

1 [Rental Subsidy Program for Low-Income Families]

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

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

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

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

13 SEC. 48.1. FINDINGS.

14 The Board of Supervisors finds and declares the following:

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

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

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

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

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

5 (f) Under HSA's regulations, Tthe current subsidies expire one year from the time the
6 family began receiving the subsidy, with the possibility that the subsidy be extended up to two years;
7 and

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

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

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

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

20 SEC. 48.3. ADMINISTRATION OF PROGRAM.

21 The San Francisco Human Services Agency (HSA) shall administer the Rental Subsidy Program
22 for Low-Income Families ("Rental Subsidy Program"), which shall not include the City's "First
23 Avenues Program," a program that provides rental housing subsidies through the auspices of the
24 Hamilton Family Center. The Rental Subsidy Program shall be funded through the general fund,
25 subject to the Annual Appropriations Ordinance. HSA shall adopt rules and regulations to implement

1 the Rental Subsidy Program consistent with this ordinance. HSA shall ensure that contractors
2 administering this program communicate with families eligible for the Rental Subsidy Program in the
3 families' primary languages. In addition, HSA shall administer the program so that eligible families
4 are served on a first-come, first-served basis until the total amount of money designated for this
5 program in the Annual Appropriations Ordinance is gone. Families receiving a rental subsidy through
6 the original program as administered by HSA prior to the effective date of this Ordinance shall be
7 deemed to have applied for the Rental Subsidy Program and to have received a subsidy under the
8 Rental Subsidy Program as of the date that they received their first rental subsidy from the City.

9 SEC. 48.4. OVERSIGHT COMMITTEE.

10 The HSA shall appoint the members of an oversight committee to oversee the Rental Subsidy
11 Program and make recommendations to the HSA, Mayor, and Board of Supervisors regarding policies
12 and procedures of the Rental Subsidy Program. The oversight committee shall be made up of one
13 representative of an agency responsible for administering the subsidy on behalf of the City, two
14 representatives of organizations advocating on behalf of homeless families, and two individuals who
15 have experienced homelessness with their children. The oversight committee must meet at least four
16 times a year. The oversight committee shall issue a report on the progress of the subsidy to the Board
17 of Supervisors, Mayor and the Human Services Agency two times a year, including number of families
18 served, length of time on subsidy, outcomes, number of unused slots, number of families seeking
19 subsidies that were turned away, changes in policy, and other pertinent information. HSA shall
20 provide staff and other administrative support, as necessary, to the oversight committee.

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

22 Subject to the fiscal and budgetary provisions of the Charter, the amount of the subsidy shall
23 not exceed \$500 per month per household and shall be based on the needs of the family. Families may
24 remain in the Rental Subsidy Program for up to five years. The amount of the subsidy shall decrease as
25 the household's income increases.

1 SEC. 48.6. LIMITATION OF LIABILITY.

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

7 SEC. 48.7. SEVERABILITY.

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

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

15 By: _____
16 VIRGINIA DARIO ELIZONDO
17 Deputy City Attorney
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