter for the Board of Supervisors. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Approval of the proposed ordinance is a policy matter for the Board of Supervisors. 	

MANDATE STATEMENT

City Charter Section 9.105 states that amendments to the Annual Appropriations Ordinance, after the Controller certifies the availability of funds, are subject to Board of Supervisors approval by ordinance.

BACKGROUND

Fiscal Cliff Reserve

Administrative Provision 32.1 of the FY 2021-22 Annual Appropriation Ordinance created a Fiscal Cliff Reserve to manage potential budget shortfalls resulting from the spenddown of state and federal emergency COVID financial support. According to the Controller’s FY 2022-23 – FY 2023-24 Revenue Letter, the proposed budget for FY 2022-23 – FY 2023-24 assumes a FY 2022-23 ending balance of \$220.4 million (after \$9.3 million of withdrawals) and a FY 2023-24 ending balance of \$130.3 million following \$90.2 million withdrawals from the reserve.

Rent Relief in San Francisco

The state Housing & Community Development Agency administers a rent relief program funded by federal rent relief funds. According to the California COVID-19 Rent Relief Dashboard maintained by the State Housing & Community Development Agency, as of June 16, 2022, \$157,524,298 had been paid to 14,467 participants in the State rent relief program for San Francisco.

In addition, MOHCD has grant agreements with the organizations listed below in Exhibit 1 to disburse local rent relief funding. The agreements are funded by federal and local funds.

Exhibit 1: MOHCD Rent Relief Grants

Organization	Amount
Eviction Defense Collaborative	\$22,600,000
Catholic Charities	20,100,000
Mission Neighborhood Centers	13,850,000
Young Community Developers	6,600,000
HOMEY	6,100,000
La Raza CRC	4,000,000
Native American Health Center	<u>2,750,000</u>
Total City Funding	\$76,000,000

Source: MOHCD as of March 2022

The original MOHCD agreements totaled \$25 million and were funded by federal rent relief funds. In April 2022, MOHCD extended the agreements from September 2022 through June 2023, of which three (with Catholic Charities, Eviction Defense Collaborative, and Mission Neighborhood

Centers) required Board of Supervisors approval (File 22-0211). The amended agreements increased funding by \$51 million, from \$25 million to \$76 million. Of the additional \$51 million added in April 2022, approximately \$3 million has been spent as of June 1, 2022. We estimate that the existing \$76 million in local funding provides rent relief for 4,256 households.

DETAILS OF PROPOSED LEGISLATION

The proposed ordinance would appropriate \$64,150,000 from the Fiscal Cliff Reserve to MOHCD, under the Rent Resolution and Relief Fund in FY 2021-22. Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords, tenants, and community organizations to prevent evictions of low-income tenants related to COVID-19.

FISCAL IMPACT

The proposed ordinance would appropriate \$64,150,000 from the Fiscal Cliff Reserve to MOHCD, under the Rent Resolution and Relief Fund. Based on the existing costs of providers to disburse funds (16 percent, on average) and assuming \$15,000 of rental assistance per household in the current MOHCD rent relief agreements, we estimate the proposed appropriation would provide an additional 3,592 households with rental assistance, as shown in Exhibit 2 below.

Exhibit 2: BLA Estimate of Additional Households Served by Proposed \$64.15 million Appropriation

New funding	\$64,150,000
Disbursement Costs (16%)	\$10,264,000
Net Financial Assistance	\$53,886,000
Rental Assistance per Household	\$15,000
New Households	3,592

Source: BLA Analysis of MOHCD rental assistance grants

The above represents our initial estimate of the fiscal impact of the proposed legislation, which is subject to change once MOCHD develops a plan to disburse these funds.

POLICY CONSIDERATION

Fiscal Cliff Reserve

The proposed ordinance appropriates \$64.15 million of the \$229.8 million assigned to the Fiscal Cliff Reserve, leaving a reserve balance of \$156.25 million at the end of FY 2022-23 after planned uses of \$9.3 million that year and then a new end balance of \$66.05 million at the end of FY 2023-24 after planned withdrawals of \$90.2 million that year.

Appropriation from the Fiscal Cliff Reserve could result in future budget shortfalls, but whether such shortfalls will occur or the extent of such shortfalls (including whether such shortfalls exceed the remaining balance of \$66.05 million) is not yet known. The proposed ordinance is consistent with prior Board policy actions, but because the appropriation could require future budget

adjustments, the Budget and Legislative Analyst considers approval to be a policy matter for the Board of Supervisors.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

Item 2
File 21-0538

Department: Mayor's Office of Housing and Community Development (MOHCD)

EXECUTIVE SUMMARY

Legislative Objectives

- The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which (a) \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$64,150,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund in FY 2021-22.

Key Points

- Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords to cover up to 50 percent of unpaid rent (and up to 65 percent for landlords with 10 or fewer units) related to COVID-19. Funds in the Housing Stability Fund would be used for the acquisition, preservation, and development of affordable social housing. MOHCD has not determined which projects would be funded by the Housing Stability Fund.
- In April 2021, the Board of Supervisors approved an ordinance appropriating \$20,100,000 from property tax revenues to MOHCD, of which \$10,050,000 was appropriated for rent relief under the Rent Resolution and Relief Fund, and \$10,050,000 was appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund (File 20-1364). According to Benjamin McCloskey, MOHCD Deputy Director of Finance and Administration, none of this appropriation has been spent to date.

Fiscal Impact

- The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund and \$64,150,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund.

Policy Consideration

- The proposed ordinance appropriates \$128.3 million of the \$293.9 million assigned to the Fiscal Cliff Reserve, leaving a reserve balance of \$165.6 million. Appropriation from the Fiscal Cliff Reserve could result in future budget shortfalls, but whether such shortfalls will occur or the extent of such shortfalls is not yet known. The proposed ordinance is consistent with prior Board policy actions, but because the appropriation could require future budget adjustments, the Budget and Legislative Analyst considers approval to be a policy matter for the Board of Supervisors.

Recommendation

- Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

MANDATE STATEMENT

City Charter Section 9.105 states that amendments to the Annual Appropriations Ordinance, after the Controller certifies the availability of funds, are subject to Board of Supervisors approval by ordinance.

