

File No. 220281

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: May 12, 2022

Board of Supervisors Meeting:

Date: _____

Cmte Board

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OTHER

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CEQA Determination, dtd 4/28/22 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Regional Action Plan February 2021 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Bay Area Homelessness Report, June 2021 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral FYI, dtd 3/14/22 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral SBC, dtd 3/15/22 |
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Prepared by: Alisa Somera

Date: May 6, 2022

Prepared by: _____

Date: _____

[Administrative Code - Shelter Expansion Program]

Ordinance amending the Administrative Code to require the Department of Homelessness and Supportive Housing (“HSH”) to submit to the Board of Supervisors and the Mayor a plan to implement a program to provide unsheltered persons in San Francisco with a safe place to sleep overnight (“Place for All Program”), including a cost estimate of implementation; requiring HSH to fully implement the Place for All Program; and affirming the Planning Department’s determination under the California Environmental Quality Act.

NOTE: **Unchanged Code text and uncoded text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~striketrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~striketrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental Findings.

The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 220281 and is incorporated herein by reference. The Board affirms this determination.

Section 2. The Administrative Code is hereby amended by adding Chapter 118, consisting of Sections 118.1 to 118.9, to read as follows:

CHAPTER 118:

PLACE FOR ALL PROGRAM

SEC. 118.1. TITLE.

This Chapter 118 shall be known as the “Place for All Ordinance.”

SEC. 118.2 FINDINGS.

(a) San Francisco has struggled with homelessness for at least four decades. Since the 1980's, successive mayoral administrations have implemented different and sometimes divergent strategies to address the City's most enduring crisis.

(1) In 1982, Mayor Dianne Feinstein launched a network of faith-based emergency winter shelters and soup kitchens.

(2) In the late 1980s and early 1990s, Mayor Art Agnos took a different approach, unveiling the “Beyond Shelter” plan to provide unhoused people access to supportive services and a pathway to long-term housing. In 1990, Mayor Agnos opened the City’s first two Multi-Service Centers, which were homeless shelters with onsite mental health and substance use disorder services.

(3) In 1993, Mayor Frank Jordan instituted the Matrix Program, which tasked police officers accompanied by social workers or health aides with clearing unhoused people from City streets and connecting them to services. In the first six months of the program, police issued over 6,000 citations for quality-of-life misdemeanors, such as public inebriation or sleeping in doorways. In 1992, voters approved Mayor Jordan's Proposition J, which banned aggressive panhandling. Voters also

1 approved Mayor Jordan's 1994 ballot measure, also named Proposition J, which banned loitering
2 within 30 feet of an automated teller machine for more than one minute.

3 (4) After his election in 1995, Mayor Willie Brown declared homelessness
4 unsolvable at a local level, and insisted any measurable improvement would require state and federal
5 dollars to fund the housing and services needed to keep people off the streets. During his two terms in
6 office, Mayor Brown's administration nonetheless added thousands of units of affordable and
7 subsidized housing, including leasing and renovating single room occupancy hotels for low-income and
8 unhoused people.

9 (5) Prior to his election as Mayor in 2003, as a member of the Board of Supervisors,
10 Gavin Newsom authored a 2002 ballot measure, entitled "Care Not Cash," which reduced City-funded
11 General Assistance cash payments to unhoused people, and redirected the savings to fund services and
12 supportive housing. According to a 2008 City Controller's audit, the Care Not Cash program housed
13 2,127 people between its implementation in 2003 and December 2007. The Department of
14 Homelessness and Supportive Housing ("HSH") estimates that Care Not Cash led to the creation of
15 1,300 units of permanent supportive housing.

16 In 2004, Mayor Newsom introduced his "Ten Year Plan to Abolish Chronic
17 Homelessness," which proposed to create 3,000 units of permanent supportive housing by 2010, and to
18 replace shelters with 24-hour crisis clinics and sobering centers. By 2014, the City was still 300 units
19 shy of the 3,000 pledged units, and had reduced the number of shelter beds by a third, from 1,910 beds
20 in 2004 to 1,145 beds in 2014.

21 Mayor Newsom authored two additional voter-approved ballot measures aimed at
22 responding to homelessness: Proposition M in 2003, which amended the City's panhandling and
23 loitering bans, and Proposition L in 2010, which made it illegal to sit or lie on sidewalks citywide from
24 7am to 11pm.

1 (6) Mayor Ed Lee oversaw the opening of the City's first Navigation Center in 2015,
2 and in 2016 sponsored legislation creating HSH, pledging to spend at least \$1 billion over the next four
3 years to address homelessness. Mayor Lee directed implementation of the City's Coordinated Entry
4 system, seeking to improve the coordination of services by consolidating the dozens of City-funded
5 homeless service groups into one system with a shared database. In 2017, shortly before his death,
6 Mayor Lee pledged to move 1,000 unhoused people off the streets, and open two more Navigation
7 Centers.

