

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
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TDD/TTY No. (415) 554-5227

## MEMORANDUM

TO: Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing  
Bridget Badasow; Homelessness Oversight Commission

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: October 28, 2024

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed Ordinance:

File No. 241038

Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.

If you have comments or reports to be included with the file, please forward them to Victor Young 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: Dylan Schneider, Department of Homelessness and Supportive Housing  
Emily Cohen, Department of Homelessness and Supportive Housing



# City and County of San Francisco

## Master Report

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 241038      **File Type:** Ordinance      **Status:** Pending Committee Action

**Enacted:** \_\_\_\_\_ **Effective:** \_\_\_\_\_

**Version:** 1      **In Control:** Rules Committee

**File Name:** Administrative Code - Rapid Rehousing Policy      **Date Introduced:** 10/22/2024

**Requester:** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Final Action:** \_\_\_\_\_

**Comment:** \_\_\_\_\_ **Title:** Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household’s circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City’s implementation of this rapid rehousing policy.

**Sponsors:** Ronen; Walton and Peskin

### History of Legislative File 241038

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	10/22/2024	ASSIGNED	Rules Committee		
<i>10/24/24 - President Peskin waived the 30-day rule pursuant to Board Rule No. 3.22.</i>						

1 [Administrative Code - Rapid Rehousing Policy]

2

3 **Ordinance amending the Administrative Code to declare that it is City policy to provide**  
 4 **up to five years of rapid rehousing assistance to an eligible household where the City**  
 5 **has assessed the household's circumstances and concluded that a shorter-term**  
 6 **subsidy will create a risk of returning to homelessness; and requiring the**  
 7 **Homelessness Oversight Commission to hold an annual hearing and issue an annual**  
 8 **report analyzing the City's implementation of this rapid rehousing policy.**

9

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 *strikethrough italics Times New Roman font*.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~strikethrough Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 subsections or parts of tables.

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

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Section 1. Chapter 20 of the Administrative Code is hereby amended by adding Article  
 17 XX, consisting of Sections 20.20-1 through 20.20-7, to read as follows:

18

19

**ARTICLE XX: RAPID REHOUSING PROGRAM**

20

21

**SEC. 20.20-1. FINDINGS.**

22

(a) From 2022 through 2024, based on the City's annual Point-In-Time Count, the number of  
 23 unsheltered households in San Francisco with minor children increased by 98%.

24

(b) High rent, wage stagnation, and the high cost of living continues to make housing in San  
 25 Francisco unaffordable, and as a result, permanent rent subsidies provide families the best chance of

1 exiting homelessness. Accordingly, short-to-medium-term subsidies are an important resource for a  
2 portion of the homeless population who, with appropriate support over time, are able to assume  
3 responsibility for payment of rent on their own.

4 (c) The City operates a number of programs that offer families rent subsidies that last for a  
5 period of time between three months and three years (“Time-Limited Subsidies”). Some families who  
6 accept a Time-Limited Subsidy may be unable to assume responsibility for paying the rent on their own  
7 at the end of the fixed term, leading to a return to homelessness. With additional time and support,  
8 many such families could become financially self-sufficient and afford their rent on their own. For  
9 example, HSH data shows a higher rate of positive outcomes for family households that were able to  
10 extend their subsidy beyond 3 years.

11  
12 **SEC. 20.20-2. DEFINITIONS.**

13 For purposes of this Article XX, the following definitions apply:

14 “City” or “San Francisco” means the City and County of San Francisco.

15 “Household” means any person or persons who resides, or intends to reside, in the same  
16 housing unit with at least one person under the age of 18.

17 “HSA” means the Human Services Agency.

18 “HSH” means the Department of Homelessness and Supportive Housing.

19 “Rapid Rehousing Program” means the program established by this Article, and operated by  
20 HSH using funding from the City’s General Fund, to provide rent subsidies to families experiencing or  
21 at risk of homelessness.

22 “Time-Limited Rent Subsidy” means a recurring payment made by HSA or HSH, or an  
23 organization acting on behalf of HSA or HSH, to an eligible Household to supplement their income so  
24 that they may afford their rent, with a fixed term of no more than three years.

