

File No. 241038

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Rules Committee

Date Nov 4, 2024

Board of Supervisors Meeting

Date _____

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OTHER (Use back side if additional space is needed)

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Completed by: Victor Young

Date Oct 31, 2024

Completed by: _____

Date _____

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.

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

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

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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BOARD of SUPERVISORS



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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

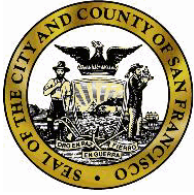
The Board of Supervisors' Rules Committee received the following proposed Ordinance:

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.

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> | | | | | | |