

1 [Administrative Code - Housing Innovation Program]

2 **Ordinance amending the Administrative Code to create the Housing Innovation**
3 **Program to develop, finance, and support certain additional housing opportunities for**
4 **low-income and moderate-income residents, including loans and technical assistance**
5 **for certain low-income and moderate-income property owners to construct accessory**
6 **dwelling units or other new units on their property, subject to certain conditions, loans**
7 **for certain low-income and moderate-income tenants who are at risk of displacement**
8 **and licensed childcare providers, and grants for organizations to create marketing and**
9 **educational materials about wealth-building and homeownership for residents who**
10 **have been historically disadvantaged and to develop creative construction design**
11 **prototypes for low-income and moderate-income residents.**

12
13 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.
15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
16 **Board amendment additions** are in double-underlined Arial font.
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.
18 **Asterisks (* * * *)** indicate the omission of unchanged Code
19 subsections or parts of tables.

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

21 Section 1. The Administrative Code is hereby amended by adding Chapter 85,
22 consisting of Sections 85.1 through 85.6, to read as follows:

23 ///

24 ///

25 ///

CHAPTER 85: THE HOUSING INNOVATION PROGRAM

1 **SEC. 85.1. FINDINGS.**

2 *The Board of Supervisors finds and declares the following:*

3 (a) *San Francisco faces a severe and continuing housing crisis. This crisis is caused*
4 *by a shortage of affordable rental housing as well as a shortage of affordable homeownership*
5 *opportunities. The City is committed to responding to this housing crisis with a multifaceted and*
6 *innovative approach.*

7 (b) *A housing innovation program can: (1) promote homeownership and housing*
8 *preservation, especially for communities that are at high risk of displacement and have been*
9 *historically denied equal access to capital; (2) develop and finance the construction of additional*
10 *housing units that provide low-income and moderate-income homeowners the ability to leverage their*
11 *assets to support multi-generational living and/or support their ability to age in place; and (3) explore*
12 *creative prototypes for construction designs and financing options to provide housing for low-income*
13 *and moderate-income residents.*

14 (c) *Further, a housing innovation program can create additional housing*
15 *opportunities and complement the existing housing opportunities and resources administered by the*
16 *Mayor’s Office of Housing and Community Development, such as homeownership programs that*
17 *provide income-eligible residents with grants or loans to purchase or rehabilitate single-family homes,*
18 *including for the development of additional units.*

19
20 **SEC. 85.2. DEFINITIONS.**

21 *For purposes of this Chapter 85, the following definitions apply:*

22 “*Accessory Dwelling Unit*” *has the meaning set forth in Section 102 of the Planning Code, as it*
23 *may be amended from time to time.*

24 “*Area Median Income*” *means the median income of a household for the County of San*
25 *Francisco, adjusted for household size, as annually published by the California Department of Housing*

1 and Community Development under California Code of Regulations Title 25 Section 6932 and pursuant
2 to the authority granted under California Health and Safety Code Section 50093, as it may be amended
3 from time to time.

4 “Board” means the Board of Supervisors.

5 “City” means the City and County of San Francisco.

6 “Family Child Care Program” means a State-licensed childcare program provided by a Family
7 Child Care Provider in accordance with all applicable laws, regulations, and other requirements.

8 “Family Child Care Provider” means a State-licensed child care provider as defined in
9 California Health and Safety Code Section 1596.791, as it may be amended from time to time.

10 “Low-Income and Moderate Income” has the same meaning as “Persons and families of low or
11 moderate income” as set forth in California Health and Safety Code Section 50093, as it may be
12 amended from time to time.

13 “MOHCD” means the Mayor’s Office of Housing and Community Development, or any
14 successor agency, department, or office.

15 “New Unit(s)” means one or more new Accessory Dwelling Units or other units constructed in
16 accordance with the Program on the real property in San Francisco owned by the Property Owner.

17 “Partner Organization” means an organization with the experience and capacity to administer
18 the Program.

19 “Program” means the Housing Innovation Program authorized by this Chapter 85.

20 “Property Owner” means the legal owner of record of a single-family property in San
21 Francisco the Residence who has owned the Residence for at least five years prior to their
22 application for assistance under the Program. For the purposes of establishing eligibility under
23 the Program, a property owner who has inherited the Residence, including any inheritance in
24 or through a trust, from a blood, adoptive, or step family relationship, specifically from a
25 grandparent, parent, sibling, child, or grandchild, or the spouse or registered domestic partner

1 of such relations, or the property owner’s spouse or registered domestic partner (each an
2 “Eligible Predecessor”), may add an Eligible Predecessor’s duration of ownership of the
3 Residence to the property owner’s duration of ownership of the Residence.

4 “Residence” means the real single-family property, without regards to zoning
5 classification, in San Francisco owned and occupied by the Property Owner and for which the
6 Property Owner is applying for assistance under the Program.

7 “State” means the State of California.

8
9 **SEC. 85.3. HOUSING INNOVATION PROGRAM.**

10 (a) **Establishment.** There is hereby created a Housing Innovation Program for the City to
11 be administered by MOHCD.

12 (b) **Purpose.** The purpose of the Program is to develop additional housing opportunities
13 that complement the existing housing opportunities and resources offered through programs
14 administered by MOHCD, including, but not limited to (1) promoting homeownership and housing
15 preservation, especially for communities that are at high risk of displacement and have been
16 historically denied equal access to capital; (2) financing the construction of additional housing units
17 that support Low-Income and Moderate-Income homeowners with multi-generational living and/or the
18 ability to age in place; and (3) exploring creative prototypes for housing and financing options for
19 Low-Income and Moderate-Income residents.

20 (c) **Duties.** To administer the Program, MOHCD shall:

21 (1) Provide grants to organizations, including a Partner Organization, of up to 10%
22 of each disbursement of Program funds for the following purposes:

23 (A) to establish marketing and educational materials about wealth-building and
24 homeownership, with the goal of promoting racial equity and increasing participation in the Program

1 by current and displaced San Francisco residents who have been historically disadvantaged by
2 government and private actions; and

3 (B) to provide professional development, capacity building, and training for staff
4 to implement the purposes of the Program;

5 (C) to develop creative construction design prototypes that could be pre-
6 approved for simplified permitting and financing options for Low-Income and Moderate-Income
7 residents, especially to add additional dwelling units to single family homes;

8 (2) Provide loans and technical assistance for Low-Income and Moderate-Income
9 Property Owners to construct the New Unit(s), with the goal of supporting multi-generational living
10 and/or aging in place, provided that the following conditions shall apply to these loans:

11 (A) the value of the Residence shall not be considered when assessing the
12 Property Owner's eligibility for a loan;

