

1 [Administrative Code - City Navigation Centers for the Homeless]

2

3 **Ordinance amending the Administrative Code to require the City to open and operate**
4 **no fewer than six Navigation Centers within ~~twelve~~ twenty-four months of the effective**
5 **date of the ordinance, offering comprehensive health, mental health, and other services**
6 **to homeless people, and moving homeless people off the streets and into permanent**
7 **housing or transitional or stable supportive housing that eventually leads to permanent**
8 **housing through case management, social service programs, and the integration of**
9 **other relevant city services; specifying programmatic requirements for Navigation**
10 **Centers; requiring the development of plans for the equitable distribution of shelter**
11 **and housing resources, and the identification of sustainable revenue sources for the**
12 **development of new, permanent housing; and affirming the Planning Department’s**
13 **determination under the California Environmental Quality Act.**

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

18

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

20

21 Section 1. CEQA Findings.

22 The Planning Department has determined that the actions contemplated in this
23 ordinance comply with the California Environmental Quality Act (California Public Resources
24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
25

1 Supervisors in File No. 160278 and is incorporated herein by reference. The Board affirms
2 this determination.

3
4 Section 2. The Administrative Code is hereby amended by adding Chapter 106,
5 consisting of Sections 106.1 through 106.5, to read as follows:

6 **CHAPTER 106: CITY NAVIGATION CENTERS**

7 **SEC. 106.1. Navigation Centers Required.**

8 **SEC. 106.2. Operational Requirements for Navigation Centers.**

9 **SEC. 106.3. Program Implementation.**

10 **SEC. 106.4. Equitable Entry Plan; Equitable Exit Plan; Housing Revenue Plan**

11 **SEC. 106.45. Administrative Implementation.**

12 **SEC. 106.56. Undertaking for the General Welfare.**

13
14 **SEC. 106.1. NAVIGATION CENTERS REQUIRED.**

15 *As specified further in this Chapter 106, the City shall open and operate no fewer than six*
16 *Navigation Centers to address street homelessness and connect homeless people to health and mental*
17 *health services, housing, benefits, and other services. For purposes of this Chapter, “Navigation*
18 *Center” means a temporary, low-barrier-to-entry shelter that, through case management and social*
19 *service programs, aids in moving homeless people off the streets and into permanent housing or*
20 *transitional or stable supportive housing that eventually leads to permanent housing.*

21
22 **SEC. 106.2. OPERATIONAL REQUIREMENTS FOR NAVIGATION CENTERS.**

23 *(a) Each Navigation Center shall offer the following services:*

24 *(1) Beds for no fewer than 50 and no more than ~~75~~100 residents at a time, including, to*
25 *the extent feasible, flexible housing arrangements whereby groups, families, and couples may stay*

1 together, provided that the ~~75~~100-resident cap may be exceeded at a specific Navigation Center or
2 Centers upon a written finding by the City Administrator that exceeding the cap would not compromise
3 the objectives of this Chapter 106 or the operations of the affected Navigation Center or Centers;

4 (2) Adequate showers and bathroom facilities;

5 (3) Adequate storage for residents' personal property;

6 (4) In-and-out privileges allowing residents to leave and re-enter the facility, provided
7 that the City Administrator has discretion to impose reasonable restrictions on in-and-out privileges at
8 all Navigation Centers, and the City Administrator or City Administrator's designee has discretion to
9 impose such restrictions at a specific Navigation Center;

10 (5) Access to health services, including mental health services, drug and alcohol
11 treatment, and harm reduction interventions conforming to the Department of Public Health's Policy
12 on Harm Reduction, as that policy may be amended from time to time;

13 (6) Intensive case management to help connect people to housing;

14 (7) Integration of low-threshold access to City services, including benefits screening
15 and eligibility, transportation of belongings, and other services that will effectively reduce barriers to
16 housing;

17 (8) To the maximum extent feasible, a site that is at least 10,000 square feet in
18 size, including outdoor space located within the boundaries of the Navigation Center site where
19 residents may congregate; and

20 (9) Three meals per day.

21 (b) Each Navigation Center shall allow residents to keep their pets with them.

22 (c) At least one Navigation Center shall focus on the needs of homeless persons, aged 18-29,
23 who have experienced ~~long-term~~ street homelessness.