1           **SEC. 20.20-3. RAPID REHOUSING POLICY.**

2           To prevent families from returning to homelessness and increase the return on the City's  
3 investment in Time-Limited Rent Subsidies, it shall be the policy of the City, subject to the budgetary  
4 and fiscal provisions of the Charter, to:

5           (a) Ensure that every Household that receives a Time-Limited Rent Subsidy is assessed and  
6 prioritized through Coordinated Entry no later than two months prior to the expiration of that subsidy  
7 to determine if the Household is at risk of returning to homelessness at the end of the fixed subsidy  
8 term; and, where the assessment concludes that termination of the Time-Limited Subsidy is likely to  
9 result in a Household's return to homelessness, ensure that the Household is provided with an  
10 extension of the rent subsidy through the Rapid Rehousing Program, for a maximum subsidy term not  
11 to exceed five years ("Extended Subsidy Term"); and

12           (b) Ensure that every Household that receives an Extended Subsidy Term as authorized by  
13 subsection (a), is assessed and prioritized through Coordinated Entry to determine whether the  
14 Household is at risk of returning to homelessness at the end of the Extended Subsidy Term; and where  
15 the assessment concludes that a Household is likely to return to homelessness, ensure that the  
16 Household is referred to such vacancies as exist in other City housing programs; and

17           (c) Ensure that Households that receive Time-Limited subsidies are provided with notice  
18 that they may be eligible for an extension of their rent subsidy under this Article XX.

19  
20           **SEC. 20.20-4. REPORTING.**

21           (a) By no later than December 1, 2025, and every year thereafter, the Homeless Oversight  
22 Commission shall hold a hearing to discuss implementation of the Rapid Rehousing Program, and shall  
23 issue a report including, but not necessarily limited to, the number of Households served through the  
24 Rapid Rehousing Program, the average duration of the subsidies received, the number of Households  
25 that found permanent housing within or outside the homelessness response system, the number of

1 unused Rapid Rehousing placements, the number of Households that were assessed for an extension at  
2 the end of their Time-Limited Subsidy, the number of Households that were not eligible for Rapid  
3 Rehousing, and any recommendations for changes to the City's Rapid Rehousing Program.

4 (b) HSH shall be responsible for gathering information necessary to prepare the report,  
5 including information from HSA, and submitting a draft report to the Homelessness Oversight  
6 Commission.

7  
8 **SEC. 20.20-5. NO CONFLICT WITH FEDERAL OR STATE LAW.**

9 Nothing in this Article XX shall be interpreted or applied so as to create any requirement,  
10 power, or duty in conflict with any federal or state law.

11  
12 **SEC. 20.20-6. SEVERABILITY.**

13 If any section, subsection, sentence, clause, phrase, or word of this Article XX, or any  
14 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a  
15 decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining  
16 portions or applications of the Article. The Board of Supervisors hereby declares that it would have  
17 passed this Article and each and every section, subsection, sentence, clause, phrase, and word not  
18 declared invalid or unconstitutional without regard to whether any other portion of this Article or  
19 application thereof would be subsequently declared invalid or unconstitutional.

20  
21 **SEC. 20.20-7. UNDERTAKING FOR THE GENERAL WELFARE.**

22 In enacting and implementing this Article XX, the City is assuming an undertaking only to  
23 promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an  
24 obligation for breach of which it is liable in money damages to any person who claims that such breach  
25 proximately caused injury.



## **LEGISLATIVE DIGEST**

[Administrative Code - Rapid Rehousing Policy]

**Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.**

### Existing Law

The City and County of San Francisco ("City") operates a number of time-limited rent subsidy programs that offer families rental subsidies that last for between three months and three years. These programs include the CalWORKs Housing Support Program ("HSP"), operated by the Human Services Agency (HSA) using state funding, and Rapid Rehousing programs, operated by the Department of Homelessness and Supportive Housing ("HSH") using money appropriated from the General Fund and/or from the Our City, Our Home Fund. Currently, there is no legal requirement that the City assess families at the end of their time-limited subsidy, or prioritize them through Coordinated Entry, to determine whether they may need continued support through the City's homelessness response system.

### Amendments to Current Law

The proposed ordinance would declare that it is the policy of the City to: 1) assess and prioritize families through Coordinated Entry at the end of their receipt of a time-limited subsidy to determine whether termination of the time-limited rent subsidy would put the family at risk of returning to homelessness; 2) subject to the budgetary and fiscal provisions of the Charter, use General Funds to provide the family with an extended rent subsidy, for a total subsidy period not to exceed five years; 3) assess and prioritize families through Coordinated Entry at the end of their extended subsidy to determine whether the family is at risk of returning to homelessness; and 4) and where the assessment concludes that the family is likely to return to homelessness, refer the family to vacancies in other City housing programs.