13 (B) as long as the borrower is not in default and as long as the borrower
14 continues to occupy the Residence or one of the New Unit(s) as their primary residence
15 (except in extenuating circumstances as determined by MOHCD): (i) repayment shall be
16 deferred until the earlier of: five years after the first certificate of occupancy is issued for the
17 New Unit(s), or seven years after the deed of trust for the loan is recorded on the Residence
18 or New Unit(s) for a five-year term, except as described in subsection (c)(2)(C) below, (ii) the
19 loan shall not accrue interest prior to the maturity date, and (iii) the loan shall be repaid in full on the
20 maturity date;

21 (C) if the borrower enters into an agreement, effective upon
22 commencement of the loan, to receive referrals of households with rental subsidies from the
23 San Francisco Housing Authority and/or the Department of Homelessness and Supportive
24 Housing or any successor agency to fill any and all vacancies in the New Unit(s) or the
25 Residence during the loan term, repayment shall be deferred until the earlier of: 10 years after

1 the first certificate of occupancy is issued for the New Unit(s), or 12 years after the deed of
2 trust for the loan is recorded on the Residence or New Unit(s):

3 ~~(D)~~ ~~(C)~~ if the New Unit(s) is sold, separately or in conjunction with the sale of
4 the Residence, prior to the ~~maturity date~~ ~~end of the five-year loan term~~, the loan shall either be (i)
5 assumed by the new owner of the New Unit(s), if the new owner meets all other loan eligibility
6 requirements, for the remainder of the ~~five-year~~ loan term, or (ii) repaid in full with interest
7 immediately upon the sale of the New Unit(s):

8 ~~(E)~~ ~~(D)~~ the Property Owner enters into one or more ~~agreement~~s with the City
9 (i) subjecting the New Unit(s) to Administrative Code Chapter 37, as it may be amended from time to
10 time, including but not limited to the rent increase limitations of Chapter 37, and (ii) waiving the
11 Property Owner's ability to displace one or more tenants in the New Unit(s) in accordance with
12 the Ellis Act, California Government Code Sections 7060, et seq., as it may be amended from
13 time to time:

14 ~~(F)~~ ~~(E)~~ within the ~~five~~ 10 years prior to the Property Owner's application for
15 the loan, and continuing until the commencement of the loan, the Property Owner has not at the
16 Residence: (i) displaced one or more tenants in accordance with the Ellis Act, California Government
17 Code Sections 7060, et seq., as it may be amended from time to time; (ii) recovered possession of a unit
18 pursuant to Administrative Code Section 37.9(a)(8), as it may be amended from time to time; (iii)
19 recovered possession of a unit pursuant to a Buyout Agreement as defined in Administrative Code
20 Section 37.9E, as it may be amended from time to time; or (iv) otherwise withdrawn any rental unit
21 from rental housing use;

22 ~~(G)~~ ~~(F)~~ the Property Owner has not received a notice of violation of
23 Administrative Code Chapter 37 within the ~~five~~ 10 years prior to the Property Owner's application for
24 the loan, and continuing until the commencement of the loan; and

1 (H) (G) MOHCD shall require any other loan terms it deems necessary, except
2 that MOHCD may not impose any conditions or restrictions that prohibit the inheritance of the New
3 Unit(s) or Residence by the heir(s) of the Low-Income and Moderate-Income Property Owners; and

4 (3) Provide down payment assistance loans for:

5 (A) the acquisition of units by Low-Income and Moderate-Income tenants who:
6 (i) are at risk of displacement from their rental unit due to the anticipated sale of their tenancy-in-
7 common building, and (ii) desire to purchase their rental unit;

8 (B) the acquisition of single-family homes, condominiums, and residential units
9 by Low-Income and Moderate-Income tenants who: (i) are at risk of displacement due to sale or
10 conversion of the single-family home, condominium, or residential unit that they are currently renting,
11 and (ii) desire to purchase that single-family home, condominium, or residential unit; and

12 (C) Family Child Care Providers who desire to purchase a residence to operate
13 a Family Child Care Program; and

14 ~~(4) Provide loans to Low-Income and Moderate-Income tenants in existing~~
15 ~~rental housing cooperatives that are converting to Limited Equity Housing Cooperatives, as~~
16 ~~defined in Subdivision Code Section 1399.3, as it may be amended from time to time, who~~
17 ~~wish to purchase a share in the Limited Equity Housing Cooperative, with the goal of reducing~~
18 ~~tenant displacement and supporting homeownership.~~

19
20 **SEC. 85.4. ADMINISTRATION OF PROGRAM.**

21 (a) MOHCD may administer the Program through one or more Partner Organizations,
22 subject to this Chapter 85 and any rules or regulations adopted by MOHCD. If MOHCD administers
23 the Program through one or more Partner Organizations, MOHCD shall comply with Administrative
24 Code Chapter 21 and Chapter 21G, as applicable, and give preference to Partner Organizations that

1 demonstrate successful prior experience working with initiatives similar to the Program in historically
2 disadvantaged communities in San Francisco.

3 (b) The Program shall be funded through the General Fund, subject to the City's annual
4 appropriations ordinance. MOHCD shall establish an account for \$10 million appropriated to
5 MOHCD under Ordinance No. 108-21 for the creation of additional affordable housing opportunities
6 and innovation. MOHCD, and the Partner Organizations if applicable, shall administer the Program in
7 a manner that can leverage any applicable external funding, including but not limited to funding
8 administered by the State, federal government, private foundations, or lenders.

9 (c) MOHCD may adopt rules or regulations to administer the Program consistent with this
10 Chapter 85, including but not limited to rules or regulations designed to avoid abuse and fraud,
11 provided that MOHCD shall not require any Partner Organization, as a condition of assistance, to use
12 a Citywide housing portal for any units constructed or assisted under the Program for the purpose of
13 registration, marketing, or leasing.

14 (d) MOHCD shall support Property Owners with the rental of any vacant New
15 Unit(s) to tenants receiving rental assistance from any federal, State, local, or nonprofit-
16 administered benefit or subsidy program.

17 (e)(d) MOHCD shall annually report to the Board of Supervisors regarding the
18 implementation and results of the Program.

19
20 **SEC. 85.5. UNDERTAKING FOR THE GENERAL WELFARE.**

21 In enacting and implementing this Chapter 85, the City is assuming an undertaking only to
22 promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an
23 obligation or duty for breach of which it is liable in money damages or any other relief to any person
24 who claims that such a breach proximately caused injury or damages, including but not limited to any
25 claims by landlords, tenants, or property owners affected by assistance offered under the Program.

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SEC. 85.6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or word of this Chapter 85, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Chapter. The Board hereby declares that it would have enacted this Chapter and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Chapter or application thereof would be subsequently declared invalid or unconstitutional.

Section 2. Chapter 37 of the Administrative Code is hereby amended by revising Sections 37.2 and 37.3, to read as follows:

SEC. 37.2. DEFINITIONS.

* * * *

(r) **Rental Units.** All residential dwelling units in the City and County of San Francisco together with the land and appurtenant buildings thereto, and all housing services, privileges, furnishings, and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities.