8 (b) Now, four decades after Mayor Feinstein first attempted to respond to rising
9 homelessness in San Francisco, the issue continues to vex the City. According to the Homeless Point-
10 in-Time Count conducted on January 24, 2019, more than 8,035 people were experiencing
11 homelessness at that time, a 17% increase from 2017. Among those surveyed, 5,180 were unsheltered,
12 with 86% of unsheltered individuals sleeping outdoors in streets, parks, or tents. According to a
13 database of homeless individuals who use health care and other services, the number of people
14 experiencing homelessness over the course of a year is estimated to be much higher than the number of
15 people who experience homelessness on a given night, with estimates that more than 17,500 people
16 experience homelessness in San Francisco during a given year.

17 (c) During those same four decades, San Francisco has earned a national and international
18 reputation for the severity of its homelessness crisis, with widespread reports of the City's street
19 conditions appearing in media outlets around the world. In January 2017, Leilani Farha, a United
20 Nations Special Rapporteur on adequate housing, issued a report finding that San Francisco's
21 response to its unhoused population constitutes cruel and inhumane treatment, and is a violation of
22 international human rights law including laws establishing the rights to life, housing, health, and water
23 and sanitation. Her report further stated "[T]he scope and severity of the living conditions in informal
24 settlements make them one of the most pervasive violations of the human rights of dignity, security,
25 health and life worldwide."

1 (d) San Francisco voters expressed their own dissatisfaction with the current state of
2 homelessness in a Dignity Health CityBeat Poll conducted in May 2021. Eighty percent of San
3 Francisco voters identified addressing homelessness and street conditions as a high priority for the
4 City, and 88% stated that homelessness and street behavior had gotten worse in the past few years.

5 (e) The COVID-19 pandemic and the City's Shelter in Place response exacerbated street
6 conditions and contributed to an increase in the number of tent encampments citywide, with large
7 numbers of unhoused people seeking shelter in neighborhoods throughout the City. This was at least
8 partly due to a 75% reduction in available shelter beds, and a halt on new admissions to the shelter
9 system in the early days of the pandemic, in compliance with guidance from the Centers for Disease
10 Control requiring social distancing in the City's homeless shelters, thus necessitating a decrease in
11 shelter capacity.

12 (f) Although encampments increased across the City during Shelter in Place, the increase
13 and related impacts were felt more severely in neighborhoods where homelessness was most acute
14 prior to COVID-19. In the Tenderloin, the number of tents increased 285% between January and May
15 2020.

16 (g) On May 4, 2020, UC Hastings Law School filed a lawsuit on behalf of a group of
17 Tenderloin residents and business owners over conditions in the neighborhood. As part of a settlement,
18 the City agreed to achieve a 70% reduction in the number of tents by July 20, 2020. By July 3, 2020,
19 the number of tents in the Tenderloin had decreased by 65%. By July 10, 2020, the City had reduced
20 the number of tents in the Tenderloin by over 73%. As of August 18, 2020, the City had moved 87% of
21 tents from the Tenderloin, and placed more than 600 people into Shelter in Place (SIP) hotels or other
22 shelter.

23 (h) Following the issuance of new guidance from the Department of Public Health
24 ("DPH") regarding street encampments, the City's Healthy Streets Operations Center resumed
25

1 resolving encampments in other neighborhoods as well, subject to the availability of alternative
2 placements.

3 (i) Notwithstanding such efforts, conditions on our streets remain unacceptable. While
4 some progress has been made in parts of the City, many thousands of people continue to sleep in
5 unregulated, unsafe encampments without access to basic services such as water, food, sanitation, or
6 bathrooms.

7 (j) As demonstrated by the summary of mayoral initiatives above, the reality that thousands
8 of individuals remain without homes or shelter is not for lack of effort or investment in solutions by the
9 City. Since 2004, San Francisco has helped over 26,000 individuals exit from homelessness. Today, the
10 City has more than 9,000 units of permanent supportive housing which house over 10,000 formerly
11 homeless individuals every night who would otherwise be homeless. The City's efforts to resolve
12 homelessness have proved successful for many individuals. But for many others, and for the City as a
13 whole, the homelessness problem persists and, in some respects, has worsened.

14 (k) Since 2015, the City's development of the Navigation Center model has represented a
15 significant expansion of shorter-term shelter as well. Navigation Centers are unlike traditional
16 emergency shelters because they are service-intensive and low-barrier, and provide case management,
17 meals, showers, laundry, and 24-hour access, and allow guests to bring their partners, pets, and
18 belongings.

19 (l) Since 2015, HSH has opened ten Navigation Centers, eight of which are currently
20 operating. According to HSH, from the launch of Navigation Centers in 2015 through the end of 2019,
21 48% of Navigation Center exits were either to permanent housing or reunifications with family or
22 friends through the Homeward Bound program. Over 5,000 clients have been served at Navigation
23 Centers from 2015 to December 2019.

24 (m) In October 2018, Mayor London Breed announced a commitment to open at least 1,000
25 additional shelter beds, including Navigation Center beds, by the end of 2020. Prior to the outbreak of

1 the coronavirus pandemic, the City was close to meeting this goal, and opened 880 of the proposed
2 1,000 beds by March 2021.

