

Interconnected Solutions to Dignified and Affordable Housing for San Franciscans

*Addressing the Crisis and Preventing Future
Ones with Effective Programs*

Street and Homeless System Response

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An Effective System Vision

- Heavy Investment in prevention - Keep San Franciscans Housed
- Short Dignified Stays in Shelter - Diversity of Types to Meet Diversity of Needs
- Stable Healthy Housing - Diversity of Support Structures from ELI to Tx to Board & Care
- A Plan for Every Person - By Name By Block System that builds self determination, trust, assessments and placements

Shelter Waitlists and Turnaways

- The best way to expand shelter capacity is to **prevent people from becoming homeless and adding housing.**
- The best systems are “right sized”
- *There are currently 160 people on shelter waitlist for adults,* and 442 homeless families on waitlist for shelter and hotel rooms.
- *There are about 3,500 shelter beds in our system,* a 60% increase since 2018, mostly due to OCOH Prop C funding.
- *This fiscal year an average of 61 people were placed in housing each week, compared to 15 per week pre OCOH Prop C. Shelter success rates continue to be dismal.*

Solving Vehicular Housed Challenge

- ***The 2022 PIT count found 24% of unsheltered homeless individuals*** were observed sleeping in vehicles.
- ***RVs provide shelter, privacy, and sanitation for individuals*** who may otherwise have to sleep on the street.
- ***Over 40 households, including seniors, families, and students, live near SFSU alone,*** and they are facing imminent displacement due to parking restrictions.
- ***San Francisco only has ONE vehicle triage center*** for all of the vehicularly housed people in San Francisco.
- ***Increasing parking enforcement and the removal of parking spots have led to ticketing, displacement, and increased housing insecurity.***

SF Street Response: HSOC

Primary Objective of HSOC to Move People off Street has failed.

Huge Allocation of City Personnel, low placement rates in shelter

- Past operations have been far more successful
- Failure to follow national best practices

Conclusion:

- The substantial investment in HSOC has not yielded desired outcomes, highlighting the urgent need for a reassessment of its strategies and resource allocation to address the complex issue of homelessness more effectively
- Desired Outcome: An effective Street Response that centers the needs of unhoused people for maximum results

Maintaining and Providing Healthy and Dignified Housing

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Healthy Supportive Housing Communities



SUPPORTIVE HOUSING
PROVIDER NETWORK

The City must fund the Home by the Bay strategic plan, which recognizes that achieving one of its four main goals increasing “supporting people to succeed in housing” requires significant investments in permanent supportive housing (PSH) including investments in:

- Expanding the number of Units and Subsidies
- Capital improvements
- Increased safety measures
- Enhanced services/Housing mobility particularly for individuals with complex care needs
- Families and TAY housing opportunities

Supporting success in housing requires fully funded contracts that take into account residents’ full range of needs and the escalating costs of providing resident services, including:

- Food security
- Overdose prevention programs
- Increases in insurance, maintenance costs, wages

Nonpayment of rent and high vacancy rates have created serious financial challenges.

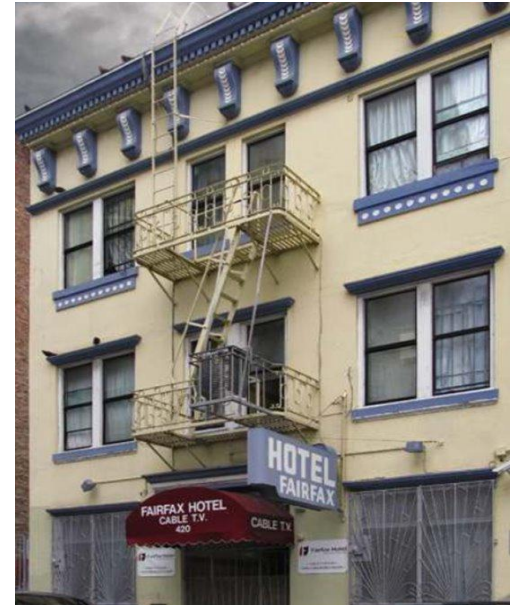
- Currently, approximately 30% of PSH tenants (~3,550) are at least 90 days in arrears, and providers are facing over \$8 million dollars in losses due to rental arrears.
- The high rate of vacancies adds another approximately \$5 million in losses.
- Increased property damage and rapidly escalating insurance premiums/difficulty to retain insurance creates additional financial pressure.
- These challenges may lead to more staff reductions, which, in turn, will exacerbate the challenges of operating the PSH buildings in ways that promote housing retention.