The ordinance would require the Homeless Oversight Commission to issue a report every year on the number of families served and program outcomes, and to make recommendations on changes to rapid rehousing program.

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## Introduction Form

*(by a Member of the Board of Supervisors or the Mayor)*



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor  inquiries..."
- 5. City Attorney Request
- 6. Call File No.  from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission       Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes                       No

*(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)*

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

**From:** [Ferrigno, Jennifer \(BOS\)](#)  
**To:** [BOS Legislation, \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)  
**Cc:** [Ronen, Hillary \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Lopez-Weaver, Lindsey \(BOS\)](#)  
**Subject:** Introduction Form: Ordinance [Administrative Code - Rapid Rehousing Program]  
**Date:** Tuesday, October 22, 2024 2:13:53 PM  
**Attachments:** [image010.png](#)  
[ORD V8.DOCX](#)  
[DIGEST v3.DOCX](#)  
[Introduction Form - Ordinance \[Administrative Code - Rapid Rehousing Policy\] 10.22.24.pdf](#)  
[DIGEST v3.pdf](#)  
[ORD V8.pdf](#)

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Dear Clerks,

Supervisor Ronen is introducing an ordinance [Administrative Code - Rapid Rehousing Program]. I have attached the introduction form as well as the ordinance and digest in both word and pdf formats. Supervisor Ronen's digital signature serves in place of a wet signature. The City Attorney has approved this as to form, as per their email below.

Supervisor Walton and President Peskin have agreed to be co-sponsors, I have cc'd their legislative aides to confirm.

Supervisor Ronen also respectfully requests a waiver of the 30-day rule to ensure this legislation has the best chance of moving through the legislative process before the end of her term.

Please let me know if you need anything from us regarding this introduction and waiver request.

Take care,

Jen

.....  
Jennifer Ferrigno, Legislative Aide  
San Francisco District 9 | Supervisor Hillary Ronen  
jennifer.ferrigno@sfgov.org | c. 415.307.0232  
(she/her/ella)

---

**From:** Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>  
**Sent:** Tuesday, October 22, 2024 1:42 PM  
**To:** Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>  
**Cc:** PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; LEOS, JONATHAN (CAT) <Jonathan.Leos@sfcityatty.org>  
**Subject:** FW: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

The attached ordinance is approved as to form and the /s/ next to my name has the same effect as my signature.

Adam Radtke (he/him/él)  
Deputy City Attorney, Health & Human Services



Office of City Attorney David Chiu  
(415) 554-4212 Direct  
[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)

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---

**From:** Radtke, Adam (CAT)

**Sent:** Tuesday, October 22, 2024 10:44 AM

**To:** Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Pearson, Anne (CAT) <Anne.Pearson@sfcityatty.org>; Leos, Jonathan (CAT) <Jonathan.Leos@sfcityatty.org>

**Subject:** RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

Please see attached ordinance and digest for introduction today that incorporates the feedback below and edits by the Legislative Analyst Unit (LAU). Let me know if you want to see a version in track changes and if you have any questions or concerns.



Adam Radtke (he/him/él)  
Deputy City Attorney, Health & Human Services  
Office of City Attorney David Chiu  
(415) 554-4212 Direct  
[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)

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---

**From:** Radtke, Adam (CAT)

**Sent:** Monday, October 21, 2024 11:51 AM

**To:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>; Pearson, Anne (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; Leos, Jonathan (CAT) <[Jonathan.Leos@sfcityatty.org](mailto:Jonathan.Leos@sfcityatty.org)>  
**Subject:** RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

The brackets are in line 8, which you deleted. I'll take a quick look at these edits.



Adam Radtke (he/him/él)  
Deputy City Attorney, Health & Human Services  
Office of City Attorney David Chiu  
(415) 554-4212 Direct  
[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)

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---

**From:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>  
**Sent:** Monday, October 21, 2024 11:34 AM  
**To:** Radtke, Adam (CAT) <[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)>; Pearson, Anne (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; Leos, Jonathan (CAT) <[Jonathan.Leos@sfcityatty.org](mailto:Jonathan.Leos@sfcityatty.org)>  
**Subject:** Re: Updated version of the draft ordinance for Tues Oct 22

See attached tracked changes but here is the summary:

- wherever we say "Medium-term" subsidies instead put "time limited" - there are several programs with several time limits short and medium term, so better to be general here. HSH agreed.
- Line 8: delete out data in the findings "HSH Data shows that only 54%..." clause in findings all together, data changes anyway over time, and not necessary to be in there given the department and advocates differ on the numbers and semantics of what they are capturing in their numbers
- Line 13: take out 10% number and say "For example, HSH data shows a higher rate of positive outcomes for family households that are able to extend their subsidy beyond 3 years."
- In reporting section, add a phrase to include HSA in providing the data necessary for reporting on any program that they have been administering.

