

1 [Rental Subsidy Program for Low-Income Families]

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

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

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

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

14 SEC. 48.1. FINDINGS.

15 The Board of Supervisors finds and declares the following:

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

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

20 (c) There are currently approximately 1560 family members living in SRO hotels, including  
21 760 children; and

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

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

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

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

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

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

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

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

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

6           **SEC. 48.3. ADMINISTRATION OF PROGRAM.**

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

21           **SEC. 48.4. OVERSIGHT COMMITTEE.**

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

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

10 SEC. 48.4. LOCAL HOMELESS COORDINATING BOARD OVERSIGHT.

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

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

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

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

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

8            SEC. 48.6. LIMITATION OF LIABILITY.

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

14            SEC. 48.7. SEVERABILITY.

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

19  
20 APPROVED AS TO FORM:  
21 DENNIS J. HERRERA, City Attorney

22 By:   
23 VIRGINIA DARIO ELIZONDO  
24 Deputy City Attorney  
25



# City and County of San Francisco

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

## Tails Ordinance

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**File Number:** 090931

**Date Passed:**

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

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October 27, 2009 Board of Supervisors — AMENDED

Ayes: 10 - Alioto-Pier, Avalos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

Absent: 1 - Campos

October 27, 2009 Board of Supervisors — AMENDED

Ayes: 10 - Alioto-Pier, Avalos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

Absent: 1 - Campos

October 27, 2009 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

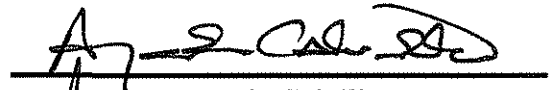
Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

November 3, 2009 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

File No. 090931

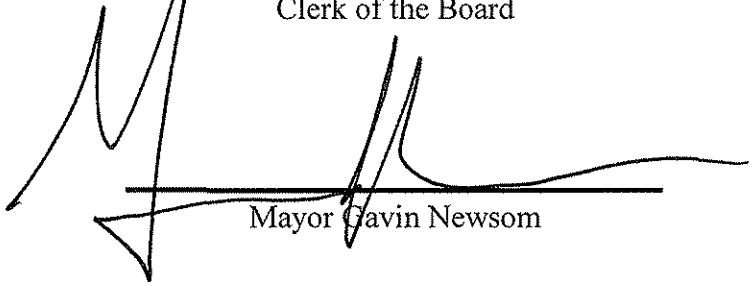
I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on November 3, 2009 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo  
Clerk of the Board

11-10-09

Date Approved



Mayor Gavin Newsom