3 (n) In November 2018, the voters approved Proposition C (“Prop C”), creating a new gross
4 receipts tax on high-grossing companies estimated to generate over \$300 million annually for homeless
5 housing and services. In June 2020, a state appeals court upheld a lower court decision validating
6 Prop C, and on September 9, 2020, the California Supreme Court denied further legal review, freeing
7 up nearly \$500 million in revenue that had been collected but remained unspent pending resolution of
8 the litigation.

9 (o) During Shelter in Place, the City acquired over 2,441 SIP hotel rooms to provide shelter
10 to homeless individuals determined to be medically vulnerable to COVID-19. The cost of providing a
11 hotel room is approximately \$260 per person per night, although the City anticipates that 100% of
12 eligible sheltering costs for hotel residents who meet eligibility criteria set by the Federal Emergency
13 Management Agency (“FEMA”) may be reimbursed by FEMA.

14 (p) On September 29, 2020, the Board of Supervisors enacted the Fiscal Year 2020-21
15 budget, which included funding for the acquisition or leasing of an additional 1,500 permanent
16 supportive housing units through Fiscal Year 2022-23, largely funded through Prop C revenue. These
17 units, proposed in Mayor Breed’s Homelessness Recovery Plan, represent the largest one-time
18 expansion of permanent supportive housing in San Francisco in 20 years. The budget for HSH
19 increased from \$367,690,818, in Fiscal Year 2019-20, to \$852,100,000, for Fiscal Year 2020-21, and
20 \$667,800,000 for Fiscal Year 2021-22, with the bulk of the increase paying for Shelter in Place hotel
21 rooms and new permanent supportive housing units.

22 (q) San Franciscans are justifiably frustrated that after multiple decades and many billions
23 of dollars of investment in additional shelter bed capacity, hotel placements, and permanent supportive
24 housing units, thousands of unsheltered people continue to sleep on the streets night after night, and
25 that the City relies on residential neighborhoods to serve as campsites of last resort for unhoused

1 people, including individuals struggling with significant behavioral health conditions and substance
2 use disorders.

3 (r) The Ninth Circuit Court of Appeals in a case entitled Martin v. City of Boise, 902 F.3d
4 1031 (9th Cir. 2018), held that the Eighth Amendment’s prohibition on cruel and unusual punishment
5 bars a city from criminally prosecuting people for sleeping on public property when those persons have
6 committed no offenses other than sleeping on public property, and the city has not offered alternative
7 shelter. The Boise case provides a further impetus – though none is needed – for San Francisco to
8 provide more shelter options for unhoused people in our midst.

9 (s) Notwithstanding the many investments described above, San Francisco has never
10 established a comprehensive citywide strategy for meeting the shelter needs of the unhoused.
11 Additional shelters, safe sleep sites, and tiny homes offer a potential multi-pronged strategy for
12 addressing the needs of thousands of people who continue to suffer outside every night.

13 (t) According to the Bay Area Council’s June 2021 report entitled “Bay Area
14 Homelessness: New Urgency, New Solutions,” most Bay Area governments have defunded shelter and
15 interim housing to increase permanent housing production, while remaining “unable to scale
16 permanent housing faster than the rate at which residents are becoming homeless.”

17 (u) San Francisco’s failure to provide adequate shelter for our unhoused population is
18 reflected in the fact that the 2019 Point in Time Count found 8,035 total people experiencing
19 homelessness, 2,855 of whom were unsheltered. As a point of comparison, Boston’s 2019 Point in
20 Time Count found 6,203 total people experiencing homelessness, only 121 of whom were unsheltered.

21 (v) A February 2021 report by All Home entitled “A Call to Action from the Regional
22 Impact Council” calls for Bay Area governments to balance homelessness spending using a 1-2-4
23 framework, under which every \$1 invested in shelter or interim housing should be matched with \$2
24 invested in permanent housing and \$4 invested in homelessness prevention. As of January 2022, the
25

1 Department of Homelessness and Supportive Housing estimates that to align with the 1-2-4 framework,
2 San Francisco would need at least 2,000 additional shelter beds.

3 (w) During the COVID-19 pandemic state of emergency, the City acted quickly to establish
4 thousands of temporary non-congregate shelter placements, including Shelter in Place Hotels, safe
5 sleep sites, and a tiny home village.

6 (x) San Francisco is in urgent need of additional non-congregate shelter options for our
7 unhoused residents, including tiny homes and a limited number of safe sleep sites. This is both a
8 humanitarian need, to help unhoused residents sleeping on our streets and in our public spaces every
9 night, and a quality of life need, to relieve housed residents who endure the daily quality of life
10 disruptions that result from open-air drug use, psychosis, and other behavioral health issues
11 exacerbated by unsheltered homelessness.

12
13 **SEC. 118.3. DEFINITIONS.**

14 As used in this Chapter 118, the following words or phrases shall mean:

15 “City” means the City and County of San Francisco.

16 “Effective Date” means the effective date of the ordinance in Board File No. 220281, enacting
17 this Chapter 118.

18 “HSH” means the Department of Homelessness and Supportive Housing, or any successor
19 agency.

20 “Safe Sleep Site” means an outdoor lot or facility where Unsheltered individuals may sleep and
21 may access services.

