



Good Samaritan Ordinance - Summary

When a tenant is displaced for their rent controlled unit due to some sort of a disaster, they are eligible to use the Good Samaritan Legislation. This innovative piece of legislation was crafted so that individuals living in rent controlled units would have an opportunity to find affordable housing for a set period of time, while their pre-disaster units were being repaired. It also allows property owners with vacancies to fill them for a specific amount of time. This also has some built-in protections for the property owners who are interested in participating.

Any potential tenants will be vetted by the San Francisco Human Services Agency Emergency Response Coordinator. The Emergency Response Coordinator is on call 24/7 and carries a fire pager. Besides an earthquake, the most common caused for the displacement from a unit is fire. The ERC works closely with the American Red Cross and other City agencies, and is aware of any situation that would displace tenants from their units. The ERC is responsible in making sure that the tenants who are referred to the Apartment Owners Association are actually living in rent controlled and have been legitimately displaced due to an actual occurrence. The ERC will also be responsible for giving the Apartment Owners Association the necessary information to give to their members, such as the family size, the amount of rent, and the amount of income. **If members feel that they are in a position to assist, they should contact the San Francisco Apartment Association for the tenant contact information.** Then it is up to the potential landlord and the tenant to enter into a voluntary agreement.

Basic Facts

- 1) Participation is voluntary.
- 2) Property owners screen and accept any potential tenants using the same criteria that they would use for any other tenants.
- 3) A specific written agreement is signed by both the landlord and the tenant. It clearly outlines what the responsibility of each party is, including the rent structure.
- 4) The initial period is for one year. Any extension of the initial length of stay is at the discretion of the landlord.
- 5) All tenants will be screened by the San Francisco Human Services Agency Emergency Response Coordinator before their names and information are sent to the Apartment Owners Association. This will ensure that any potential tenant is actually displaced from a legitimate event and meet the criteria to participate in the program.
- 6) Rents are set at the pre-disaster amount, or up to 10% more. Besides the length of stay, all other usual tenant/landlord issues are the same.

TO PARTICIPATE IN THE PROGRAM, CONTACT:

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