Inequity Across PSH Sites



The significant differences in quality of our PSH buildings has created inequity in the PSH portfolio, and contributed to high vacancy rates.

- Failure to invest in PSH has contributed to vacancies in PSH — 12% of PSH sites (mostly older buildings) account for over 33% of vacancies.
- SHPN estimates that approximately \$27 million dollars in FY 24-25 is needed to improve habitability of PSH units



Culturally Competent Proactive Code Enforce and SRO Collaboratives

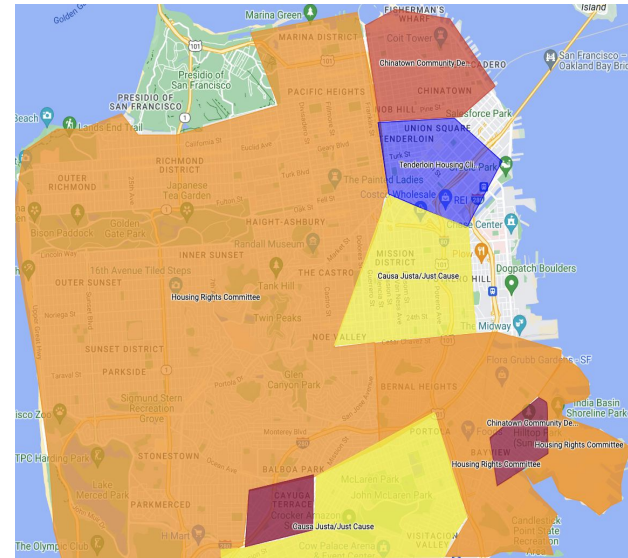


Proven Track Record of Success Across 30+ years

History of CEOP/SRO Collab:

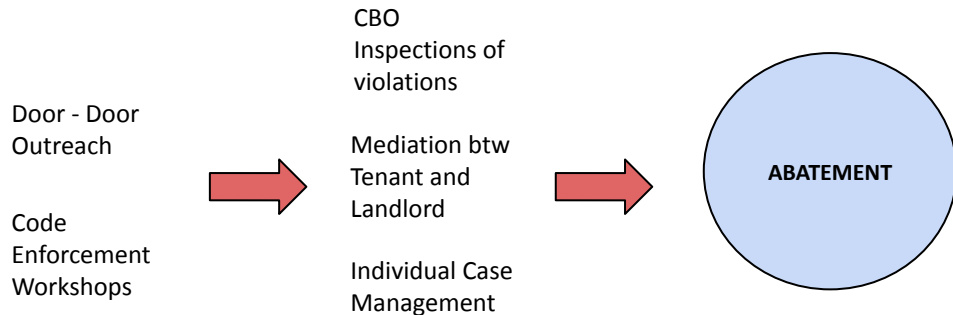
- After years, many years, of SRO Fires and Habitability complaints ignored by the BBI. The community rallied for change. A voter referendum in 1994 Created the BIC and DBI

Code Enforcement Everywhere



A System that Works

Outreach and Education Leads to Abatement



CBO's Code Enforcement Cases

FY '22 - 23

Per Quarter	New Cases	Resolved	W/DBI	W/o DBI
Q1	1,081	637	25	612
Q2	410	787	19	768
Q3	486	321	43	278
Q4	520	468	21	447
FY Total	2,497	2,213	108	2,105