22 “Shelter” means any facility, the primary purpose of which is to provide temporary shelter for
23 Unsheltered people, including but not limited to, congregate facilities, non-congregate facilities,
24 Navigation Centers, Shelter-in-Place hotels, Safe Sleep Sites, and tiny homes.

1 “Shelter Unit” means that portion of a Shelter intended for occupancy by one person. For
2 example, a congregate facility with a maximum occupancy of 50 guests consists of 50 Shelter Units.

3 “Unsheltered” means having a primary nighttime residence that is a public or private place not
4 designed for or ordinarily used as a regular sleeping accommodation for human beings, including a
5 car, park, abandoned building, bus or train station, airport, or camping ground.

6
7 **SEC. 118.4. SHELTER POLICY.**

8 It shall be the policy of the City to offer to every person experiencing homelessness in San
9 Francisco a safe place to sleep. First and foremost, the City is committed to expanding opportunities
10 for safe, affordable, and permanent housing for all residents. To supplement permanent housing, the
11 City is committed to expanding opportunities for people experiencing homelessness to have temporary
12 shelter, including but not limited to, Navigation Centers, adult emergency shelters, crisis stabilization
13 units, family shelters, hotel placements, tiny homes, Safe Sleep Sites, other non-congregate shelter, and
14 shelters for transitional aged youth (“TAY”).

15
16 **SEC. 118.5. PLACE FOR ALL IMPLEMENTATION PLAN, SURVEY OF REAL**
17 **PROPERTY, AND DATA TRACKING.**

18 (a) Within three months of the Effective Date, HSH shall submit to the Mayor and the Board
19 of Supervisors a plan (“Implementation Plan” or “Plan”) to implement the Place for All Program
20 (“Program”) by opening, leasing, funding, or otherwise making available enough Shelters to serve all
21 of the Unsheltered people in San Francisco who may be expected to accept a referral to such sites or
22 facilities within 36 months of submission of the Plan. No later than three months after submission of
23 the Implementation Plan, the Clerk of the Board shall schedule a hearing before the full Board to
24 consider the Plan.

25 (b) The Implementation Plan shall include, but need not be limited to:

1 (1) An estimate of the number of Unsheltered people in San Francisco who may be
2 expected to accept a referral to a Shelter placement. HSH shall calculate the estimate in consultation
3 with the Controller, using the most accurate and current data sources available, including but not
4 limited to the Point-in-Time Homeless Count, tent counts, and data collected and maintained by HSH
5 and other City departments reflecting the rate of successful referrals to Shelters among people who are
6 offered such placement;

7 (2) An estimate of the cost of implementing the Program during a 36-month
8 implementation period, and the annual cost of operating the Program once it is fully operational.
9 These estimates shall specify what portion of the cost, if any, can be paid out of money that has already
10 been appropriated to HSH's budget, and what portion of the cost would require a new appropriation;

11 (3) An analysis of the cost-effectiveness of different Shelter models;

12 (4) A description of any services to be provided at a Shelter, including but not
13 limited to case management, treatment referrals, and/or coordinated entry referrals;

14 (5) A description of the method by which HSH intends to select contractors or
15 grantees to implement and/or operate the Program;

16 (6) A geographic equity strategy for the selection of Program sites.

17 (c) The Director of Real Estate shall conduct a survey of real property in the City to identify
18 lots or facilities appropriate for use as Shelters and shall submit the findings of such survey to the
19 Board of Supervisors no later than three months after the Effective Date. The survey shall include
20 vacant or unused sites owned or controlled by the City; sites owned or controlled by the City that are
21 being used for other purposes but could feasibly be converted to a Shelter; private property, including
22 property owned by non-City agencies, that could be leased or acquired by the City; and such other
23 information, if any, as the Director of Real Estate deems appropriate to aid in identifying lots or
24 facilities. As part of the survey, the Director of Real Estate, in consultation with the Planning
25

1 Department, shall note whether the use of a particular site as a Shelter would require a variance,
2 conditional use permit, or amendment of the Planning Code.

3 (d) By no later than three months after the Effective Date, HSH shall create, maintain, and
4 regularly update a dashboard on its website displaying the total number of Shelters Citywide, broken
5 down by Shelter type, number of Shelter Units, and occupancy rate.

6
7 **SEC. 118.6. ESTABLISHMENT OF THE PLACE FOR ALL PROGRAM.**

8 (a) Subject to the budgetary and fiscal provisions of the Charter, HSH shall establish the
9 Place for All Program by opening, leasing, funding, or otherwise making available as many Shelters as
10 are necessary to accommodate all of the Unsheltered people in San Francisco who may be expected to
11 accept a referral to such Shelters, based on the most recent estimate prepared by HSH pursuant to
12 Section 118.6. As part of the Program, at least 50% of the Shelter Units opened must be in non-
13 congregate facilities, and no more than 20% of the Shelter Units opened may be at Safe Sleep Sites.