And that should be it. When you ask about who we want to put in the brackets, I am not sure what you mean? Other co-sponsors?

Take care,

Jen

.....  
Jennifer Ferrigno, Legislative Aide  
San Francisco District 9 | Supervisor Hillary Ronen  
[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org) | c. 415.307.0232  
(she/her/ella)

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**From:** Radtke, Adam (CAT) <[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)>  
**Sent:** Monday, October 21, 2024 10:53 AM  
**To:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>; PEARSON, ANNE (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; LEOS, JONATHAN (CAT) <[Jonathan.Leos@sfcityatty.org](mailto:Jonathan.Leos@sfcityatty.org)>  
**Subject:** RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

Can you send me their edits, or summarize them, and I'll take a quick look and get back to you?

Can you also send let us know who you want to put in the brackets?



Adam Radtke (he/him/él)  
Deputy City Attorney, Health & Human Services  
Office of City Attorney David Chiu  
(415) 554-4212 Direct  
[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)

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**From:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>  
**Sent:** Monday, October 21, 2024 10:07 AM  
**To:** Radtke, Adam (CAT) <[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)>; Pearson, Anne (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; Leos, Jonathan (CAT) <[Jonathan.Leos@sfcityatty.org](mailto:Jonathan.Leos@sfcityatty.org)>

**Subject:** Re: Updated version of the draft ordinance for Tues Oct 22

Hi Adam,

I know you are all slammed today, but will there be a few minutes to go over a few edits? I spoke with HSH and we are pretty close and mostly in agreement on the legislation, thankfully, but there are a few suggestions we'd like to accept.

I have a staff meeting right now until 12 - but can summarize the changes if you definitely can't meet, otherwise if you have any time at all after 12, I can be flexible, just let me know.

Take care,

Jen

.....  
Jennifer Ferrigno, Legislative Aide  
San Francisco District 9 | Supervisor Hillary Ronen  
[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org) | c. 415.307.0232  
(she/her/ella)

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**From:** Radtke, Adam (CAT) <[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)>  
**Sent:** Monday, October 21, 2024 8:54 AM  
**To:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>; PEARSON, ANNE (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; LEOS, JONATHAN (CAT) <[Jonathan.Leos@sfcityatty.org](mailto:Jonathan.Leos@sfcityatty.org)>  
**Subject:** RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

I'm attaching a clean copy of the current ordinance (titled ORD V7). I'm also attaching a comparison copy between the current ordinance and the version that you sent on Friday afternoon (titled "Comparison Version") so that you can see the changes in track changes. We've revised the Rapid Rehousing Policy section to address your concerns regarding the subdivisions. Anne also recommends that the recitals citing to "HSH data" be revised; let us know who you want to put in the brackets.

Finally, let us know whether you want to change "Short-Term Rent Subsidy" before introduction.



Adam Radtke (he/him/él)  
Deputy City Attorney, Health & Human Services  
Office of City Attorney David Chiu  
(415) 554-4212 Direct  
[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)

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**From:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>  
**Sent:** Friday, October 18, 2024 2:12 PM  
**To:** Radtke, Adam (CAT) <[Adam.Radtke@sfcityatty.org](mailto:Adam.Radtke@sfcityatty.org)>; Pearson, Anne (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; Leos, Jonathan (CAT) <[Jonathan.Leos@sfcityatty.org](mailto:Jonathan.Leos@sfcityatty.org)>  
**Subject:** Fw: Updated version of the draft ordinance for Tues Oct 22

Here is HSH's version with comments and suggestions.

Get [Outlook for iOS](#)

---

**From:** Schneider, Dylan (HOM) <[dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org)>  
**Sent:** Friday, October 18, 2024 12:30 PM  
**To:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>; Cohen, Emily (HOM) <[emily.cohen@sfgov.org](mailto:emily.cohen@sfgov.org)>  
**Subject:** Re: Updated version of the draft ordinance for Tues Oct 22

Hi Jen,

Thanks again for sharing this. We've reviewed and have some clarifying questions and a few recommended edits for accuracy.