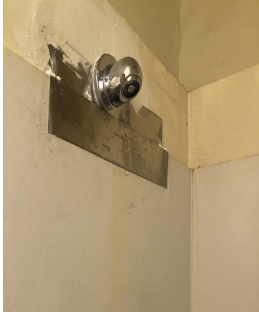
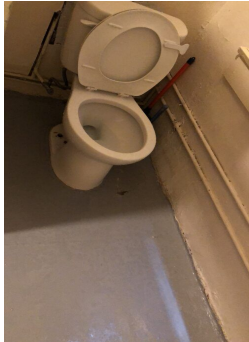
FY '23 - 24

Per Quarter	New Cases	Resolved	W/DBI	W/o DBI
Q1	590	191	23	167
Q2	415	210	13	197
FY Total	1005	401	36	364

Samples of Repairs w/out DBI

Before

After



Urgent Funding Restoration: 10% Cuts To Whole Program

- ***Reductions in funding jeopardize vital services*** provided by CEOP and SRO Collaboratives, directly affecting marginalized individuals and families reliant on these programs for housing stability and habitability.
- ***Budget cuts risk compromising housing quality and safety standards***, exacerbating living conditions for tenants in SROs and low-income housing, leading to increased health risks and potential displacement. Especially since the department has not plan for service continuation if the program's budget is cut.
- ***Failure to restore funding not only undermines current efforts to address homelessness and housing insecurity but also escalates future financial burdens on the city, including heightened demand for emergency services and shelter provision.***

Eviction Prevention and Anti-Displacement



Safeguarding Stability: Eviction Prevention

Eviction prevention is a coordinated and collaborative partnership between legal services, tenant counseling organizations, and rental assistance agencies.

This holistic approach is highly successful in addressing eviction threats, protecting long term tenancies and preserving affordable units throughout the city.

Prevention by the Numbers: Tenant Right to Counsel

The urgent need for legal services:

In this Fiscal year TRC system has already handled 2635 active eviction cases and is projected to reach 3000 active cases.

- Each year, the TRC system serves approximately 3500 tenants, primarily from marginalized communities.
- Demographic breakdown of tenants served:
 - 87% are extremely, very, or low income by area median income level.
 - 76% are BIPOC (Black, Indigenous, and People of Color).
 - 29% are monolingual non-English speaking individuals.

Proven Success

- 92% of TRC-Wide full scope representation cases result in tenants staying in their current housing or securing alternative accommodations.

Prevention by the Numbers: Emergency Rental Assistance

Since COVID, the SF Emergency Rental Assistance Program (ERAP) has prevented eviction and homelessness for thousands of individuals and families, saving their tenancies and preserving affordable units. The program receives over 11,000 applications each year.

FY 23-24 ERAP has a total of \$46.5M in funding, which is projected to drop by 50% in the coming FY. **This will put thousands of tenants at even higher risk of eviction and potential homelessness.**

SF ERAP reaches those most in need of protection from eviction:

- Almost 2500 of the SF ERAP applicant households processed this year have annual incomes of \$15,150 or less and 100% have incomes at or below 50% of the AMI
- 47% percent are people with disabilities
- 75% are BIPOC
- 16% are LGBTQIA+
- 30% require an interpreter

HESPA requests that the ERAP funding be restored by \$23.25M to the current FY level of \$46.5M to ensure all city residents remain stably housed.

Prevention through knowledge: City-Wide Tenant Counseling Programs

Tenant counseling in San Francisco is done by a network of dedicated organizations committed to preserving housing stability and preventing homelessness:

City-wide tenant counseling programs held by: Causa Justa::Just Cause, Housing Rights Committee of San Francisco, BiSHOP, SOMCAN, CCDC, MSROC:

- When tenants are facing harassment or threats of eviction these organizations are the first stop to getting answers and protecting their rights
- They play a key role in educating communities on tenants' rights
- They also provide vital services that stabilize housing including: helping tenants respond to illegal rent increases, request essential repairs and From assisting with legal documents, and providing assistance in finding affordable housing.