14 (b) HSH shall coordinate with the Division of Real Estate, the Recreation and Park
15 Department, the Human Services Agency, the Port of San Francisco, the Public Utilities Commission,
16 the Municipal Transportation Agency, and such other City departments, offices, agencies, boards, and
17 commissions as may be necessary or appropriate for successful implementation of the Program.

18
19 **SEC. 118.7. ANNUAL ESTIMATE OF THE NUMBER OF UNSHELTERED PEOPLE.**

20 By no later than January 1, 2024, and every year thereafter, HSH shall prepare an estimate of
21 the number of Unsheltered people in San Francisco who may be expected to accept a referral to a
22 Shelter, which estimate shall be used to determine the number of Shelter Units that the City is required
23 to open, lease, fund, or otherwise make available, consistent with Section 118.5. HSH shall calculate
24 the estimate in consultation with the Controller, using the most accurate and current data sources
25 available, including but not limited to the Point-in-Time Homeless Count, tent counts, and data

1 collected and maintained by HSH and other City departments reflecting the rate of successful referrals
2 to Shelters among people who are offered such placement.

3
4 **SEC. 118.8. IMPLEMENTATION AND EVALUATION.**

5 (a) The Director of HSH may issue rules, regulations, and/or guidelines, applicable to the
6 Program, consistent with the objectives and requirements of this Chapter 118.

7 (b) To the extent consistent with Charter requirements, the Director of HSH may enter into
8 contracts or other agreements with other City departments, public agencies, and private entities to aid
9 in the administration of this Chapter 118.

10 (c) All City officers and entities shall cooperate with the Director of HSH in the
11 implementation and administration of this Chapter 118.

12 (d) Within two years of the Effective Date and every two years thereafter, the Controller
13 shall submit to the Mayor and the Board of Supervisors, as well as HSH, a report evaluating the
14 Program, including but not limited to an assessment of the number of Unsheltered persons served, the
15 number of Shelter Units made available, the number of Shelter placements made, the average nightly
16 occupancy rate for each Shelter, and data showing the number and percentage of exits from Shelters
17 that are made to permanent housing, shelter, the streets, or another location, and any programmatic
18 recommendations, along with a resolution for the Board to accept for consideration the report.

19
20 **SEC. 118.9. Undertaking for the General Welfare.**

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

Section 3. 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/
ANNE PEARSON
Deputy City Attorney

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LEGISLATIVE DIGEST

[Administrative Code - Shelter Expansion Program]

Ordinance amending the Administrative Code to require the Department of Homelessness and Supportive Housing (“HSH”) to submit to the Board of Supervisors and the Mayor a plan to implement a program to provide unsheltered persons in San Francisco with a safe place to sleep overnight (“Place for All Program”), including a cost estimate of implementation; requiring HSH to fully implement the Place for All Program; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

Currently, there is no law requiring the City to operate a sufficient number of shelters to allow every unsheltered person in San Francisco to be offered a place to sleep at night.

Amendments to Current Law

The proposed ordinance, known as the “A Place for All Ordinance,” would establish that it is the policy of the City and County of San Francisco (“City”) to offer every person experiencing homelessness in San Francisco a safe place to sleep. The proposed ordinance would also require the Department of Homelessness and Supportive Housing (“HSH”) to plan for and implement a Place for All Program (“Program”) by opening, leasing, funding, or otherwise making available enough shelters to serve all of the unsheltered people in San Francisco who may be expected to accept a referral to such sites or facilities. The requirement to operate the Program would be subject to the budgetary and fiscal provisions of the Charter, and would require the appropriation of funds by the Board of Supervisors.

For purposes of the ordinance, “shelter” means any facility, the primary purpose of which is to provide temporary shelter for Unsheltered people, including but not limited to, congregate facilities, non-congregate facilities, Navigation Centers, Shelter-in-Place hotels, Safe Sleep Sites, and tiny homes. As part of the Program, at least 50% of the shelter units opened would have to be in non-congregate facilities, and no more than 20% of the shelter units opened may be at Safe Sleep Sites

To inform the Board’s consideration and funding of the Program, the proposed ordinance would require HSH to submit to the Mayor and the Board of Supervisors within three months of the effective date a plan (“Implementation Plan”) to operate the Program, assuming a 36-month implementation period. The Plan must include, among other things, a cost estimate of the Program, both during an implementation period and after full implementation; an estimate of the number of people who may be expected to accept referral to shelter facilities; and an analysis of the cost-effectiveness of different shelter models. The proposed ordinance would also require the Director of Real Estate to submit to the Board of Supervisors within three

months of the effective date a survey of real estate that may be used to operate the Program. Three months after HSH's submission of the Implementation Plan and the Director of Real Estate's submission of the survey of real estate, the Clerk of the Board would be required to schedule a hearing at the full Board of Supervisors to consider the submissions.

The proposed ordinance would require HSH to annually update its estimate of the number of unsheltered people who may be expected to accept a referral to a shelter, and would require the Controller to submit a report to the Mayor, the Board, and HSH every other year evaluating the Program.