Happy to jump on a call to discuss if helpful.

Our team is working on an analysis to understand impacts and policy considerations of this proposed legislation. We likely won't have this fully ready by the time we meet Wednesday, but will plan to share what we have.

Thank you,  
Dylan



**Dylan Schneider, MPA (She/Hers)**  
Manager of Legislative Affairs  
San Francisco Department of Homelessness and Supportive Housing  
[dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org) | O: 628.652.7742

Learn: [hsh.sfgov.org](http://hsh.sfgov.org) | Follow: [@SF\\_HSH](#) | Like: [@SanFranciscoHSH](#)

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**From:** Schneider, Dylan (HOM) <[dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org)>  
**Sent:** Wednesday, October 16, 2024 5:05 PM  
**To:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>; Cohen, Emily (HOM) <[emily.cohen@sfgov.org](mailto:emily.cohen@sfgov.org)>  
**Subject:** Re: Updated version of the draft ordinance for Tues Oct 22

Hi Jen,

Thanks for sharing, will take a look and get back to you tomorrow.

Thank you,  
Dylan



**Dylan Schneider, MPA (She/Hers)**  
Manager of Legislative Affairs  
San Francisco Department of Homelessness and Supportive Housing  
[dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org) | O: 628.652.7742

Learn: [hsh.sfgov.org](http://hsh.sfgov.org) | Follow: [@SF\\_HSH](https://twitter.com/SF_HSH) | Like: [@SanFranciscoHSH](https://twitter.com/SanFranciscoHSH)

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**From:** Ferrigno, Jennifer (BOS) <[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org)>  
**Sent:** Wednesday, October 16, 2024 4:23 PM  
**To:** Cohen, Emily (HOM) <[emily.cohen@sfgov.org](mailto:emily.cohen@sfgov.org)>; Schneider, Dylan (HOM) <[dylan.schneider@sfgov.org](mailto:dylan.schneider@sfgov.org)>  
**Subject:** Updated version of the draft ordinance for Tues Oct 22

Hi Dylan and Emily,

The City Attorney revised the latest draft to add this legislation to Chapter 20 of the Administrative Code (Social Services), and to add the following legal provisions since this legislation applies to state programs: No Conflict with Federal or State Law, Severability, and Undertaking for the General Welfare.

Attached is the most up-to-date version.

Take care,

Jen

.....  
Jennifer Ferrigno, Legislative Aide  
San Francisco District 9 | Supervisor Hillary Ronen  
[jennifer.ferrigno@sfgov.org](mailto:jennifer.ferrigno@sfgov.org) | c. 415.307.0232  
(she/her/ella)

1 [Administrative Code - Rapid Rehousing Policy]

2

3 **Ordinance amending the Administrative Code to declare that it is City policy to provide**  
 4 **up to five years of rapid rehousing assistance to an eligible household where the City**  
 5 **has assessed the household's circumstances and concluded that a shorter-term**  
 6 **subsidy will create a risk of returning to homelessness; and requiring the**  
 7 **Homelessness Oversight Commission to hold an annual hearing and issue an annual**  
 8 **report analyzing the City's implementation of this rapid rehousing policy.**

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

13

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

15

16 Section 1. Chapter 20 of the Administrative Code is hereby amended by adding Article  
 17 XX, consisting of Sections 20.20-1 through 20.20-7, to read as follows:

18

19 **ARTICLE XX: RAPID REHOUSING PROGRAM**

20

21 **SEC. 20.20-1. FINDINGS.**

22 (a) From 2022 through 2024, based on the City's annual Point-In-Time Count, the number of  
 23 unsheltered households in San Francisco with minor children increased by 98%.

24 (b) High rent, wage stagnation, and the high cost of living continues to make housing in San  
 25 Francisco unaffordable, and as a result, permanent rent subsidies provide families the best chance of

1 exiting homelessness. Accordingly, short-to-medium-term subsidies are an important resource for a  
2 portion of the homeless population who, with appropriate support over time, are able to assume  
3 responsibility for payment of rent on their own.

4 (c) The City operates a number of programs that offer families rent subsidies that last for a  
5 period of time between three months and three years (“Time-Limited Subsidies”). Some families who  
6 accept a Time-Limited Subsidy may be unable to assume responsibility for paying the rent on their own  
7 at the end of the fixed term, leading to a return to homelessness. With additional time and support,  
8 many such families could become financially self-sufficient and afford their rent on their own. For  
9 example, HSH data shows a higher rate of positive outcomes for family households that were able to  
10 extend their subsidy beyond 3 years.