* * * *

The term "rental units" shall not include:

* * * *

(4) Except as provided in subsections (A)-(D), dwelling units whose rents are controlled or regulated by any government unit, agency, or authority, excepting those unsubsidized and/or unassisted units which are insured by the United States Department of

1 Housing and Urban Development; provided, however, that units in unreinforced masonry
2 buildings which have undergone seismic strengthening in accordance with Building Code
3 Chapters 16B and 16C shall remain subject to the Rent Ordinances to the extent that the
4 ordinance is not in conflict with the seismic strengthening bond program or with the program's
5 loan agreements or with any regulations promulgated thereunder;

6 * * * *

7 (D) The term "rental units" shall include (i) Accessory Dwelling Units
8 constructed pursuant to Section 207(c)(4) of the Planning Code and that have received a
9 complete or partial waiver of the density limits and the parking, rear yard, exposure, or open
10 space standards from the Zoning Administrator pursuant to Planning Code Section 307(l), and
11 (ii) New Unit(s) constructed and funded pursuant to Administrative Code Chapter 85.

12
13 **SEC. 37.3. RENT LIMITATIONS.**

14 * * * *

15 (g) **New Construction and Substantial Rehabilitation.**

16 (1) An owner of a residential dwelling or unit which is newly constructed and
17 first received a certificate of occupancy after the effective date of Ordinance No. 276-79 (June
18 13, 1979), or which the Rent Board has certified has undergone a substantial rehabilitation,
19 may establish the initial and all subsequent rental rates for that dwelling or unit, except:

20 (A) where rent restrictions apply to the dwelling or unit under Sections
21 37.3(d) or 37.3(f);

22 (B) where the dwelling or unit is a replacement unit under Section
23 37.9A(b);

24 (C) as provided for certain categories of Accessory Dwelling Units and
25 New Unit(s) under Section 37.2(r)(4)(D); and

1 (D) as provided in a development agreement entered into by the City
2 under Administrative Code Chapter 56.

3
4 Section 3. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.

8
9 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
10 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
11 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
12 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
13 additions, and Board amendment deletions in accordance with the "Note" that appears under
14 the official title of the ordinance.

15
16 Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word
17 of this ordinance, or any application thereof to any person or circumstance, is held to be
18 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision
19 shall not affect the validity of the remaining portions or applications of the ordinance. The
20 Board of Supervisors hereby declares that it would have passed this ordinance and each and
21 every section, subsection, sentence, clause, phrase, and word not declared invalid or
22 unconstitutional without regard to whether any other portion of this ordinance or application
23 thereof would be subsequently declared invalid or unconstitutional.

24
25 APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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By: /s/
JESSICA ALFARO-CASSELLA
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee, 06/13/2022)

[Administrative Code - Housing Innovation Program]

Ordinance amending the Administrative Code to create the Housing Innovation Program to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents, including loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, subject to certain conditions, loans for certain low-income and moderate-income tenants who are at risk of displacement and licensed childcare providers, and grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents.

Existing Law

The City and County of San Francisco (the “City”) provides an array of rental housing and homeownership programs. The Mayor’s Office of Housing and Community Development (“MOHCD”) currently administers certain loan and grant programs for the construction, acquisition, and preservation of affordable housing units, such as homeownership programs that provide income-eligible residents with grants or loans to purchase or rehabilitate single-family homes. There is currently no legal requirement that the City create a program for innovative housing solutions to complement the City’s existing housing programs.

Amendments to Current Law

This ordinance would create a new Housing Innovation Program, administered by MOHCD, to complement the existing housing financing programs currently administered by MOHCD by:

- Providing grants to organizations to create marketing and educational materials about wealth-building and homeownership and to increase participation in the Housing Innovation Program, with the goal of increasing housing preservation and participation in homeownership by current and displaced San Francisco residents who have been historically disadvantaged by government and private actions and at high risk of displacement, and to develop creative construction design prototypes that could be pre-approved for simplified permitting and financing options for low-income and moderate-income residents;

- Providing loans and technical assistance for low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, with the goal of supporting multi-generational living and/or aging in place; and
 - Such loans and technical assistance would be subject to certain conditions, including but not limited to entering into an agreement subjecting the new units to rent control, requiring owners to waive their ability to displace tenants from the new units in accordance with the Ellis Act, accelerating repayment of the loan if the owner no longer uses the residence or the new units as their primary residence, extending the loan repayment period if the owner enters into an agreement to receive referrals of households with rental subsidies to fill vacancies, and prohibiting assistance for property owners who have violated the Residential Rent Stabilization and Arbitration Ordinance or displaced one or more tenants at their property pursuant to the Ellis Act within the prior 10 years;
- Providing down payment assistance loans to low-income and moderate-income tenants for the acquisition of a residence by licensed childcare providers or certain at-risk tenants.

MOHCD would be authorized to administer the Housing Innovation Program through one or more qualified organizations.

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Housing Innovation Program

Mayor's Office of Housing and
Community Development

Sheila Nickolopoulos

Director of Policy and Legislative Affairs

January 31, 2022



Housing Innovation Program

1

Organizational
Capacity Building +
Homeownership
Education +
Prototype Design

2

Loans to low-
income owners to
construct ADUs

3

Downpayment
assistance for low-
income residents

4

Loans to low-
income owners for
limited equity
Coops

MOHCD Program Areas

Community Development

- Public Services
- Housing Services
- Community Building & Neighborhood Planning
- Digital Equity
- Data, Evaluation, & Compliance

Homeowner & BMR

- Lending
- BMR ownership
- BMR rental / housing lottery
- Dream Keeper Initiative
- Compliance and Monitoring

New Construction

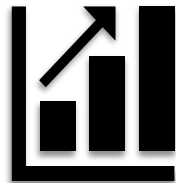
- Portfolio Management & Preservation
- Acquisition / Rehab
- Asset Management
- Housing Development
- Construction Services
- Public Housing Initiatives

The Dream Keepers Initiative

- The **Dream Keeper Initiative (DKI)** invests \$120 million over the next two years into San Francisco's Black and African-American communities.
- DKI seeks to **increase opportunities** for the Black community to **feel seen and valued** through programs that focus on:



Education



Economic
Mobility



Homeownership



Health



Wellbeing



DREAM KEEPER

MOHCD's Dream Keeper Homeownership Program

- MOHCD Dream Keeper Downpayment Assistance Loan Program (DK DALP) seeks to **widen the path to homeownership** for historically marginalized and underresourced communities by:
 - **Providing** up to *\$500,000 in down payment assistance loans* (no monthly payment)
 - **Offering** up to *\$30,000 in wealth building grants* to cover costs of the transaction
 - **Committing** to working closely with each applicant
 - **Facilitating** peer support for success
 - **Connecting** participant to real estate professionals and loan products



DREAM KEEPER

Locally Funded Affordable Housing

MAP 6E.