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BOARD of SUPERVISORS



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April 14, 2022

File No. 220281

Lisa Gibson
Environmental Review Officer
Planning Department
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson:

On March 22, 2022, Supervisor Mandelman introduced the following legislation:

File No. 220281 Administrative Code - Shelter Expansion Program

Ordinance amending the Administrative Code to require the Department of Homelessness and Supportive Housing ("HSH") to submit to the Board of Supervisors and the Mayor a plan to implement a program to provide unsheltered persons in San Francisco with a safe place to sleep overnight ("Place for All Program"), including a cost estimate of implementation; requiring HSH to fully implement the Place for All Program; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board
By: Alisa Somera, Clerk
Public Safety and Neighborhood Services Committee

(Attachment)

c: Devyani Jain, Deputy Environmental Review Officer
Joy Navarrete, Environmental Planner
Don Lewis, Environmental Planner

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

04/28/2022

A handwritten signature in black ink, appearing to be "J. Navarrete", written over the date.

RIC STATEMENT OF EMERGENCY: A REGION IN CRISIS



REGIONAL ACTION PLAN

A Call to Action from the Regional Impact Council

February 2021 | All Home

TABLE OF CONTENTS

I. Emergency Statement from the Regional Impact Council	Page 3
II. Call to Action	Page 5
III. Lead with Racial Equity	Page 7
IV. Operationalizing this Work	Page 8
V. Plan Details	Page 9
Comprehensive 1-2-4 Framework	Page 9
Priorities for Implementation	Page 11
Impact Metrics & Tracking	Page 20
VI. Introduction to the Regional Impact Council	Page 21
VII. End Notes	Page 25
Acknowledgements	Page 25
Glossary	Page 26

EMERGENCY STATEMENT

A PROBLEM WE CAN SOLVE

The Bay Area's homelessness crisis is a chronic problem, arguably the region's greatest and most serious challenge. The scale and complexity of this challenge is undeniably daunting. As a region we have fought to solve this crisis for decades, to limited avail. However, the problem can and will be solved. We need a new approach to homelessness, marked by new levels of regional cooperation. The Regional Impact Council (RIC) envisions a Bay Area that is united and coordinated against homelessness: a Bay Area that is organized to seamlessly share best practices, data systems, advocacy efforts, and resources. In the Bay Area we envision homelessness is a rare, brief, and non-recurring situation for those who experience it. In this future vision, we have closed racial and economic disparities and created an equitable, stable, and prosperous region. The path to this future will not be easy. It will require action and commitment from all levels of government and community. The RIC believes that we can and must do the work to make this vision real. The first step is to acknowledge that homelessness is an emergency requiring immediate action.

A REGION IN CRISIS

The longstanding homelessness crisis in the Bay Area— described by a global expert as “systemic cruelty”¹— is particularly tragic because the crisis expanded during an economic boom in the wealthiest region in North America. In 2020, the homelessness crisis further deepened as a result of the COVID-19 pandemic: without sizable, coordinated action and investment, it will continue to destabilize our region as time, and the pandemic, goes on.

In our nine-county Bay Area today, **more than 35,000² of our neighbors, a population larger than many of the region's suburban cities and towns**, lack housing or even the prospect of securing it – despite many working full-time. Seniors, people with disabilities and many people working demanding jobs live out of their vehicles, in tents, and in other situations not fit for human habitation because they simply cannot afford housing in the region that they call home. For some, this problem continues for generations. Many “essential” workers (e.g., home health aides, grocery store clerks, cleaning staff at medical facilities) are literally homeless, with tens of thousands more of these workers at-risk of becoming homeless. In particular, extremely low income (ELI) renters face significant housing insecurity: 50% receive neither housing subsidies nor rent protection, and another 34% have controlled rents which are still unaffordable without subsidy.

Doing nothing to address the Bay Area homelessness crisis is enormously costly, in economic as well as moral terms. Many of these costs to our society are in plain sight, and many are hidden. Confronted by human suffering on a daily basis, residents and businesses are leaving the region. In a recent Silicon Valley Leadership survey, 47% of respondents said that they had considered leaving the region as a result of the homelessness situation. As a result of the impacts that homelessness has on individuals and the community as a whole, the indirect costs of homelessness on healthcare, criminal justice, and social services are nearly \$2 billion annually, based on estimates using real costs from Santa Clara county. We must think holistically as a region about our response to this crisis, and

¹ Leilani Farha, United Nations Special Rapporteur, 2018.

² Given the lack of PIT count in 2021, we created an estimate of the total unsheltered homelessness in the Bay Area. If we apply the unsheltered homelessness growth rate from 2017-2019 in the Bay Area (~17%) to the unsheltered population in 2019, we estimate unsheltered homelessness to be ~30K. However, given the known impacts of COVID-19 on shelter capacity in the Bay Area and early evidence supporting a growth in homelessness, we estimated that unsheltered homelessness is likely closer to 35K in the Bay Area.

recognize that the investment required to address unsheltered homelessness is small compared to the long-term social and economic costs of our current course.