BACKGROUND**Proposition I**

San Francisco voters approved Proposition I in November 2020, increasing the real estate transfer tax to 5.5 percent on transactions of \$10 million to \$25 million and to 6 percent on transactions of \$25 million or more. The tax is a General Fund revenue. According to the Controller's FY 2021-22 – FY 2022-23 Revenue Letter, Proposition I is projected to generate \$101.6 million of General Fund revenues net of baseline transfers in FY 2021-22 and \$108.5 million of General Fund revenues net of baseline transfers in FY 2022-23.

In August 2020, the Board of Supervisors approved a resolution stating the Board's intention to appropriate revenue generated by Proposition I to the COVID-19 Rent Resolution and Relief Fund and a Social Housing Program Fund (File 20-0708).¹ In October 2020, the Board of Supervisors approved two ordinances, amending the Administrative Code to establish two funds, the COVID-19 Rent Resolution and Relief Fund (File 20-0611) and the Housing Stability Fund (File 20-1183), with the intent to deposit a portion of the revenues generated by the increase in the real estate transfer tax to each fund. According to File 20-0611, 50 percent of the increased real property transfer tax revenues in calendar year (CY) 2021 and CY 2022 would be appropriated to the COVID-19 Rent Resolution and Relief Fund for the Mayor's Office of Housing and Community Development (MOHCD) to award grants until March 2023, and according to File 20-1183, increased real property transfer tax revenues would be appropriated to the Housing Stability Fund. Neither ordinance required the appropriation of increased real estate transfer tax revenues to the COVID-19 Rent Resolution and Relief Fund or the Housing Stability Fund.

Fiscal Cliff Reserve

Administrative Provision 32.1 of the FY 2021-22 – FY 2022-23 Appropriation Ordinance created a \$293.9 million Fiscal Cliff Reserve. According to the Controller's Office, the reserve has not been used as of the writing of this report. The purpose of the Fiscal Cliff Reserve is to provide funding for potential shortfalls in budgeted spending in FY 2022-23 and beyond after the exhaustion of federal and state stimulus funding.

¹ In File 20-1183, the Housing Stability Fund was originally titled the Social Housing Program Fund.

Prior Appropriation

In April 2021, the Board of Supervisors approved an ordinance appropriating \$20,100,000 from property tax revenues to MOHCD, of which \$10,050,000 was appropriated for rent relief under the Rent Resolution and Relief Fund, and \$10,050,000 was appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund (File 20-1364). According to Benjamin McCloskey, MOHCD Deputy Director of Finance and Administration, none of this appropriation has been spent to date.

DETAILS OF PROPOSED LEGISLATION

The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which (a) \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$64,150,000 would be appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund.

Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords who agree to waive unpaid rent related to COVID-19. Such grants may cover up to 50 percent of unpaid rent (and up to 65 percent for landlords with 10 or fewer units) up to \$3,000 per unit per month. Landlords must waive all unpaid rent for the period covered by the grant. As stated above, the previous \$10,500,000 appropriation to the Rent Resolution and Relief Fund has not been expended yet. Additionally, federal funding has provided \$120.1 million for rent relief programs administered by the City and by the State for San Francisco residents, of which \$68.1 million has been disbursed.²

Funds in the Housing Stability Fund would be used for the acquisition, preservation, and development of affordable social housing. Administrative Code Section 10.100-78 defines social housing developments as restricted for households up to 80 percent of the median income in a zip code where the project is located, with the restriction lasting for the useful life of the property or at least 99 years. MOHCD has not determined which projects would be funded by the Housing Stability Fund.

FISCAL IMPACT

The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which (a) \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$64,150,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund in FY 2021-22. The specific uses of funds have not been determined.

² According to MOHCD, \$14.3 million of rent relief funds have been disbursed from the City program funded by federal funds. According to State Department of Housing & Community Development, \$53.8 million of State rent relief funds have been disbursed in San Francisco. Both spending amounts are as of November 9, 2021.

POLICY CONSIDERATION**Fiscal Cliff Reserve**

The proposed ordinance appropriates \$128.3 million of the \$293.9 million assigned to the Fiscal Cliff Reserve, leaving a reserve balance of \$165.6 million. According to the Annual Appropriation Ordinance, this budget contingency reserve is for the purpose of managing projected budget shortfalls following the spend down of federal and state stimulus funds and other one-time sources used to balance the FY 2021-22 and FY 2022-23 budget. According to the March 2021 Update to the Five-Year Financial Plan, prepared jointly by the Controller, Mayor's Budget Office, and Budget and Legislative Analyst's Office, the projected budget deficit will increase in FY 2023-24, for a total projected budget deficit of \$499.3 million through FY 2025-26. According to the Controller's Revenue Letter for FY 2021-22 and FY 2022-23, "while these projected future year shortfalls are modestly mitigated by actions proposed in the Mayor's proposed budget, significant gaps are likely to remain in fiscal years beyond the two-year budget period."

Appropriation of \$128.3 million from the Fiscal Cliff Reserve could result in future budget shortfalls, but whether such shortfalls will occur or the extent of such shortfalls (including whether such shortfalls exceed the remaining balance of \$165.6 million) is not yet known. The proposed ordinance is consistent with prior Board policy actions, but because the appropriation could require future budget adjustments, the Budget and Legislative Analyst considers approval to be a policy matter for the Board of Supervisors.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

