

1 [Administrative Code - Rapid Rehousing Policy]

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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.

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

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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:

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19 **ARTICLE XX: RAPID REHOUSING PROGRAM**

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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.

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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.

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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.

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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.

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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.

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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.

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

APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By: /s/  
ADAM RADTKE  
Deputy City Attorney

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