

File No. 190684

Committee Item No. 2

Board Item No. 43

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date July 8, 2019

Board of Supervisors Meeting

Date 7 / 16 / 2019

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

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Completed by: Victor Young

Date July 3, 2019

Completed by: Victor Young

Date 7/10/19

[Administrative Code - Senior Operating Subsidies Program Fund]

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.

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

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

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

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

(a) Establishment of Fund. The Senior Operating Subsidies (SOS) Program Fund (the "SOS Fund") is established as a category four fund to receive any monies appropriated or donated for the purpose of providing project-based subsidies to new senior affordable housing developments funded by the City to maintain rents that are affordable to extremely low-income senior residents with incomes at or below 30% of area median income, as published by the Mayor's Office of Housing and Community Development ("MOHCD"). It shall be the City's intent to continue to fund the SOS Fund on an annual basis for the life of all senior affordable housing developments that remain restricted as affordable housing and receive funding from the SOS Fund.

///

1           **(b) Use of Fund.** The SOS Fund shall be used exclusively for the purpose of providing  
2 project-based subsidies to new senior affordable housing developments funded by the City so that the  
3 rent for designated units in such developments may be set and maintained at the maximum rent level  
4 that is affordable to senior households with an income of 15% or 25% of area median income, as  
5 published by MOHCD. The SOS Fund may also be used to establish funding for transition  
6 reserves to cover future years of project-based subsidies at a new senior affordable housing  
7 developments funded by the City. For purposes of this Section 10.100-324, "senior" means a  
8 person 62 years old or older, or as defined by the requirements of any funding for the affordable  
9 housing development. If initial funding of the SOS Fund is not encumbered within five years of  
10 the effective date of this ordinance in Board File No. 190684, the SOS Fund may be used for  
11 tenant-based subsidies for extremely low-income seniors in addition to project-based  
12 subsidies at new senior affordable housing developments funded by the City.

13           **(c) Administration of Fund.** The Department of Aging and Adult Services ("DAAS") shall  
14 administer the SOS Fund, and in such capacity shall enter into grant agreements for terms of no less  
15 than 15 years with operators of new senior affordable housing developments to subsidize rents of  
16 designated units so that they may be set and maintained at the maximum rent level that is affordable to  
17 senior households with an income of 15% or 25% of area median income, as published by MOHCD.  
18 The SOS Fund shall be distributed in a way to benefit more than one senior affordable  
19 housing development funded by the City. DAAS shall submit a report annually to the Board of  
20 Supervisors and the Mayor on the use of the SOS Fund during the preceding fiscal year,  
21 which may include, but is not limited to, the amounts approved for disbursement and the  
22 number of units assisted by the SOS Fund.

23           **(d) Eligible Affordable Housing Developments.** DAAS shall establish minimum requirements  
24 for project eligibility, including but not limited to: (1) the affordable housing development must be  
25 subject to enforceable income and affordability restrictions through a recorded loan, grant, or ground

1 lease from MOHCD or the Office of Community Investment and Infrastructure; (2) the affordable  
2 housing development must contain residential rental units restricted to low-income senior households;  
3 and (3) the affordable housing development must have secured financing to restrict a portion of the  
4 residential units at or below 60% of area median income, as published by MOHCD. In its  
5 administration of the SOS Fund, DAAS shall prioritize new affordable senior housing developments  
6 that are under construction or in predevelopment as of the effective date of the ordinance in Board  
7 File No. 190684 establishing this Section 10.100-324.

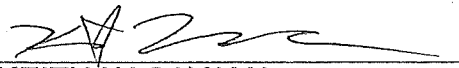
8 (e) Tenant Selection. Applications for units in senior housing developments that are  
9 subsidized by the SOS Fund shall be managed through the San Francisco Housing Portal  
10 ("DAHLIA"), a project of MOHCD.

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

13  
14 Section 2. Effective Date. This ordinance shall become effective 30 days after  
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
17 of Supervisors overrides the Mayor's veto of the ordinance.

18  
19 APPROVED AS TO FORM:  
20 DENNIS J. HERRERA, City Attorney

21  
22 By:

  
23 KEITH NAGAYAMA  
24 Deputy City Attorney  
25 n:\legana\as2019\1900623\01375058.docx

**LEGISLATIVE DIGEST**  
*(Revised 7/8/19)*

[Administrative Code - Senior Operating Subsidies Program Fund]

**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.**

Existing Law

Currently, there is no local fund to receive monies that are appropriated or donated for the purpose of subsidizing housing for senior citizens.

Amendments to Current Law

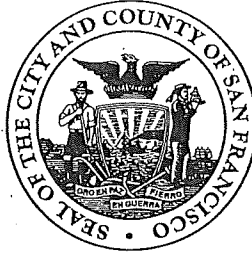
The proposed ordinance would establish the Senior Operating Subsidies (SOS) Program Fund (the "SOS Fund") as a category four fund to receive any monies appropriated or donated for the purpose of providing project-based subsidies to new senior affordable housing developments funded by the City so that the rent for designated units in such developments may be set and maintained at the maximum rent to be charged to senior households with an income of 15% or 25% of area median income.

The Department of Aging and Adult Services ("DAAS") would administer the SOS Fund, and in such capacity would enter into grant agreements for terms of no less than 15 years with operators of new senior affordable housing developments to subsidize rents of designated units. DAAS would be required to establish minimum requirements for project eligibility, including but not limited to: (1) the affordable housing development must be subject to enforceable income and affordability restrictions through a recorded loan, grant, or ground lease from the Mayor's Office of Housing and Community Development ("MOHCD") or the Office of Community Investment and Infrastructure; (2) the affordable housing development must contain residential rental units restricted to low-income senior households; and (3) the affordable housing development must have secured financing to restrict a portion of the residential units at or below 60% of area median income, as published by MOHCD.

DAAS would be authorized to publish program regulations as appropriate to administer the SOS Fund.

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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: 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 *Victor Young*  
Rules Committee

DATE: June 19, 2019

SUBJECT: LEGISLATION INTRODUCED

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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](mailto:victor.young@sfgov.org).

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

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 JUN 1 PM 3:47

Time stamp

BY RS for 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):

Supervisors Yee, Peskin, Ronen

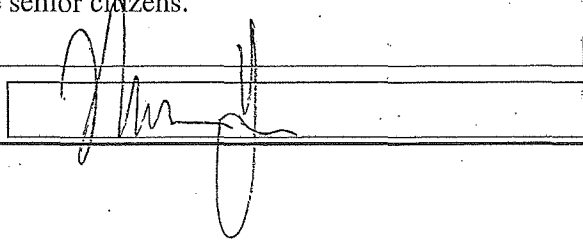
Subject:

Administrative Code - Senior Operating Subsidies Program Fund

The text is listed:

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.

Signature of Sponsoring Supervisor:



For Clerk's Use Only

205-11  
CDB Files  
Leg Rep  
Mayor's office  
Rep. City File

President, District 7  
BOARD of SUPERVISORS



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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

Norman Yee

**PRESIDENTIAL ACTION**

Date: 7/1/2019

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. 190684 Yee  
(Primary Sponsor)

Title. Administrative Code - Senior Operating Subsidies Program Fund

Transferring (Board Rule No 3.3)

File No. \_\_\_\_\_  
(Primary Sponsor)

Title. \_\_\_\_\_

From: \_\_\_\_\_ Committee

To: \_\_\_\_\_ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

Norman Yee, President  
Board of Supervisors

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 JUL -2 PM 1:05  
BY [Signature]