<p>Item 3 File 21-0538 <i>(Continued from June 16, 2021)</i></p>	<p>Department: Mayor’s Office of Housing and Community Development (MOHCD)</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to the Mayor’s Office of Housing and Community Development, of which (a) \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$64,150,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund in FY 2021-22. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • In October 2020, the Board of Supervisors approved ordinances establishing two funds, the COVID-19 Rent Resolution and Relief Fund and the Housing Stability Fund, with the intent to deposit a portion of the revenues generated by the increase in the real estate transfer tax to each fund. Section 32.1 of the Annual Appropriation Ordinance (AAO) establishes the Fiscal Cliff Reserve with a proposed amount of \$293,900,000 from FY 2020-21 unassigned fund balance for the purpose of managing projected budget shortfalls. • Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords to cover up to 50 percent of unpaid rent (and up to 65 percent for landlords with 10 or fewer units) related to COVID-19. Funds in the Housing Stability Fund would be used for the acquisition, preservation, and development of affordable social housing. MOHCD has not determined which projects would be funded by the Housing Stability Fund. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund and \$64,150,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • The total funds accumulated to date for rent relief are approximately \$101,687,829. This amount includes approximately \$91,637,829 in federal funding (provided both directly to the City and allocated by the State) and \$10,050,000 appropriated from the City’s General Fund in April 2021. Additional federal funding from the American Rescue Plan Act, via the State, is anticipated to be allocated to San Francisco. MOHCD has not expended any of this funding and does not plan to expend any local funds until the federal funding is exhausted, which is estimated in approximately Summer 2022. • The existence of the State and City rental assistance programs, which cover up to 80 percent and 100 percent, respectively, of unpaid rent for households making up to 80 percent of Area Median Income (AMI), may disincentivize landlords to accept grants funded by the COVID-19 Rent Resolution and Relief Fund, which only covers 50-65 percent of unpaid rent. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Approval of the proposed ordinance is a policy matter for the Board of Supervisors. 	

MANDATE STATEMENT

City Charter Section 9.105 states that amendments to the Annual Appropriations Ordinance, after the Controller certifies the availability of funds, are subject to Board of Supervisors approval by ordinance.

BACKGROUND

San Francisco voters approved Proposition I in November 2020, increasing the real estate transfer tax to 5.5 percent on transactions of \$10 million to \$25 million and to 6 percent on transactions of \$25 million or more, which according to the November 2020 Voter Guide, was estimated to increase real estate transfer tax revenues by \$196 million. The tax is a General Fund revenue.

In August 2020, the Board of Supervisors approved a resolution stating the Board's intention to appropriate revenue generated by Proposition I to the COVID-19 Rent Resolution and Relief Fund and a Social Housing Program Fund (File 20-0708).¹ In October 2020, the Board of Supervisors approved two ordinances, amending the Administrative Code to establish two funds, the COVID-19 Rent Resolution and Relief Fund (File 20-0611) and the Housing Stability Fund (File 20-1183), with the intent to deposit a portion of the revenues generated by the increase in the real estate transfer tax to each fund. According to File 20-0611, 50 percent of the increased real property transfer tax revenues in calendar year (CY) 2021 and CY 2022 would be appropriated to the COVID-19 Rent Resolution and Relief Fund for the Mayor's Office of Housing and Community Development (MOHCD) to award grants until March 2023, and according to File 20-1183, increased real property transfer tax revenues would be appropriated to the Housing Stability Fund. Neither ordinance required the appropriation of increased real estate transfer tax revenues to the COVID-19 Rent Resolution and Relief Fund or the Housing Stability Fund.

In April 2021, the Board of Supervisors approved an ordinance appropriating \$20,100,000 from property tax revenues to MOHCD, of which \$10,050,000 was appropriated for rent relief under the Rent Resolution and Relief Fund, and \$10,050,000 was appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund (File 20-1364). According to Mr. Benjamin McCloskey, MOHCD Deputy Director of Finance and Administration, none of this appropriation has been spent to date.

The proposed FY 2021-22 and FY 2022-23 Annual Appropriation Ordinance (AAO) contains administrative provisions governing the appropriation ordinance. Section 32.1 establishes the Fiscal Cliff Reserve with a proposed amount of \$293,900,000 from FY 2020-21 unassigned fund balance for the purpose of managing projected budget shortfalls following the spend down of federal and state stimulus funds and other one-time sources used to balance the FY 2021-23 two-year budget (File 21-0671). The AAO is still pending Board of Supervisors approval.

¹ In File 20-1183, the Housing Stability Fund was originally titled the Social Housing Program Fund.

DETAILS OF PROPOSED LEGISLATION

The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which (a) \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$64,150,000 would be appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund in FY 2021-22.

Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords who agree to waive unpaid rent related to COVID-19. Such grants may cover up to 50 percent of unpaid rent (and up to 65 percent for landlords with 10 or fewer units) up to \$3,000 per unit per month. Landlords must waive all unpaid rent for the period covered by the grant. As stated above, the previous \$10,500,000 appropriation to the Rent Resolution and Relief Fund has not been expended yet. Additionally, the City has received \$91,637,829 in federal funding for rent relief and will likely receive other funding from the March 2021 American Rescue Plan Act that was provided to the State of California but has not yet been allocated to county governments. According to Mr. McCloskey, MOHCD will not expend any local funds towards rent relief until all federal funding is exhausted, which he estimates will be in Summer 2022.

Funds in the Housing Stability Fund would be used for the acquisition, preservation, and development of affordable social housing. Administrative Code Section 10.100-78 defines social housing developments as restricted for households up to 80 percent of the median income in a zip code where the project is located, with the restriction lasting for the useful life of the property or at least 99 years. According to Mr. McCloskey, MOHCD has not determined which projects would be funded by the Housing Stability Fund.

FISCAL IMPACT

The proposed ordinance would appropriate \$128,300,000 from the Fiscal Cliff Reserve to MOHCD, of which (a) \$64,150,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$64,150,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund in FY 2021-22. If the Board of Supervisors approves the appropriation of \$128,300,000 from the Fiscal Cliff Reserve, the remaining Fiscal Cliff Reserve balance would be \$165,600,000.

POLICY CONSIDERATION

San Francisco voters approved Proposition I in November 2020, increasing the real estate transfer tax to 5.5 percent on transactions of \$10 million to \$25 million and to 6 percent on transactions of \$25 million or more. According to the Controller's Revenue Letter, revenues attributable to Proposition I are \$127.0 million in FY 2021-22 and \$135.7 million in FY 2022-23, or \$101.6 million and \$108.5 million, respectively, net of baseline funding requirements.

As noted above, MOHCD has not expended any of the federal or local funds for rent relief. The total funds accumulated to date for rent relief are approximately \$101,687,829, as shown in Table 1 below.

Table 1: MOHCD Rent Relief Funding Available

Funding Source	Amount
December 2020 Federal COVID Relief – Direct to City	\$26,209,983
December 2020 Federal COVID Relief – via State	28,216,657
March 2021 Federal COVID Relief – Direct to City	37,211,189
Supplemental Appropriation (File 20-1364)	10,050,000
Total Funding Available	\$101,687,289

Approval of the proposed ordinance would increase the available funding for rent relief to approximately \$165,837,289. San Francisco will likely also benefit from additional funding from the March 2021 American Rescue Plan Act that has not yet been administered by the State of California. As stated above, MOHCD will not expend any local funds towards rent relief until all federal funding is exhausted, which Mr. McCloskey estimates will be in Summer 2022.