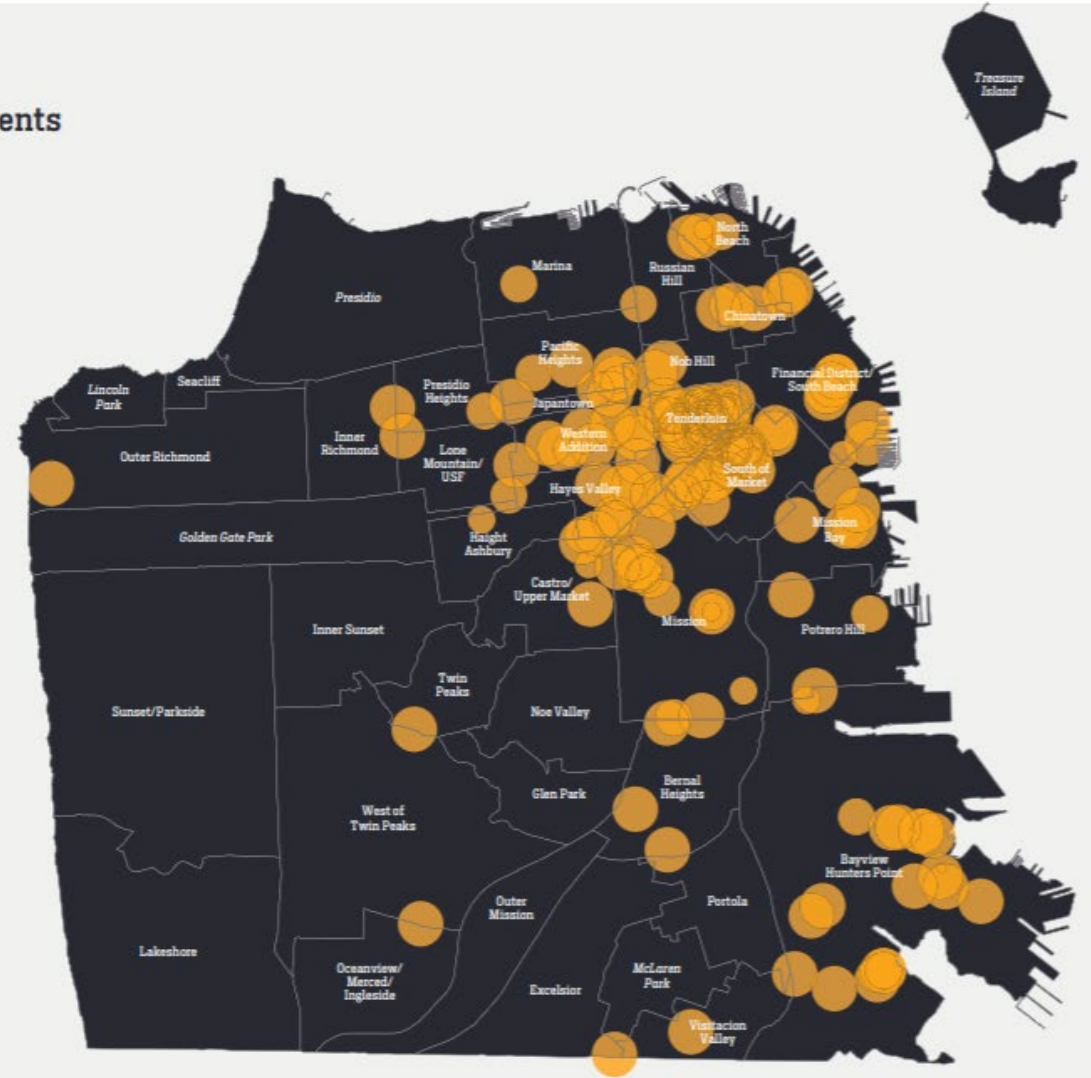
Location of Affordable Housing Developments in San Francisco, by Type and Size

LIHTC & MOHCD

15,611

Total LIHTC and MOHCD Units

Source: State and federal data provided by California Housing Partnership Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.



Federal & State Funded Affordable Housing

MAP 6C.

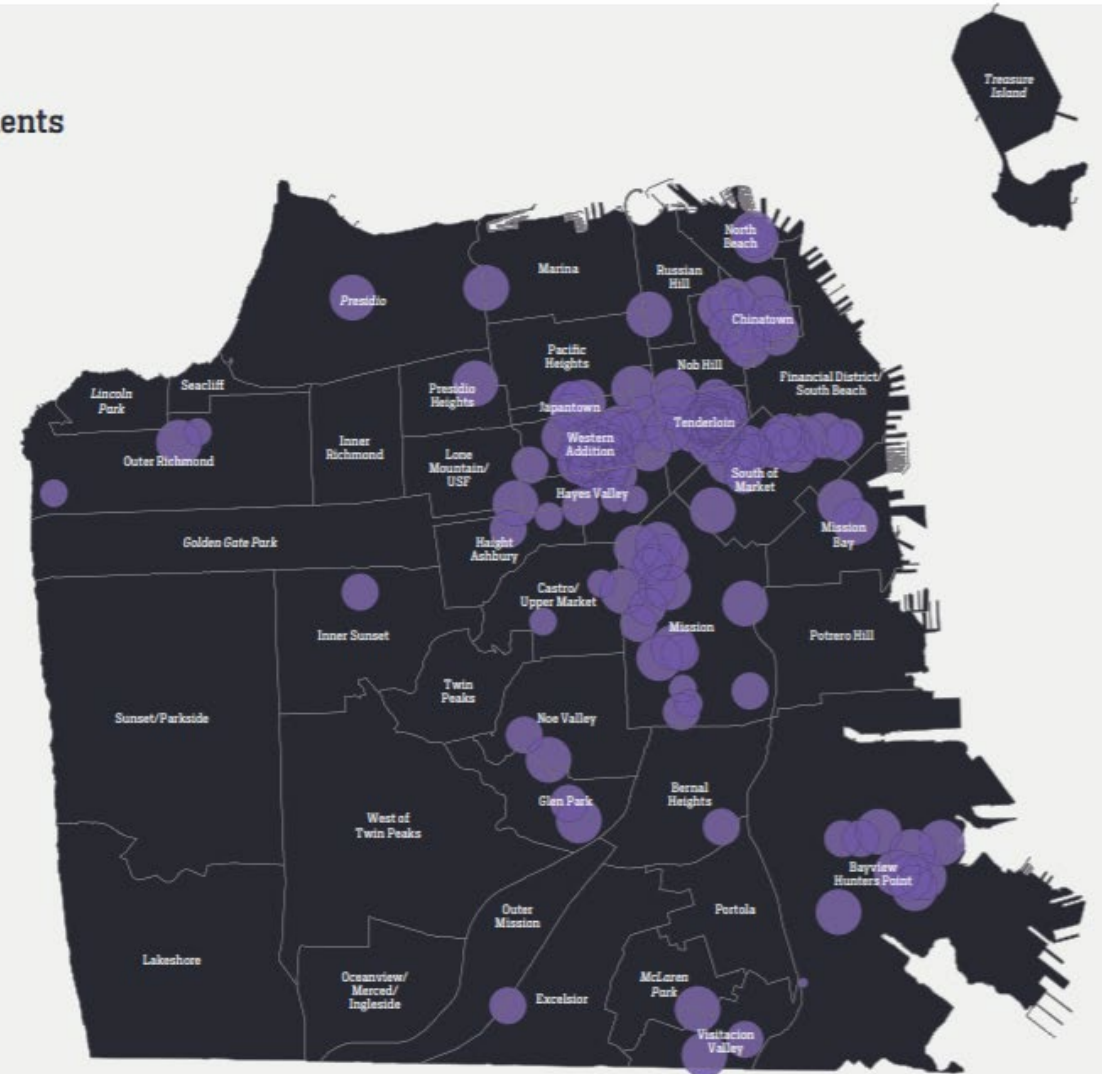
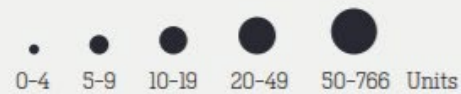
Location of Affordable Housing Developments in San Francisco, by Type and Size