1 (d) At least one Navigation Center shall be a managed alcohol shelter that will allow residents
2 to consume alcohol within the facility, and will provide those residents with alcohol treatment and
3 supportive shelter services.

4 ~~(e) The City Administrator shall explore the feasibility of operating one Navigation~~
5 ~~Center as a supervised injection site that would allow residents to engage in medically-~~
6 ~~supervised drug use within the facility and which would provide those residents with~~
7 ~~detoxification and substance abuse treatment services.~~

8
9 **SEC. 106.3. PROGRAM IMPLEMENTATION.**

10 (a) The City shall open no fewer than three Navigation Centers under this Chapter 106 no
11 later than ~~four~~ twelve months after the effective date of the ordinance in Board File No. 160278,
12 enacting this Chapter. The City shall open no fewer than six Navigation Centers no later than ~~twelve~~
13 ~~twenty-four~~ months after the effective date of that ordinance. If the City opens any Navigation Centers
14 meeting the operational requirements set forth in Section 106.2 of this Chapter between the
15 introduction of the aforementioned ordinance and its effective date, such Navigation Centers shall be
16 treated as Navigation Centers under this Chapter and shall be counted among the three Navigation
17 Centers to be opened within ~~four~~ twelve months after the effective date of that ordinance, and among
18 the six Navigation Centers to be opened within ~~twelve~~ twenty-four months after the effective date of
19 that ordinance.

20 (b) Navigation Centers shall be temporary facilities, and once opened shall operate on a
21 specific site for no fewer than eight months and no more than two years without approval of extension
22 by resolution of the Board of Supervisors.

23 (c) The homelessness services provided at the Navigation Centers may not be taken from
24 homeless services at other shelters or drop-ins provided as of the effective date of this Chapter 106, but
25 rather shall be in addition to those services.

1 (d) The City shall locate Navigation Centers in areas accessible to homeless people. The City
2 shall give first priority to unused or vacant sites owned or controlled by the City. The City shall give
3 second priority to sites owned or controlled by the City that are being used for other purposes but
4 could feasibly be converted to Navigation Centers. The City shall give third priority to private property
5 or property owned by other, non-City public agencies, that could be leased or acquired by the City.

6 (e) After identifying a site where a Navigation Center may be located, but before opening a
7 Navigation Center on that site, the City Administrator and the member of the Board of Supervisors who
8 represents the district in which the identified site is located shall ~~seek input from community~~
9 residents ~~conduct a thorough community outreach process with neighbors, neighborhood~~
10 associations, and merchant associations on the site selection.

11 (f) The City Administrator and the Mayor’s Office of Housing Opportunities, Partnerships, and
12 Engagement (HOPE), or any successor agency, shall, no later than within one month of the effective
13 date of the ordinance enacting this Chapter 106, submit to the Board of Supervisors for its review and
14 comment an implementation and funding plan for this Chapter.

15 (g) Within 90 days of the opening of each new Navigation Center, the City Administrator, in
16 consultation with the Mayor’s Office of HOPE and the Mayor’s Office of Housing and Community
17 Development, shall present the Board of Supervisors with a housing exit plan, consistent with the
18 Equitable Exit Plan set forth in subsection (b) of Section 106.5, for that Navigation Center’s
19 residents to ensure regular turnover of its residents. This housing exit plan shall include stable housing
20 options, including but not limited to SRO beds, supportive housing, public housing, and below-market
21 rate housing, and shall take into consideration the need to preserve permanent housing resources for
22 individuals in the shelter system and others seeking permanent housing. This housing exit plan may
23 include transitional or temporary housing, but must be part of a long-term housing plan.

1 **SEC. 106.4. Equitable Entry Plan; Equitable Exit Plan; Housing Revenue Plan.**

2 To facilitate the equitable distribution of shelter and housing resources, and promote
3 the development of new, permanent housing sufficient to meet the needs of San Francisco's
4 homeless adults and young adults, the City Administrator, the Local Homeless Coordinating
5 Board, the Department of Public Health, the Human Services Agency, the Mayor's Office of
6 Housing Opportunities, Partnership and Engagement, the Mayor's Office of Housing and
7 Community Development, homeless and formerly homeless people, and any department that
8 the Board of Supervisors may establish by ordinance to serve as the City's lead homeless
9 services department, (collectively, the "Planning Partners"), shall develop and submit to the
10 Board of Supervisors the plans set forth below.