Grants from the COVID-19 Rent Resolution and Relief Fund would cover 50 to 65 percent of unpaid rent but landlords receiving grants must waive all unpaid rent. However, grants funded by federal funding, through the State Program, would cover up to 80 percent of unpaid rent incurred between April 2020 and March 2021. Furthermore, grants funded by the City Program, using direct federal funding, would cover up to 100 percent of rent for six months starting in April 2021.

The existence of the State and City rental assistance programs, which cover up to 80 percent and 100 percent, respectively, of unpaid rent for households making up to 80 percent of Area Median Income (AMI), may disincentivize landlords to accept grants funded by the COVID-19 Rent Resolution and Relief Fund.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET AND LEGISLATIVE ANALYST

1390 Market Street, Suite 1150, San Francisco, CA 94102 (415) 552-9292
FAX (415) 252-0461

June 11, 2021

TO: Budget and Appropriations Committee

FROM: Budget and Legislative Analyst



SUBJECT: **June 16, 2021** Rescheduled Budget and Appropriations Committee Meeting

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<p>Item 10 File 21-0538</p>	<p>Department: Mayor’s Office of Housing and Community Development (MOHCD)</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed ordinance would appropriate \$26,700,000 from property tax revenues to the Mayor’s Office of Housing and Community Development, of which (a) \$13,350,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$13,350,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund in FY 2020-21. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • In October 2020, the Board of Supervisors approved ordinances establishing two funds, the COVID-19 Rent Resolution and Relief Fund and the Housing Stability Fund, with the intent to deposit a portion of the revenues generated by the increase in the real estate transfer tax to each fund. According to the Controller’s Nine-Month Budget Status Report, the Controller is projecting a \$157.3 million General Fund surplus in FY 2020-21. • Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords to cover up to 50 percent of unpaid rent (and up to 65 percent for landlords with 10 or fewer units) related to COVID-19. Funds in the Housing Stability Fund would be used for the acquisition, preservation, and development of affordable social housing. MOHCD has not determined which projects would be funded by the Housing Stability Fund. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • The proposed ordinance would appropriate \$26,700,000 from property tax revenues to MOHCD, of which \$13,350,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund and \$13,350,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • The total funds accumulated to date for rent relief are approximately \$101,687,829. This amount includes approximately \$91,637,829 in federal funding (provided both directly to the City and allocated by the State) and \$10,050,000 appropriated from the City’s General Fund in April 2021. Additional federal funding from the American Rescue Plan Act is anticipated that has not been administered from the State. MOHCD has not expended any of this funding and does not plan to expend any local funds until the federal funding is exhausted, which is estimated in approximately Summer 2022. • The existence of the State and City rental assistance programs, which cover up to 80 percent and 100 percent, respectively, of unpaid rent for households making up to 80 percent of Area Median Income (AMI), may disincentivize landlords to accept grants funded by the COVID-19 Rent Resolution and Relief Fund, which only covers 50-65 percent of unpaid rent. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Approval of the proposed ordinance is a policy matter for the Board of Supervisors. 	

MANDATE STATEMENT

City Charter Section 9.105 states that amendments to the Annual Appropriations Ordinance, after the Controller certifies the availability of funds, are subject to Board of Supervisors approval by ordinance.

BACKGROUND

San Francisco voters approved Proposition I in November 2020, increasing the real estate transfer tax to 5.5 percent on transactions of \$10 million to \$25 million and to 6 percent on transactions of \$25 million or more, which according to the November 2020 Voter Guide, was estimated to increase real estate transfer tax revenues by \$196 million. The tax is a General Fund revenue.

In August 2020, the Board of Supervisors approved a resolution stating the Board's intention to appropriate revenue generated by Proposition I to the COVID-19 Rent Resolution and Relief Fund and a Social Housing Program Fund (File 20-0708).¹ In October 2020, the Board of Supervisors approved two ordinances, amending the Administrative Code to establish two funds, the COVID-19 Rent Resolution and Relief Fund (File 20-0611) and the Housing Stability Fund (File 20-1183), with the intent to deposit a portion of the revenues generated by the increase in the real estate transfer tax to each fund. According to File 20-0611, 50 percent of the increased real property transfer tax revenues in calendar year (CY) 2021 and CY 2022 would be appropriated to the COVID-19 Rent Resolution and Relief Fund for the Mayor's Office of Housing and Community Development (MOHCD) to award grants until March 2023, and according to File 20-1183, increased real property transfer tax revenues would be appropriated to the Housing Stability Fund. Neither ordinance required the appropriation of increased real estate transfer tax revenues to the COVID-19 Rent Resolution and Relief Fund or the Housing Stability Fund.

According to the Controller's Nine-Month Budget Status Report, the Controller is projecting a \$157.3 million General Fund surplus in FY 2020-21. Although certain General Fund Revenues, such as business tax, sales tax, and hotel tax are projected to be lower than originally budgeted, these are more than offset by higher than budgeted property tax, excess Education Revenue Augmentation Fund (ERAF) receipts, and transfer taxes. According to that report, Proposition I is projected to generate \$46.8 million of General Fund revenues net of baseline transfers in FY 2020-21.

In April 2021, the Board of Supervisors approved an ordinance appropriating \$20,100,000 from property tax revenues to MOHCD, of which \$10,050,000 was appropriated for rent relief under the Rent Resolution and Relief Fund, and \$10,050,000 was appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund (File 20-1364). According to Mr. Benjamin McCloskey, MOHCD Deputy Director of Finance and Administration, none of this appropriation has been spent to date. Net of the supplemental

¹ In File 20-1183, the Housing Stability Fund was originally titled the Social Housing Program Fund.

appropriation already approved by the Board of Supervisors, \$26.7 million of unbudgeted General Fund revenues are attributable to Proposition I in FY 2020-21.