Federal & State

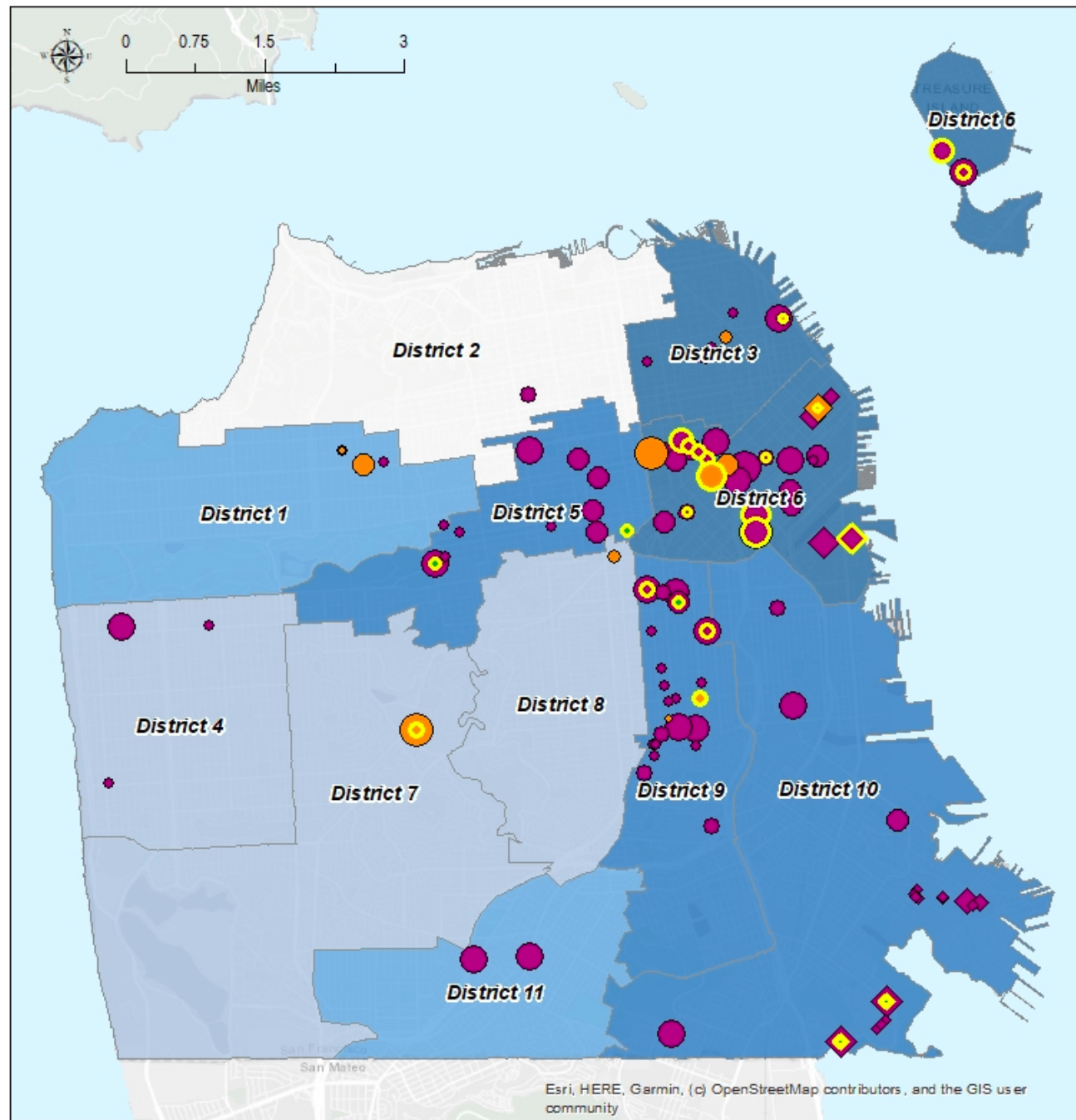
11,051

Total Federal or State Funded Affordable Units

Source: State and federal data provided by California Housing Partnership Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.



MOHCD Affordable Housing Pipeline

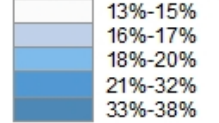


Pipeline of Affordable Housing Developments

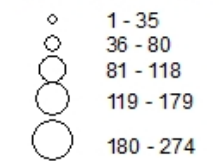
This map shows the entire MOHCD- and OCII-sponsored affordable housing development pipeline without regards to available funding or scheduling.

There are 10,289 total affordable units across 138 developments as of October 30, 2020

