


BOARD of SUPERVISORS



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MEMORANDUM

TO: Kate Hartley, Director, Mayors Office of Housing and Community Development (MOHCD)
Shireen McSpadden, Executive Director, Department of Aging and Adult Services

FROM: Victor Young, Assistant Clerk
Rules Committee 

DATE: June 19, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed legislation on June 11, 2019:

File No. 190684

Ordinance amending the Administrative Code to establish the Senior Operating Subsidies (SOS) Program Fund to be used to lower rents in housing developments occupied by low-income senior citizens.

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: Eugene Flannery, MOHCD
Susan Gard, MOHCD
Bridget Badasow, Aging and Adult Services

1 [Administrative Code - Senior Operating Subsidies Program Fund]

2
3 **Ordinance amending the Administrative Code to establish the Senior Operating**
4 **Subsidies (SOS) Program Fund to be used to lower rents in housing developments**
5 **occupied by low-income senior citizens.**

6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.
8 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
9 **Board amendment additions** are in double-underlined Arial font.
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.
11 **Asterisks (* * * *)** indicate the omission of unchanged Code
12 subsections or parts of tables.

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

14 Section 1. Article XIII of Chapter 10 of the Administrative Code is hereby amended by
15 adding Section 10.100-324, to read as follows:

16 **SEC. 10.100-324. SENIOR OPERATING SUBSIDIES (SOS) PROGRAM FUND.**

17 *(a) **Establishment of Fund.** The Senior Operating Subsidies (SOS) Program Fund (the “SOS*
18 *Fund”) is established as a category four fund to receive any monies appropriated or donated for the*
19 *purpose of providing project-based subsidies to new senior affordable housing developments funded by*
20 *the City to maintain rents that are affordable to extremely low-income senior residents with incomes at*
21 *or below 30% of area median income, as published by the Mayor’s Office of Housing and Community*
22 *Development (“MOHCD”).*

23 *(b) **Use of Fund.** The SOS Fund shall be used exclusively for the purpose of providing*
24 *project-based subsidies to new senior affordable housing developments funded by the City so that the*
25 *rent for designated units in such developments may be set and maintained at the maximum rent level*
that is affordable to senior households with an income of 15% or 25% of area median income, as

1 published by MOHCD. For purposes of this Section 10.100-324, "senior" means a person 62 years
2 old or older, or as defined by the requirements of any funding for the affordable housing development.

3 (c) **Administration of Fund.** The Department of Aging and Adult Services ("DAAS") shall
4 administer the SOS Fund, and in such capacity shall enter into grant agreements for terms of no less
5 than 15 years with operators of new senior affordable housing developments to subsidize rents of
6 designated units so that they may be set and maintained at the maximum rent level that is affordable to
7 senior households with an income of 15% or 25% of area median income, as published by MOHCD.

8 (d) **Eligible Affordable Housing Developments.** DAAS shall establish minimum requirements
9 for project eligibility, including but not limited to: (1) the affordable housing development must be
10 subject to enforceable income and affordability restrictions through a recorded loan, grant, or ground
11 lease from MOHCD or the Office of Community Investment and Infrastructure; (2) the affordable
12 housing development must contain residential rental units restricted to low-income senior households;
13 and (3) the affordable housing development must have secured financing to restrict a portion of the
14 residential units at or below 60% of area median income, as published by MOHCD. In its
15 administration of the SOS Fund, DAAS shall prioritize new affordable senior housing developments
16 that are under construction as of the effective date of the ordinance in Board File No.

17 _____ establishing this Section 10.100-324.

18 (e) **Tenant Selection.** Applications for units in senior housing developments that are
19 subsidized by the SOS Fund shall be managed through the San Francisco Housing Portal
20 ("DAHLIA"), a project of MOHCD.

21 (f) **Fund Regulations.** The DAAS Director may publish from time to time program regulations
22 as appropriate to administer the SOS Fund.

23
24 Section 2. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3

4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 ANNE PEARSON
8 Deputy City Attorney

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