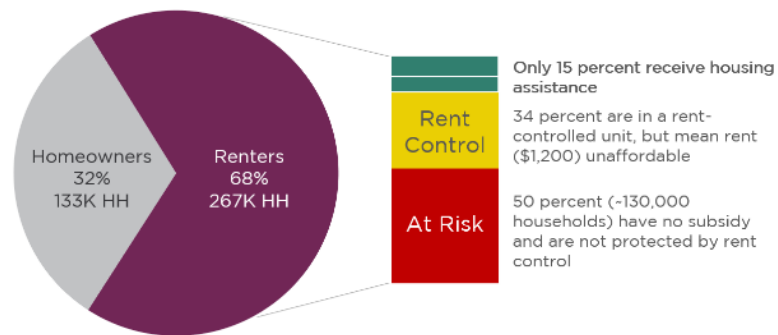


Figure 1: Breakdown of ELI Renter Households; Source: Turner Center for Housing Innovation

COVID-19 has made the region's limited supply of congregate shelter unusable due to its primarily communal living arrangements, placing our most vulnerable neighbors at heightened risk of exposure. Housing is healthcare, a fact further underscored by the COVID pandemic. A person is unable to "shelter in place" when there is an inadequate supply of shelter and housing. The homelessness and COVID crises disproportionately harm Black, brown and Indigenous people of color (BIPOC). For example, African Americans comprise only 6% of San Francisco's general population but make up 37% of the city's homeless population. As these groups are also more vulnerable to becoming seriously ill or dying from COVID-19, the current situation puts our region's low-income BIPOC population at 'double jeopardy' of becoming homeless and gravely ill as COVID cases surge across California and job losses continue to mount, disproportionately for BIPOC communities.

In our region of unparalleled ingenuity, creativity, and affluence for many, a failure to address the **homelessness crisis – a crisis that existed years before the COVID pandemic**, will weaken our communities, drive people and business away from the region, exacerbate existing labor market instabilities, and altogether undermine the prospects for a vibrant, prosperous future for the Bay Area.

Homelessness is no longer a challenge faced by a handful of Bay Area cities, it's a regional crisis. Similar to our pandemic response, we must act together as a region. We must lift up what works. We've witnessed communities rapidly and creatively providing interim and permanent housing options for unsheltered households in response to the COVID-19 outbreak. We know given the will and coordinated action displayed by County Public Health Directors in response to the pandemic, that rapid and meaningful regional action is possible, and we must harness that momentum to fix our systems—systems that are clearly broken and that have failed to stop the tidal wave of people who have had no option but to live on the streets.

WE, THE UNDERSIGNED MEMBERS OF THE REGIONAL IMPACT COUNCIL (RIC), URGE IMMEDIATE ACTION. THE BAY AREA'S EPIDEMIC OF UNSHELTERED HOMELESSNESS MUST BE ADDRESSED AS AN EMERGENCY.

WE CALL UPON THE STATE OF CALIFORNIA, OUR CITIES AND COUNTIES, THE REGION'S BUSINESS AND PHILANTHROPIC COMMUNITIES, AND OUR FEDERAL PARTNERS TO ACT WITH UNPRECEDENTED URGENCY AND COORDINATED ACTION, AS IF LIVES ARE AT STAKE – BECAUSE THEY ARE.

CALL TO ACTION: SUMMARY

RIC Statement of Emergency Signatories	
Name	Signature
Andreas Cluver (Secretary-Treasurer, Alameda County Building Trades Council)	
David Chiu (Cal	
Diana Reddy (City Co City)	
Erin Connor (Manager, Cisco response)	
Hydra Mendoza (Chief of Strategic Relationships, Salesforce)	

THE UNDERSIGNED MEMBERS OF THE REGIONAL IMPACT COUNCIL CALL FOR THE FOLLOWING EMERGENCY ACTIONS:

ADDRESS THE UNSHELTERED CRISIS

We must accelerate work to bring 75% of the unsheltered indoors by 2024 by improving existing systems & investing in the 1-2-4 system flow model, described below (see the sidebar on page 9 for details):

- (1) Fund the interim housing needed to bring unsheltered people indoors immediately and ensure that those who were temporarily housed during COVID-19 have a safe permanent housing option
- (2) Fund 2 housing solutions for every interim housing unit added to the homelessness system
- (4) Fund 4 preventative interventions for every interim housing unit added to the homelessness system

To deliver on this ambitious goal, we will need to improve our existing systems and policies and secure more funding. This model is underpinned by our strategic pillars, which will guide our implementation of the 1-2-4 system flow model