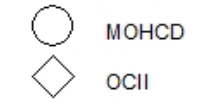
Extremely Low Income



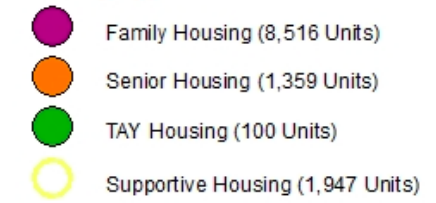
Affordable Units



Lead Agency

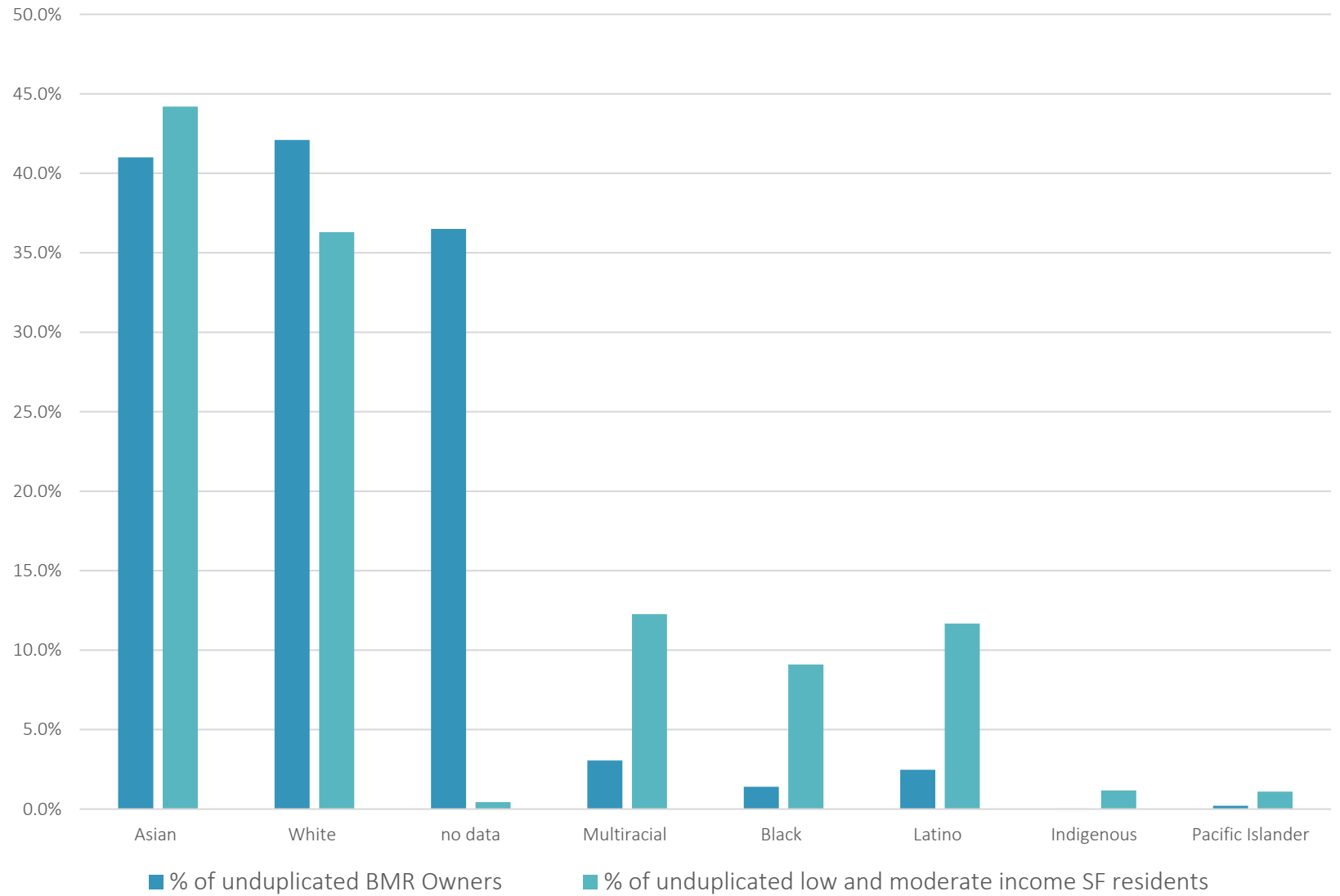


Housing Type



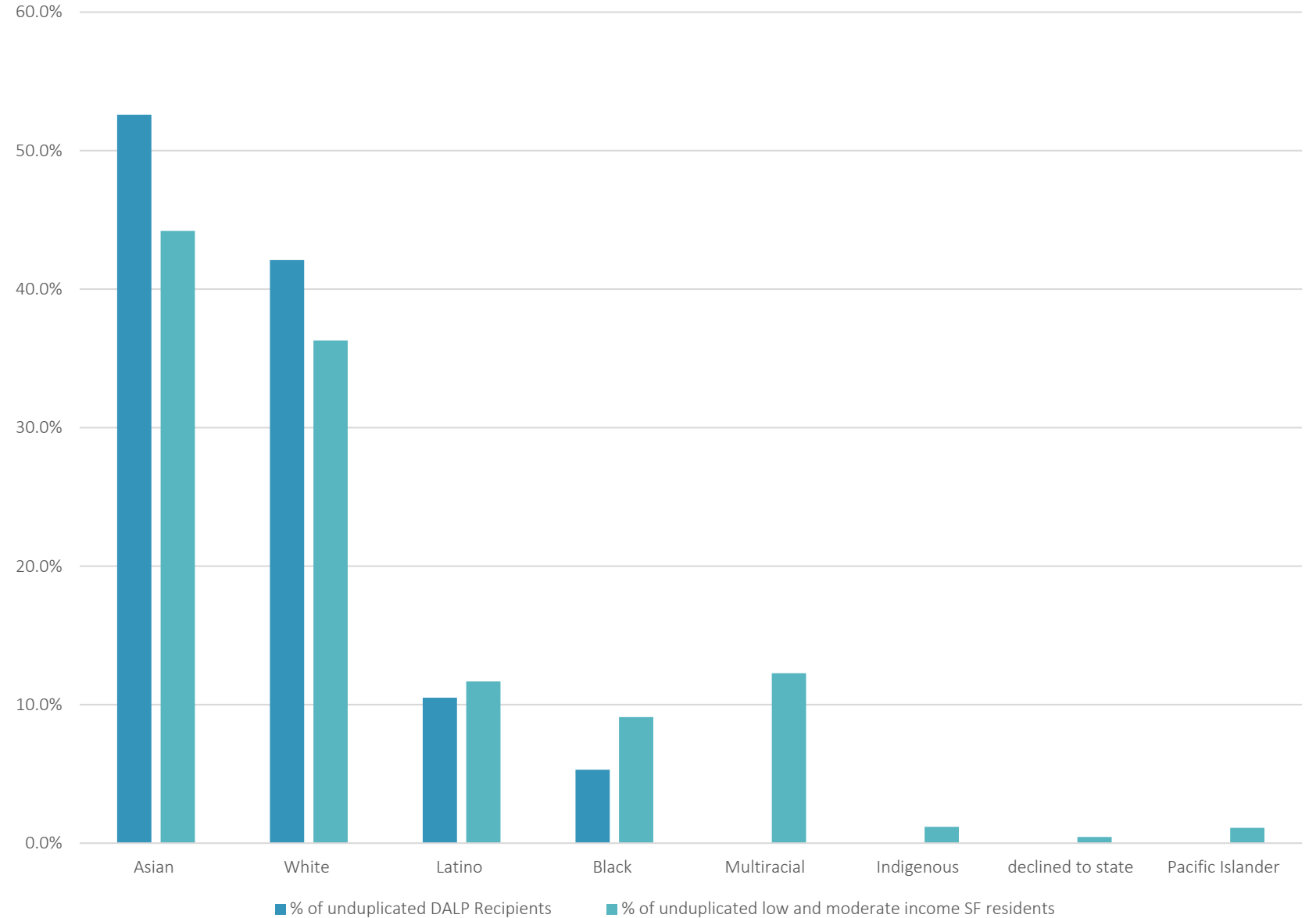
MOHCD BMR Owners

2020/21 BMR Ownership by Race/Ethnicity



MOHCD Downpayment Assistance Loan Program (DALP) participants

2020/21 DALP participants by Race/Ethnicity



HIP Alignment with Existing Programs

1

HIP Program Area 1

Education on Wealth
Building

Organizational
Capacity Building

Prototype Design



CBO partnerships for counseling
Homeownership SF

Annual Homeownership Fairs

Dream Keepers

Training for counseling agencies

ADU Handbooks

Modular ADU products

HIP Alignment with Existing Programs

2

HIP Program Area 2

Loans for low- and moderate-income owners to add ADUs



No current public programs

HIP Alignment with Existing Programs

3

HIP Program Area 3

Down Payment Assistance Loan Program (DALP) for low- and moderate-income tenants



DALP (Housing Trust Fund)

Dream Keeper

Educator DALP (SFUSD)

First Responder DALP

BMR DALP

Designated Child Care Units

HIP Alignment with Existing Programs

4

HIP Program Area 4

Loans for low- and moderate-income tenants to form Limited Equity Cooperatives



SF Community Land Trust

RFP Timeline



Thank you

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MOHCD Director of Policy

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Maria Benjamin

MOHCD Director of Homeownership & BMR Programs

Maria.Benjamin@sfgov.org

Aneka Harrell

Dream Keeper Initiative

Aneka.Harrell@sfgov.org



From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: We need your help
Date: Monday, July 18, 2022 5:00:46 PM

Hello,

Please see below for communication from Dennis Hong regarding various topics and the following File Nos.

File No. 211232 - Administrative Code - Housing Innovation Program

File No. 220631 - Charter Amendment, Initiative Ordinance, and Policy Declaration - Affordable Housing Production Act

File No. 220636 - Charter Amendment and Ordinance - Additional Density and Height; Rent-Control

File No. 220690 - Homelessness and Supportive Housing Fund - FYs 2022-2023 and 2023-2024 Expenditure Plan

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Dennis Hong <dennisjames888@yahoo.com>
Sent: Friday, July 15, 2022 5:17 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; George, Sherie (CPC) <sherie.george@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Subject: We need your help

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

Dear Honorable members of the San Francisco Board of Supervisors and everyone.

Last night I was able to see what was on your agenda for July 19, 2022. I trust you are all doing well and that my email here makes it in time for your 7/19/2022 meeting. But as always they are just some of my rambling notes I had on my 2do list. But we need your help. So lets get started.

Most of this is below is a copy and paste from your 7/19/2022 Agenda:

Please support the following, its good business:

46. 211232 [Administrative Code - Housing Innovation Program] Sponsors: Melgar; Mar and Mandelman Ordinance amending the Administrative Code to create the Housing Innovation Program to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents, including loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, subject to certain conditions, loans for certain low-income and moderate-income tenants who are at risk of displacement and licensed childcare providers, and grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents. Question: Shall this Ordinance be PASSED ON FIRST READING?

57. 220631 [Charter Amendment, Initiative Ordinance, and Policy Declaration - Affordable Housing Production Act] Sponsors: Chan; Walton, Peskin, Preston, Ronen and Mar Charter Amendment (Fourth Draft) to amend the Charter of the City and County of San Francisco to provide for accelerated review and approval of eligible 100% affordable housing projects, educator housing projects, and market-rate projects that provide significant increased affordability, and providing for Planning Department ministerial review in lieu of approvals by or certain appeals to City boards and commissions; to make corresponding amendments to the Planning Code and the Business and Tax Regulations Code; to amend the Administrative Code to provide for an Annual Affordable Housing Allocation Report as part of the City's budge