DETAILS OF PROPOSED LEGISLATION

The proposed ordinance would appropriate \$26,700,000 from FY 2020-21 property tax revenues to MOHCD, of which (a) \$13,350,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$13,350,000 would be appropriated for the acquisition, creation, and operation of affordable, social housing under the Housing Stability Fund in FY 2020-21.

Funds in the Rent Resolution and Relief Fund may be used to provide grants to landlords who agree to waive unpaid rent related to COVID-19. Such grants may cover up to 50 percent of unpaid rent (and up to 65 percent for landlords with 10 or fewer units) up to \$3,000 per unit per month. Landlords must waive all unpaid rent for the period covered by the grant. As stated above, the previous \$10,500,000 appropriation to the Rent Resolution and Relief Fund has not been expended yet. Additionally, the City has received \$91,637,829 in federal funding for rent relief and will likely receive other funding from the March 2021 American Rescue Plan Act that was provided to the State of California but has not yet been allocated to county governments. According to Mr. McCloskey, MOHCD will not expend any local funds towards rent relief until all federal funding is exhausted, which he estimates will be in Summer 2022.

Funds in the Housing Stability Fund would be used for the acquisition, preservation, and development of affordable social housing. Administrative Code Section 10.100-78 defines social housing developments as restricted for households up to 80 percent of the median income in a zip code where the project is located, with the restriction lasting for the useful life of the property or at least 99 years. According to Mr. McCloskey, MOHCD has not determined which projects would be funded by the Housing Stability Fund.

FISCAL IMPACT

The proposed ordinance would appropriate \$26,700,000 from property tax revenues to MOHCD, of which (a) \$13,350,000 would be appropriated for rent relief under the Rent Resolution and Relief Fund; and (b) \$13,350,000 would be appropriated for the acquisition, creation and operation of affordable, social housing under the Housing Stability Fund in FY 2020-21. The specific uses of funds have not been determined.

POLICY CONSIDERATION

San Francisco voters approved Proposition I in November 2020, increasing the real estate transfer tax to 5.5 percent on transactions of \$10 million to \$25 million and to 6 percent on transactions of \$25 million or more. The Controller's FY 2020-21 Nine Month Budget Status Report estimates total real estate transfer tax revenues of \$326.3 million, an increase of \$188.3 million over the FY 2020-21 budget of \$138.0 million. According to the Nine Month Budget Status Report, these

increases are offset by reductions in other revenues, for projected General Fund revenues in FY 2020-21 of \$3.871 billion, which is approximately \$14.6 million less than the FY 2020-21 revised budget of \$3.885 billion.

As noted above, MOHCD has not expended any of the federal or local funds for rent relief. The total funds accumulated to date for rent relief are approximately \$101,687,829, as shown in Table 1 below.

Table 1: MOHCD Rent Relief Funding Available

Funding Source	Amount
December 2020 Federal COVID Relief – Direct to City	\$26,209,983
December 2020 Federal COVID Relief – via State	28,216,657
March 2021 Federal COVID Relief – Direct to City	37,211,189
Supplemental Appropriation (File 20-1364)	10,050,000
Total Funding Available	\$101,687,289

Approval of the proposed ordinance would increase the available funding for rent relief to approximately \$115,037,829. MOHCD will likely also receive additional funding from the March 2021 American Rescue Plan Act that has not yet been administered by the State of California. As stated above, MOHCD will not expend any local funds towards rent relief until all federal funding is exhausted, which Mr. McCloskey estimates will be in Summer 2022.

Grants from the COVID-19 Rent Resolution and Relief Fund would cover 50 to 65 percent of unpaid rent but landlords receiving grants must waive all unpaid rent. However, grants funded by federal funding, through the State Program, would cover up to 80 percent of unpaid rent incurred between April 2020 and March 2021. Furthermore, grants funded by the City Program, using direct federal funding, would cover up to 100 percent of rent for six months starting in April 2021.

The existence of the State and City rental assistance programs, which cover up to 80 percent and 100 percent, respectively, of unpaid rent for households making up to 80 percent of Area Median Income (AMI), may disincentivize landlords to accept grants funded by the COVID-19 Rent Resolution and Relief Fund.

RECOMMENDATION

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

From: [Board of Supervisors \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Laxamana, Junko \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Jalipa, Brent \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: FW: Letter of Support from SF Berniecrats for the Emergency Housing Acquisition Program
Date: Friday, November 12, 2021 1:25:20 PM

From: Laksh Bhasin <lakshbhasindeveloper@gmail.com>
Sent: Friday, November 12, 2021 10:09 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Berniecrats SF <sfberniecrats@gmail.com>
Subject: Re: Letter of Support from SF Berniecrats for the Emergency Housing Acquisition Program

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Just re-sending this with a fix in the formatting

On Fri, Nov 12, 2021 at 8:48 AM Laksh Bhasin <lakshbhasindeveloper@gmail.com> wrote:



November 12, 2021

TO: Mayor London Breed, Board of Supervisors

RE: Letter of Support from San Francisco Berniecrats for the Emergency Housing Acquisition Program

Dear Mayor Breed and Board of Supervisors:

I am writing to urge your support for Supervisor Preston's ordinance to fund the Emergency Housing Acquisition Program (File No. 210538). These funds will save hundreds of San Franciscans from pandemic-related displacement and are crucial for

beginning to build an infrastructure for **Public Housing for All**. On behalf of the San Francisco Berniecrats, I strongly urge you to move this effort forward without delay.

The SF Berniecrats wrote and supported November 2020's Proposition K to authorize 10,000 units of municipal social housing. We also campaigned for Proposition I to tax large real-estate transactions and fund rent relief and social housing. We were disappointed to see that **not a single dollar** of Proposition I's revenue was dedicated to social housing this fiscal year.

The pandemic has put extreme financial hardship on tens of thousands of working families, seniors, and other vulnerable households. While COVID initially depressed rents and rental property sales, rents and property prices are once again trending upwards.

Unless the City significantly increases its capacity to acquire and preserve rental properties NOW, thousands of existing tenants will be put at greater risk of displacement. The City will lose a time-limited opportunity to remove housing from the speculative market and permanently preserve units at affordable rents.

That's why I am urging you to support Supervisor Preston's proposal to allocate \$64 million to social housing acquisition. This ordinance would deliver on the promise of Proposition I, and the unanimous resolution passed last year by the Board of Supervisors to use Proposition I's revenue for social housing.