11 (a) Within 60 days of the effective date of this Chapter 106, the Local Homeless
12 Coordinating Board, in conjunction with the Planning Partners, shall develop an "Equitable
13 Entry Plan" that will identify the factors and circumstances to be considered when assigning
14 homeless adults without minor children to Navigation Centers, and any circumstances that
15 might give rise to a priority in placement.

16 (b) Within 90 days of the effective date of this Chapter 106, the Local Homeless
17 Coordinating Board, in conjunction with the Planning Partners, shall develop an "Equitable
18 Exit Plan" that will identify the factors to be considered when moving homeless adults without
19 minor children from Navigation Centers to transitional, supportive, and/or permanent housing,
20 and any circumstances that might give rise to a priority in placement. The Equitable Exit Plan
21 shall also identify the factors to be considered when moving homeless young adults from
22 Navigation Centers to transitional, supportive, and/or permanent housing, and any
23 circumstances that might give rise to a priority in placement.

24 (c) Within 120 days of the effective date of this Chapter 106, the Mayor's Office of
25 Housing Opportunities, Partnership and Engagement, in conjunction with the Planning

1 Partners, shall develop a “Housing Revenue Plan” that will identify sustainable revenue
2 sources to support the Mayor’s commitment to identify 8,000 units of housing for homeless
3 individuals and families in the next four years. The Housing Revenue Plan shall estimate the
4 costs associated with constructing new units, subsidizing turnover units in nonprofit housing,
5 subsidizing market rate units, and increasing supportive housing, and shall identify potential
6 sources of revenue that could support the development of housing sufficient to meet the
7 Mayor’s goal.

8
9 **SEC. 106.45. ADMINISTRATIVE IMPLEMENTATION.**

10 *(a) The City Administrator shall be responsible for implementing this Chapter 106.*

11 *(b) The City Administrator may issue rules, regulations, and/or guidelines, applicable to all*
12 *Navigation Centers, consistent with the objectives and requirements of this Chapter 106. The City*
13 *Administrator or the City Administrator’s designee may issue rules, regulations, and/or guidelines*
14 *applicable to a specific Navigation Center, consistent with the objectives and requirements of this*
15 *Chapter.*

16 *(c) Consistent with Charter requirements, the City Administrator may enter into contracts or*
17 *other agreements with other City departments, public agencies, and private entities, including not-for-*
18 *profit organizations, to administer this Chapter 106.*

19 *(d) The Controller shall track and evaluate the Navigation Centers’ outcomes, including but*
20 *not limited to the number of residents served by the Navigation Centers, residents’ lengths of stay,*
21 *residents’ destinations upon exit (e.g., permanent housing, skilled nursing facility), and the number of*
22 *residents receiving and retaining public assistance benefits. The Controller shall summarize these*
23 *outcomes in a report to be submitted to the Board of Supervisors no later than within six months of the*
24 *effective date of this Chapter 106, and every six months thereafter, until such time as the Navigation*
25 *Centers are no longer in operation. Within one year of the effective date of this Chapter 106, the*

1 Controller shall submit to the Board of Supervisors a report that describes any lessons
2 learned from the operation of the Navigation Centers, and makes recommendations as to how
3 and whether the Navigation Centers' approach to reducing barriers to shelter could be applied
4 to the City's full shelter system, along with a proposed resolution to accept the report.

5 (e) All City officers and entities shall cooperate with the City Administrator in the
6 implementation and administration of this Chapter 106.

7
8 **SEC. 106.56. UNDERTAKING FOR THE GENERAL WELFARE.**

9 In enacting and implementing this Chapter 106, the City is assuming an undertaking only to
10 promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an
11 obligation for breach of which it is liable in money damages to any person who claims that such breach
12 proximately caused injury.

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14 Section 3. Effective Date. This ordinance shall become effective 30 days after
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
17 of Supervisors overrides the Mayor's veto of the ordinance.

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19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By: _____
22 Anne Pearson
23 Deputy City Attorney

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