63. 220636 [Charter Amendment and Ordinance - Additional Density and Height; Rent-Control] Sponsors: Peskin; Chan, Preston and Walton Charter Amendment (Third Draft) to amend the Charter of the City and County of San Francisco to set forth a requirement that when the City amends the Planning Code to allow for additional residential numerical density or height, that developers agree to subject the new residential units in the development, other than Affordable Housing Units, to rent control; to amend the Administrative Code to establish as the residential numerical density and height limits those controls in effect as of November 8, 2022, and to allow the Board of Supervisors to amend the Planning Code to exceed those limits if the ordinance requires a regulatory agreement to subject all dwelling units in

development projects, other than Affordable Housing Units, to rent control; to

from your 7/12/2022 mtg:

What is the scope of work covered in the fund and accountability/s?

220690 Sponsor: Mayor Resolution approving the Fiscal Years (FYs) 2022-2023 and 2023-2024 Expenditure Plan for the Department of Homelessness and Supportive Housing Fund. Supervisor Walton, seconded by Supervisor Melgar, moved that this Resolution be CONTINUED to the Board of Supervisors meeting of July 19, 2022. The motion carried by the following vote: Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani, Walton

My Current issues:

One Oak Project: I mention to the SF Planning Commissioners on 7/14/200 in support of the One Oak project:

- a. I have been in support of this since mid 2017 and still do.
- b. Because of both recent articles in the SF Business times, the SF Chronicle and the YIMBY, including several other reports. It was confusing as to what's next. If and When it comes up on your agenda again, please keep in mind its a wonderful housing project that we all need and I hope you will all support it. I do not know much about all the CA SB's and AB's, etc. referencing these all too many complicated Housing rules/legislation, etc but I do know, we need all the housing we can get and because as I understand it doing nothing here may cause some heavy fines. Please understand these items when voting with the housing issues. They are great tools in your box to use.
- c. In my opinion, the current population explosion that needs all the housing is not really our fault. But some how it needs our support.
- d. But the One Oak seems to have part of this nailed, its apartments and not (really) housing pe/se. Its a two way issue.
- e. Please continue to support all the CA, fed etc. housing mandates, etc. or suffer the recoil/s.
- f. We need your support with the SF Plannings DEIR - Housing Element 2022 when it comes to you for your approval, case no 2019-016230CWP, think there was another case no. to this original one.
- g. As requested, I have had a chance to chime in on the DEIR (both volumes I and II (2022) and to send in my comments, which I did, you were cc'd on my email of June 9, 2022. The DEIR was another professional spot on Document.

Several other interesting issues – my opinion:

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is not a way to go, but be fixable. Why blames the property owners? Business' are having a hard time justifying doing business in SF, including living in the city.

b. Now I hear that there is even the possibility of expediting these business, permit process may not be passed and it may be part of the Nov ballot (TBD). If that were the case that is a real shame. That is a key part of this process that is needed for the SBA folks. These folks really need help with this process. As it is now it is too hard to navigate the current process. They are not really tech savvy. Hold their hand.

c. Thanks for the legislation on the Mental Health program. I have not read it fully yet, but it was long over due and in my opinion is the part of the root cause of homeless.