We can protect hundreds of San Francisco residents and guarantee long-term stability if we act now. Please fund the Emergency Housing Acquisition Program and save our residents from pandemic-fueled displacement.

Sincerely,
Laksh Bhasin
Coordinator, SF Berniecrats Housing Committee

From: [Heidi Chiao](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Wednesday, June 16, 2021 12:46:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

I would like to ask you to prioritize funding the Housing Stability Fund and Rent Resolution and Relief Fund in the add-back process, to ensure Prop I's intent is respected in the final budget. In addition to department add-backs, please also support the supplemental appropriation in File #210538 to utilize COVID Reserve funds for this purpose.

Prop I funds shouldn't be misused for other purposes, and certainly shouldn't fund the police department instead. We need a deeply affordable housing infrastructure in the long term, and – in the short term – need to keep tenants housed by paying back all rent debt accumulated during COVID. Both of these are worthy uses of COVID Reserve funds, and will ensure that Prop I's voter-approved intent remains intact.

Thank you,

Heidi Chiao
heidichiao@yahoo.com

Oakland, California 94605

From: [Patricia Koren](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Wednesday, June 16, 2021 2:48:23 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I worked many hours to help pass Prop I and K in the last election, and was very disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

The Board of Supervisors unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

I ask you to prioritize funding the Housing Stability Fund and Rent Resolution and Relief Fund in the add-back process, to ensure Prop I's intent is respected in the final budget. In addition to department add-backs, please also support the supplemental appropriation in File #210538 to utilize COVID Reserve funds for this purpose.

Prop I funds shouldn't be misused for other purposes, and certainly shouldn't fund the police department instead. We need a deeply affordable housing infrastructure in the long term, and – in the short term – need to keep tenants housed by paying back all rent debt accumulated during COVID. Both of these are worthy uses of COVID Reserve funds, and will ensure that Prop I's voter-approved intent remains intact.

Thank you,
Patricia Koren, District 8 Resident

Patricia Koren
pj.koren@gmail.com

San Francisco, California 94103

From: [Somera, Alisa \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Subject: FW: Fund senior & disability rental subsidies!
Date: Monday, June 21, 2021 11:08:55 AM

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**From:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** Wednesday, June 16, 2021 2:50 PM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>  
**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Laxamana, Junko (BOS) <[junko.laxamana@sfgov.org](mailto:junko.laxamana@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>; Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Subject:** FW: Fund senior & disability rental subsidies!

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**From:** Carletta Jackson-Lane <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**Sent:** Wednesday, June 16, 2021 2:43 PM

**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

**Subject:** Fund senior & disability rental subsidies!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Board of Supervisors,

Dear Supervisors,

I am a resident of San Francisco District Alma Jackson\_\_\_\_\_ and I am writing to urge you to fund rental subsidies for seniors and people with disabilities in the city budget for the upcoming fiscal year.

I am part of the senior and disability communities and I see the great need for housing that we can afford. What is called “affordable” housing in the city is not affordable for those of us living on Social Security, SSI, or other extremely low incomes.

Portable rental subsidies and Senior Operating Subsidies have made it possible for hundreds of seniors and people with disabilities to stay in their homes, but thousands more see our rents rising but our incomes staying the same.

You have the chance to expand subsidies and keep us in our homes and off the streets! Please include in the upcoming budget an additional \$3 million for portable rental subsidies for seniors and people with disabilities and an additional \$3 million for Senior Operating Subsidies.

Our communities are counting on you.

Thank you!

Carletta Jackson-Lane

[cjacksonalne@yahoo.com](mailto:cjacksonalne@yahoo.com)

401 Yerba Buena Avenue

San Francisco, California 94127

**From:** [Dominick Yu](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Fund senior & disability rental subsidies!  
**Date:** Wednesday, June 16, 2021 5:03:56 PM

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Supervisors Board of Supervisors,

Dear Supervisors,

I am writing to urge you to fund rental subsidies for seniors and people with disabilities in the city budget for the upcoming fiscal year.

I am part of the senior and disability communities and I see the great need for housing that we can afford. What is called “affordable” housing in the city is not affordable for those of us living on Social Security, SSI, or other extremely low incomes.

Portable rental subsidies and Senior Operating Subsidies have made it possible for hundreds of seniors and people with disabilities to stay in their homes, but thousands more see our rents rising but our incomes staying the same.

You have the chance to expand subsidies and keep us in our homes and off the streets! Please include in the upcoming budget an additional \$3 million for portable rental subsidies for seniors and people with disabilities and an additional \$3 million for Senior Operating Subsidies.

Our communities are counting on you.

Thank you!

Dominick Yu  
dominickyu8@gmail.com  
70 Parnell Ave  
Daly City, California 94015

**From:** [tolgakesler1@gmail.com](mailto:tolgakesler1@gmail.com)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Fund senior & disability rental subsidies!  
**Date:** Wednesday, June 16, 2021 3:04:53 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Board of Supervisors,

Dear Supervisors,

I am a resident of San Francisco District \_\_\_\_ and I am writing to urge you to fund rental subsidies for seniors and people with disabilities in the city budget for the upcoming fiscal year.

I am part of the senior and disability communities and I see the great need for housing that we can afford. What is called “affordable” housing in the city is not affordable for those of us living on Social Security, SSI, or other extremely low incomes.

Portable rental subsidies and Senior Operating Subsidies have made it possible for hundreds of seniors and people with disabilities to stay in their homes, but thousands more see our rents rising but our incomes staying the same.

You have the chance to expand subsidies and keep us in our homes and off the streets! Please include in the upcoming budget an additional \$3 million for portable rental subsidies for seniors and people with disabilities and an additional \$3 million for Senior Operating Subsidies.

Our communities are counting on you.

Thank you!

tolgakesler1@gmail.com  
1050 N Mills Ave  
Claremont, California 91711

**From:** [Maria Hernández Pinto](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Fund senior & disability rental subsidies!  
**Date:** Wednesday, June 16, 2021 2:56:53 PM

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Supervisors Board of Supervisors,

Dear Supervisors,

I am a resident of San Francisco District \_\_\_\_ and I am writing to urge you to fund rental subsidies for seniors and people with disabilities in the city budget for the upcoming fiscal year.

