

1 [Administrative Code - Biennial Housing Needs Assessment and Production Pipeline Reports
2 - Seniors and People with Disabilities]

3 **Ordinance amending the Administrative Code to direct the Department of Disability and**
4 **Aging Services to report biennially on housing needs and housing production for**
5 **seniors and people with disabilities, with input from the Mayor’s Office of Housing and**
6 **Community Development and other departments.**

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

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

15 Section 1. The Administrative Code is hereby amended by adding Chapter 111,
16 consisting of Section 111.1, to read as follows:

17 **CHAPTER 111: HOUSING REPORTS FOR SENIORS AND PEOPLE WITH DISABILITIES**

18 **SEC. 111.1. BIENNIAL HOUSING REPORTS.**

19 *(a) The Department of Disability and Aging Services (“DAAS”) shall publish a Housing Needs*
20 *Overview for Seniors and People with Disabilities (“Overview Report”) by July 1, 2020 October 1,*
21 *2021, and biennially by October 1 every year thereafter, except years in which DAAS publishes*
22 *a Report under subsection (c) of this Section 111.1. The Overview Report shall contain that*
23 *contains a comparison of both the median income of seniors and the median income of people with*
24 *disabilities in the City to rents charged at City-funded affordable housing and shall include the*
25 *number of existing units by: neighborhood, housing type, units occupied by seniors, units*
occupied by people with disabilities, and units accessible to people with disabilities, as well as

1 information and analysis regarding affordability by income level; and for each City-funded
2 housing development planned or in construction within the next three years, a timeline for
3 production, and an analysis of the number of housing units projected in each such City-funded
4 housing development to be occupied by seniors and people with disabilities, including
5 information and analysis regarding affordability by income level, accessibility for people with
6 disabilities, neighborhood, and housing type.

7 (b) The Mayor’s Office of Housing and Community Development (MOHCD) shall contribute to
8 the Overview Report required under subsection (a), by providing DAAS the data it requires to
9 complete the Overview Report, for each City-funded housing development, planned or in
10 construction within the next three years, a timeline for production, and an analysis of the
11 number of housing units projected in each such City-funded housing development to be
12 occupied by seniors and people with disabilities, including information and analysis regarding
13 affordability by income level, accessibility for people with disabilities, neighborhood, and
14 housing type.

15 (c) DAAS shall work in collaboration with MOHCD, the Planning Department, the
16 Department of Homelessness and Supportive Housing, and the Mayor’s Office of Disability to
17 publish a Housing Needs Assessment and Production Pipeline Report for Seniors and People with
18 Disabilities (“Report”) by October 1, 20202022, and biennially every third year thereafter that
19 addresses, to the extent feasible, at least the following:

20 (1) An analysis of housing needs for seniors addressing median household income of
21 seniors who are tenants ~~or~~ and who are homeowners in the City; rent or housing cost burden;
22 overcrowding; security of tenure; disability; and overall housing shortages, by income level,
23 race/ethnicity, primary language, age range, household type, neighborhood, and housing type.

24 (2) An analysis of housing needs for people with disabilities addressing median
25 household income of people with disabilities who are tenants ~~or~~ and who are homeowners in the City;

1 rent or housing cost burden; overcrowding; security of tenure; and overall housing shortages, by
2 income level, race/ethnicity, primary language, age range, household type, neighborhood, and housing
3 type.

4 (3) An analysis of City housing programs or services that specifically target seniors and
5 people with disabilities, including but not limited to the number of households that include seniors or
6 persons with disabilities served by rental subsidies, counseling support, and homeowner renovation
7 grants.

8 (4) Recommendations to address the unmet needs of seniors and people with disabilities
9 for affordable housing and to improve the coordination of the development of City-funded housing and
10 the delivery of services for those populations.

11 (d) MOHCD shall contribute to the Report required under subsection (c):

12 (1) Data, including location and number, of housing units designed to serve or
13 accommodate, and housing units set aside for, seniors and people with disabilities, completed over the
14 previous two years.

15 (2) An analysis of potential sites over the next five years for future housing
16 developments for seniors and people with disabilities, including analysis of affordability by income
17 level and accessibility for people with disabilities.

18 (3) An evaluation of how planned and potential future housing developments align with
19 the housing needs of seniors and people with disabilities, addressing, to the extent feasible, housing
20 needs by income level.

21 (4) An assessment of the unmet needs of extremely low-income seniors and extremely
22 low-income people with disabilities relative to City-funded affordable housing and MOHCD's efforts
23 over the previous year to address those needs.

24 (5) Such other information as DAAS requests for its analysis.

1 (e) The Overview Report and the Report shall present information in de-identified form to
2 protect the privacy of individuals whose data are included in the reports. Data collected for the
3 Overview Report and the Report shall be confidential to the extent of protecting personal privacy
4 insofar as the law requires or permits such protection.

5 (f) DAAS shall present, with input from in collaboration with MOHCD, the Planning
6 Department, the Department of Homelessness and Supportive Housing, and the Mayor's
7 Office of Disability, the Overview Report and the Report to the Board of Supervisors, along with any
8 recommendations for legislation or other policy recommendations.

9 (g) The Overview Report and the Report shall address each item to the extent feasible based on
10 available data. DAAS and MOHCD are not required to collect new data to complete the reports.

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

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

20 By: /s/ _____
21 LISA POWELL
22 Deputy City Attorney

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City and County of San Francisco

City Hall
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Tails
Ordinance

File Number: 190846

Date Passed: December 15, 2020

Ordinance amending the Administrative Code to direct the Department of Disability and Aging Services to report on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development and other departments.

December 07, 2020 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

December 07, 2020 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

December 08, 2020 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

December 15, 2020 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 190846

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/15/2020 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo

Angela Calvillo
Clerk of the Board

Handwritten signature of London N. Breed

London N. Breed
Mayor

12/23/20

Date Approved