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Dennis is a native of San Francisco, (seventy five+ years). Property owner in District 7. Worked in the city for fifty+ years. Had many years in District 3.

In closing, thanks to all for reading my rambling emails. Sorry for my redundant comments. My current system and access to the internet has been weak at best, with even all the large pdf/down loads. Would really like it if anyone could respond here with your thoughts good or bad.

Lets see who will be the first to respond to me. Too be continued.

All the best
BXXSafe

Dennis is at dennisjames888@yahoo.com.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: We need your help
Date: Monday, July 18, 2022 5:00:46 PM

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All the best
BXXSafe

Dennis is at dennisjames888@yahoo.com.

From: [Molly Goldberg](#)
To: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Major, Erica \(BOS\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Kyle Smeallie](#); [Low, Jen \(BOS\)](#)
Subject: File #211232- Housing Innovation Program
Date: Monday, June 13, 2022 10:53:34 AM
Attachments: [2022-6-13 SFADC re Housing Innovation Program.pdf](#)

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

Dear Committee Chair Melgar and Supervisors Preston and Peskin,

I am writing on behalf of the San Francisco Anti Displacement Coalition regarding Housing Innovation Program legislation sponsored by Supervisors Melgar, Mar, and Mandelman scheduled for committee hearing today.

We are pleased to see that the updated legislation addresses many of the concerns we raised in January when it was initially introduced. The new language includes stronger protections against no-fault evictions before, during, and after the loan period, disincentivising use of this program by speculators. It also incentivises the rental of new units to tenants receiving rental subsidies, increasing the likelihood that this program will benefit the low and middle income families and seniors in need of affordable housing options.

We hope that the Housing Innovation Program will be an effective tool in an expanding city toolbox aimed at stabilizing low-income homeowners and renters and supporting housing development that creates the affordable units we so clearly need.

Sincerely,

Molly Goldberg
Director, San Francisco Anti-Displacement Coalition
SFADC.org

June 13, 2022

San Francisco Board of Supervisors
Chair Myrna Melgar, Land Use and Transportation Committee
1 Dr Carlton B Goodlett
San Francisco, CA 94102



Re: File #211232- Housing Innovation Program

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Sincerely,

Molly Goldberg
Director, San Francisco Anti-Displacement Coalition
SFADC.org

Cc: Supervisors Mandleman and Mar

From: [CPAC San Francisco](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Cc: [Hepner, Lee \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Low, Jen \(BOS\)](#)
Subject: Support Letter: File 211232 [Housing Innovation Program]
Date: Monday, January 31, 2022 2:01:55 PM
Attachments: [Housing Innovation Legislation Support Letter.pdf](#)

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

Hello Supervisors,

Please find attached a letter of support from the early care and education community for the Housing Innovation Program legislation being heard in Land Use Committee today.

Regards,
Shahde Tavakoli

CPAC COORDINATOR
San Francisco Child Care Planning & Advisory Council
Direct: 415.309.4900
Email: CPACsanfrancisco@gmail.com
Sign up for our mailing list! <http://eepurl.com/dPCaL5>



Website: <http://sfcpac.org/>

"Setting and driving the early care and education agenda for San Francisco's children and their families"



January 31, 2022

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Housing Innovation Program

Dear Supervisors Melgar, Preston, and Peskin,

As a coalition of San Francisco early care educators, parents, child care resource and referral agencies, and child care stakeholders we write to advocate for essential local, statewide and federal financial support during the COVID-19 pandemic, and during recovery.

Our top priority as San Francisco early care and education (ECE) advocates is to stabilize funding for existing child care educators and programs, as well as provide increased funding for the reduced child to staff ratios, sanitation, and PPE required to continue service to essential workers, vulnerable populations, and reopen to support San Francisco's return to work.

We are writing to support **File 211232 [Administrative Code - Housing Innovation Program]** introduced by Supervisor Melgar and co-sponsored by Supervisor Mar. This program will invest in new ways to support working families who want to stay in San Francisco. Additionally, it provides an incentive for those interested in the early care and education field. Many of the eligible uses of this program would benefit early care educators. Family child care providers who do not own their homes are at high risk of displacement. By offering family child care providers the support to purchase their own homes, they will be provided long-term stability and the ability to run their early care education programs. We would welcome the inclusion of rental security deposits, monthly subsidies, or other mechanisms. We need to expand our tools to keep our essential early care educators housed in San Francisco, both our home-based family providers and center teachers.

We thank you for your consideration and we urge your support.

Thank you,

San Francisco Child Care Planning & Advisory Council
San Francisco Early Care and Education Advocacy Coalition
African American Early Childhood Educators
Children's Council of San Francisco
Early Care Educators of San Francisco
Family Child Care Association of San Francisco

BOARD of SUPERVISORS



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

MEMORANDUM

TO: Eric D. Shaw, Director, MOHCD

FROM: Victor Young, Assistant Clerk

A handwritten signature in cursive script that reads "Victor Young".

DATE: December 3, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed legislation:

File No. 211232

Ordinance amending the Administrative Code to create the Housing Innovation Program to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents, including loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, loans for certain low-income and moderate-income tenants who are at risk of displacement and licensed childcare providers, and grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

- c. Lydia Ely, MOHCD
- Brian Cheu, MOHCD
- Maria Benjamin, MOHCD

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
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TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Eric D. Shaw, Director, Mayor's Office of Housing and Community Development

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: January 18, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Melgar on January 11, 2022:

File No. 211232

Ordinance amending the Administrative Code to create the Housing Innovation Program to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents, including loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, subject to certain conditions, loans for certain low-income and moderate-income tenants who are at risk of displacement and licensed childcare providers, and grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Lydia Ely, Mayor's Office of Housing and Community Development
Brian Cheu, Mayor's Office of Housing and Community Development
Maria Benjamin, Mayor's Office of Housing and Community Development

President, District 10
BOARD of SUPERVISORS



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

Shamann Walton

PRESIDENTIAL ACTION

Date: 1/13/2022

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. [REDACTED]

[REDACTED]
(Primary Sponsor)

Title. [REDACTED]

Transferring (Board Rule No 3.3)

File No. 211232

Melgar

(Primary Sponsor)

Title. [Administrative Code - Housing Innovation Program]

From: Rules

Committee

To: Land Use & Transportation

Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: [REDACTED]

Replacing Supervisor: [REDACTED]

For: [REDACTED]

(Date)

[REDACTED]
(Committee)

Meeting

Start Time: [REDACTED] End Time: [REDACTED]

Temporary Assignment: Partial Full Meeting

Shamann Walton, President
Board of Supervisors

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:

create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents.

Signature of Sponsoring Supervisor: /s/Myrna Melgar

For Clerk's Use Only