I am part of the senior and disability communities and I see the great need for housing that we can afford. What is called “affordable” housing in the city is not affordable for those of us living on Social Security, SSI, or other extremely low incomes.

Portable rental subsidies and Senior Operating Subsidies have made it possible for hundreds of seniors and people with disabilities to stay in their homes, but thousands more see our rents rising but our incomes staying the same.

You have the chance to expand subsidies and keep us in our homes and off the streets! Please include in the upcoming budget an additional \$3 million for portable rental subsidies for seniors and people with disabilities and an additional \$3 million for Senior Operating Subsidies.

Our communities are counting on you.

Thank you!

Maria Hernández Pinto  
mhernan@students.pitzer.edu  
2599 Huntington dr  
Claremont, California 91711



**From:** [Bisma Farzansyed](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Fund senior & disability rental subsidies!  
**Date:** Wednesday, June 16, 2021 2:53:16 PM

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Supervisors Board of Supervisors,

Dear Supervisors,

I am a resident of San Francisco District \_\_\_\_ and I am writing to urge you to fund rental subsidies for seniors and people with disabilities in the city budget for the upcoming fiscal year.

I am part of the senior and disability communities and I see the great need for housing that we can afford. What is called “affordable” housing in the city is not affordable for those of us living on Social Security, SSI, or other extremely low incomes.

Portable rental subsidies and Senior Operating Subsidies have made it possible for hundreds of seniors and people with disabilities to stay in their homes, but thousands more see our rents rising but our incomes staying the same.

You have the chance to expand subsidies and keep us in our homes and off the streets! Please include in the upcoming budget an additional \$3 million for portable rental subsidies for seniors and people with disabilities and an additional \$3 million for Senior Operating Subsidies.

Our communities are counting on you.

Thank you!

Bisma Farzansyed  
bisma@sdaction.org  
2599 Huntington Dr  
Upland, California 91786

**From:** [Somera, Alisa \(BOS\)](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** FW: Fund senior & disability rental subsidies!  
**Date:** Monday, June 21, 2021 11:27:26 AM

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*Alisa Somera*

Legislative Deputy Director  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
415.554.7711 direct | 415.554.5163 fax  
[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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From: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Sent: Friday, June 18, 2021 10:14 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; BOS-Administrative Aides <bos-administrative-aides@sfgov.org>
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Laxamana, Junko (BOS) <junko.laxamana@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>
Subject: FW: Fund senior & disability rental subsidies!

From: Jessica Lehman <jessica@sdaction.org>
Sent: Thursday, June 17, 2021 3:59 PM
To: BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Fund senior & disability rental subsidies!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Supervisors Legislative Aides ,

Dear Supervisors,

I am writing to urge you to fund rental subsidies for seniors and people with disabilities in the city budget for the upcoming fiscal year.

I am part of the senior and disability communities and I see the great need for housing that we can afford. What is called “affordable” housing in the city is not affordable for those of us living on Social Security, SSI, or other extremely low incomes.

Portable rental subsidies and Senior Operating Subsidies have made it possible for hundreds of seniors and people with disabilities to stay in their homes, but thousands more see our rents rising but our incomes staying the same.

You have the chance to expand subsidies and keep us in our homes and off the streets! Please include in the upcoming budget an additional \$3 million for portable rental subsidies for seniors and people with disabilities and an additional \$3 million for Senior Operating Subsidies.

Our communities are counting on you.

Thank you!

Jessica Lehman
jessica@sdaction.org
1360 Mission Street #400
San Francisco, California 94103

|

From: [Shaelyn Watson](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Fund Prop I for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 8:34:35 AM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

My name is Shaelyn Watson and I live and work in District 1. I voted yes on Prop I to fund rent relief and social housing in San Francisco. Outside my window I can see several empty apartments and some people sleeping in their cars. These unhoused neighbors need support and housing - definitely not more policing.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

I would like to ask you to prioritize funding the Housing Stability Fund and Rent Resolution and Relief Fund in the add-back process, to ensure Prop I's intent is respected in the final budget. In addition to department add-backs, please also support the supplemental appropriation in File #210538 to utilize COVID Reserve funds for this purpose.

Thank you,

Shaelyn Watson
District 1 San Francisco
Voted YES on Prop I for social housing funding and rent relief

Shaelyn Watson
shaelynjoy@gmail.com

San Francisco, California 94118

From: [Brett Wilkins](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 9:59:10 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

I would like to ask you to prioritize funding the Housing Stability Fund and Rent Resolution and Relief Fund in the add-back process, to ensure Prop I's intent is respected in the final budget. In addition to department add-backs, please also support the supplemental appropriation in File #210538 to utilize COVID Reserve funds for this purpose.

Prop I funds shouldn't be misused for other purposes, and certainly shouldn't fund the police department instead. We need a deeply affordable housing infrastructure in the long term, and – in the short term – need to keep tenants housed by paying back all rent debt accumulated during COVID. Both of these are worthy uses of COVID Reserve funds, and will ensure that Prop I's voter-approved intent remains intact.

Thank you,

Brett Wilkins

Brett Wilkins
brettsworld2002@yahoo.com

San Francisco, California 94117

From: [Enrique Vallejo](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 9:58:22 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,

Enrique Vallejo
etv_2003@yahoo.com

San Francisco, California 94110

From: [Gabriel Goffman](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 8:53:56 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,

Gabriel Goffman
gfgoffman@gmail.com

San Francisco , California 94115

From: [Harlo Pippenger](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 8:48:11 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

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Thank you,

Harlo Pippenger
harlo.p.pippenger@gmail.com

San Francisco, California 94131

From: [Maria Schulman](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 8:44:34 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,

Maria Schulman
maria.schulman@gmail.com

San Francisco , California 94110

From: [Brandon Harami](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 8:40:03 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,

Brandon Harami
btravisharami@gmail.com

San Francisco, California 94118

From: [Eleanor Cox](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 8:08:27 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Prop I funds shouldn't be misused for other purposes, and certainly shouldn't fund the police department instead. We need a deeply affordable housing infrastructure in the long term, and – in the short term – need to keep tenants housed by paying back all rent debt accumulated during COVID. Both of these are worthy uses of COVID Reserve funds, and will ensure that Prop I's voter-approved intent remains intact.