11  
12 **SEC. 20.20-2. DEFINITIONS.**

13 For purposes of this Article XX, the following definitions apply:

14 “City” or “San Francisco” means the City and County of San Francisco.

15 “Household” means any person or persons who resides, or intends to reside, in the same  
16 housing unit with at least one person under the age of 18.

17 “HSA” means the Human Services Agency.

18 “HSH” means the Department of Homelessness and Supportive Housing.

19 “Rapid Rehousing Program” means the program established by this Article, and operated by  
20 HSH using funding from the City’s General Fund, to provide rent subsidies to families experiencing or  
21 at risk of homelessness.

22 “Time-Limited Rent Subsidy” means a recurring payment made by HSA or HSH, or an  
23 organization acting on behalf of HSA or HSH, to an eligible Household to supplement their income so  
24 that they may afford their rent, with a fixed term of no more than three years.

1           **SEC. 20.20-3. RAPID REHOUSING POLICY.**

2           To prevent families from returning to homelessness and increase the return on the City's  
3 investment in Time-Limited Rent Subsidies, it shall be the policy of the City, subject to the budgetary  
4 and fiscal provisions of the Charter, to:

5           (a) Ensure that every Household that receives a Time-Limited Rent Subsidy is assessed and  
6 prioritized through Coordinated Entry no later than two months prior to the expiration of that subsidy  
7 to determine if the Household is at risk of returning to homelessness at the end of the fixed subsidy  
8 term; and, where the assessment concludes that termination of the Time-Limited Subsidy is likely to  
9 result in a Household's return to homelessness, ensure that the Household is provided with an  
10 extension of the rent subsidy through the Rapid Rehousing Program, for a maximum subsidy term not  
11 to exceed five years ("Extended Subsidy Term"); and

12           (b) Ensure that every Household that receives an Extended Subsidy Term as authorized by  
13 subsection (a), is assessed and prioritized through Coordinated Entry to determine whether the  
14 Household is at risk of returning to homelessness at the end of the Extended Subsidy Term; and where  
15 the assessment concludes that a Household is likely to return to homelessness, ensure that the  
16 Household is referred to such vacancies as exist in other City housing programs; and

17           (c) Ensure that Households that receive Time-Limited subsidies are provided with notice  
18 that they may be eligible for an extension of their rent subsidy under this Article XX.

19  
20           **SEC. 20.20-4. REPORTING.**

21           (a) By no later than December 1, 2025, and every year thereafter, the Homeless Oversight  
22 Commission shall hold a hearing to discuss implementation of the Rapid Rehousing Program, and shall  
23 issue a report including, but not necessarily limited to, the number of Households served through the  
24 Rapid Rehousing Program, the average duration of the subsidies received, the number of Households  
25 that found permanent housing within or outside the homelessness response system, the number of

1 unused Rapid Rehousing placements, the number of Households that were assessed for an extension at  
2 the end of their Time-Limited Subsidy, the number of Households that were not eligible for Rapid  
3 Rehousing, and any recommendations for changes to the City's Rapid Rehousing Program.

4 (b) HSH shall be responsible for gathering information necessary to prepare the report,  
5 including information from HSA, and submitting a draft report to the Homelessness Oversight  
6 Commission.

7  
8 **SEC. 20.20-5. NO CONFLICT WITH FEDERAL OR STATE LAW.**

9 Nothing in this Article XX shall be interpreted or applied so as to create any requirement,  
10 power, or duty in conflict with any federal or state law.

11  
12 **SEC. 20.20-6. SEVERABILITY.**

13 If any section, subsection, sentence, clause, phrase, or word of this Article XX, or any  
14 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a  
15 decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining  
16 portions or applications of the Article. The Board of Supervisors hereby declares that it would have  
17 passed this Article and each and every section, subsection, sentence, clause, phrase, and word not  
18 declared invalid or unconstitutional without regard to whether any other portion of this Article or  
19 application thereof would be subsequently declared invalid or unconstitutional.

20  
21 **SEC. 20.20-7. UNDERTAKING FOR THE GENERAL WELFARE.**

22 In enacting and implementing this Article XX, the City is assuming an undertaking only to  
23 promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an  
24 obligation for breach of which it is liable in money damages to any person who claims that such breach  
25 proximately caused injury.



1 [Administrative Code - Rapid Rehousing Policy]

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