Thank you,

Eleanor Cox
eleanor_ruth@yahoo.com

San Francisco, California 94122

From: [Jackie Barshak](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Me! Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 7:48:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I voted for Prop I because I thought it was going to be used for rent relief and social housing! Was I duped? I live in District 7 and support any way the money comes into the budget for these purposes.

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,
Your constituent and voter,
Jackie Barshak

Jackie Barshak
jackiebarshak@gmail.com

San Francisco, California 94116

From: [Jason Kruta](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 5:24:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

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Thank you,
Jason Kruta
District 1 resident

Jason Kruta
jpkruta@gmail.com

San Francisco, California 94118

From: [Jennifer Feng](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Monday, June 14, 2021 5:14:11 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

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Thank you,

Jennifer Feng
jenniferfeng97@gmail.com

San Francisco, California 94111

From: [Mullane Ahern](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 10:04:39 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

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Thank you,

Mullane Ahern
mullane.ahern@gmail.com

San Francisco, Ca 94117

From: [Eva Arce](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 9:14:46 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Eva Arce
eva.arce@att.net

San Francisco , California 94103

From: [Annie Koruga](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 8:55:18 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Annie Koruga
annie.koruga@gmail.com

Fremont, California 94538

From: [christina Beach](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 3:19:26 PM

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

christina Beach
christina_beach@yahoo.com

oakland, California 94612

From: [Eva Arce](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 9:14:47 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Eva Arce
eva.arce@att.net

San Francisco , California 94103

From: [Annie Koruga](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 8:55:29 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Annie Koruga
annie.koruga@gmail.com

Fremont, California 94538

From: [christina Beach](#)
To: [Wong, Linda \(BOS\)](#)
Subject: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 3:19:23 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

christina Beach
christina_beach@yahoo.com

oakland, California 94612

From: [Somera, Alisa \(BOS\)](#)
To: [Wong, Linda \(BOS\)](#)
Subject: FW: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!
Date: Tuesday, June 15, 2021 3:16:12 PM

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**From:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** Monday, June 14, 2021 4:56 PM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>  
**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>; Laxamana, Junko (BOS) <[junko.laxamana@sfgov.org](mailto:junko.laxamana@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>  
**Subject:** FW: Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!

---

**From:** Laksh Bhasin <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>

**Sent:** Monday, June 14, 2021 4:29 PM

**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!

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Board of Supervisors Clerk,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

My name is Laksh and I was a coauthor of Prop K last year and a supporter of Prop I.

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,

Laksh Bhasin

[lakshbhasindeveloper@gmail.com](mailto:lakshbhasindeveloper@gmail.com)

299 Franklin St

Redwood City, California 94063



**From:** [Brett Wilkins](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 9:59:08 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

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Thank you,

Brett Wilkins

Brett Wilkins  
brettsworld2002@yahoo.com

San Francisco, California 94117

**From:** [Enrique Vallejo](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intent for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 9:58:37 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Enrique Vallejo  
etv\_2003@yahoo.com

San Francisco, California 94110

**From:** [Gabriel Goffman](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 8:53:57 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Gabriel Goffman  
gfgoffman@gmail.com

San Francisco , California 94115

**From:** [Harlo Pippenger](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 8:48:09 PM

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Ms Linda Wong,

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Thank you,

Harlo Pippenger  
harlo.p.pippenger@gmail.com

San Francisco, California 94131

**From:** [Maria Schulman](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 8:44:34 PM

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Prop I funds shouldn't be misused for other purposes, and certainly shouldn't fund the police department instead. We need a deeply affordable housing infrastructure in the long term, and – in the short term – need to keep tenants housed by paying back all rent debt accumulated during COVID. Both of these are worthy uses of COVID Reserve funds, and will ensure that Prop I's voter-approved intent remains intact.

Thank you,

Maria Schulman  
maria.schulman@gmail.com

San Francisco , California 94110

**From:** [Brandon Harami](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 8:40:03 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

Over 1000 residents signed a petition asking Mayor Breed to appropriate Prop I revenue to the Housing Stability Fund and Rent Resolution and Relief Fund, and the Board of Supervisors has unanimously approved resolutions and supplemental appropriations on using Prop I funds in this manner. Prop I passed with 58% of the vote last year, and voters expected its revenue to go towards these two funds.

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Thank you,

Brandon Harami  
btravisharami@gmail.com

San Francisco, California 94118

**From:** [Eleanor Cox](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 8:08:28 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,

Eleanor Cox  
eleanor\_ruth@yahoo.com

San Francisco, California 94122

**From:** [Jackie Barshak](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Me! Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 7:48:54 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

I voted for Prop I because I thought it was going to be used for rent relief and social housing! Was I duped? I live in District 7 and support any way the money comes into the budget for these purposes.

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

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Thank you,  
Your constituent and voter,  
Jackie Barshak

Jackie Barshak  
[jackiebarshak@gmail.com](mailto:jackiebarshak@gmail.com)



San Francisco, California 94116

**From:** [Jason Kruta](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 5:24:33 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

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Thank you,  
Jason Kruta  
District 1 resident

Jason Kruta  
[jpkruta@gmail.com](mailto:jpkruta@gmail.com)

San Francisco, California 94118

**From:** [Jennifer Feng](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 5:14:13 PM

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Thank you,

Jennifer Feng  
jenniferfeng97@gmail.com

San Francisco, California 94111

**From:** [Laksh Bhasin](#)  
**To:** [Wong, Linda \(BOS\)](#)  
**Subject:** Listen to Voters: Fund Prop I's Intents for Social Housing and Rent Relief!  
**Date:** Monday, June 14, 2021 4:28:44 PM

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Ms Linda Wong,

Re File #210538 - Budget and Appropriations Committee 06/16/21

Dear Supervisors,

My name is Laksh and I was a coauthor of Prop K last year and a supporter of Prop I.

I was disappointed to read that the Mayor's 2021-22 budget does not spend Prop I revenue on its voter-intended purposes of rent relief and social housing, and instead slightly increases funding to SFPD from the General Fund.

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Thank you,

Laksh Bhasin  
lakshbhasindeveloper@gmail.com  
299 Franklin St  
Redwood City, California 94063

# 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):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

For Clerk's Use Only