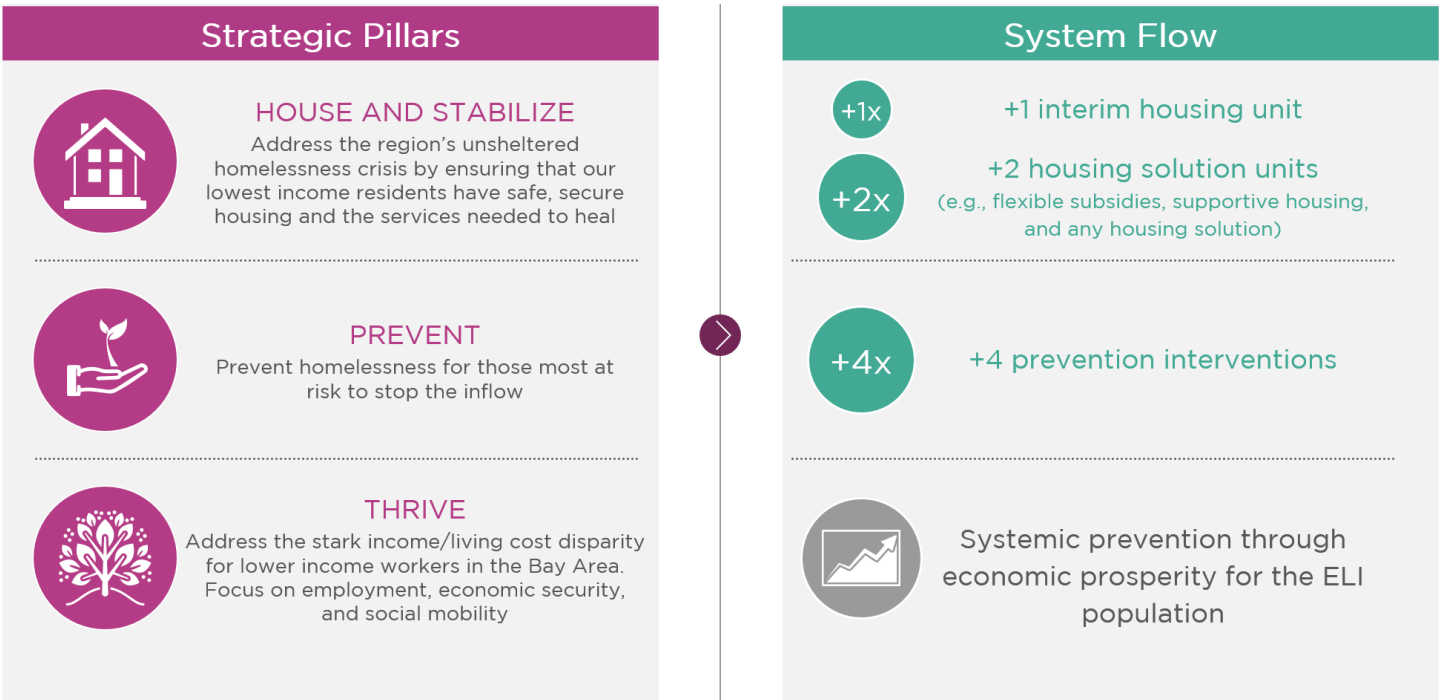


Figure 2: RIC strategic pillars underpins the 1-2-4 system flow model

LEAD WITH RACIAL EQUITY

This plan and its proposed actions - including the priorities for implementation outlined below - must be grounded in closing racial disparities - currently reflected by the disproportionately high percentage of Black, brown, and Indigenous peoples who are homeless or at-risk of becoming homeless. In particular:

- The **State of California** should establish standards and best practices for measuring current racial equity levels and for demonstrating progress; the **State** should increase accountability for outcomes by tying funding to demonstrated progress toward closing racial disparities.
- **Private and philanthropic partners** should actively prioritize funding interventions targeted to BIPOC experiencing homelessness or at risk of becoming homeless.
- **All Counties** should operationalize equity-based prioritization schemes, service provision, and rental assistance programs in the most vulnerable communities. Geographic targeting based on area deprivation index, high rates of poverty, lack of home ownership, high rates of eviction, rental burden, zip codes or some combination could be considered as possible ways to operationalize prioritized services.

CALL FOR FEDERAL PARTNERSHIP

These actions will require expanded Federal funding and partnership. The \$1.9 trillion Biden-Harris Administration “American Rescue Act” coronavirus relief package was a positive first step. We call upon Congress to act immediately on the following:

- Pass the Biden-Harris “American Jobs Plan,” an approximately \$2 trillion infrastructure and recovery package that includes \$213 billion “to produce, preserve, and retrofit more than two million affordable and sustainable places to live
- Provide HUD-Housing Choice Vouchers to every eligible household, prioritizing people who are experiencing or are at-risk of homelessness. Currently, only 1 out of 4 eligible households receive a Housing Choice Vouchers
- **Allocate \$44 billion annually** to the Housing Trust Fund to help states and localities, which responded quickly and creatively to move individuals experiencing homelessness into non-congregate settings, to now acquire and convert available properties, including hotels, motels, and other opportunity sites, into permanent housing solutions so that no one is returned to living outdoors
- Invest \$70 billion to repair and rehabilitate existing public housing
- Create innovative new funding strategies that facilitate cross-discipline investment and cross-jurisdictional collaboration
- Expand Medicaid funding to include stable housing as part of holistic treatment plans

In addition to these immediate actions, we call on the Federal government, in close coordination with the State, to provide **new funding needed to ensure all local jurisdictions are able to implement plans to house 75% of our unsheltered population by 2024 by implementing a full range of prevention and housing options.**

We commit to working with Congress and the Biden-Harris Administration to identify and develop innovative, scalable solutions to homelessness and poverty. We look forward to quickly turning our attention to “Housing as Infrastructure” and working with our California Congressional delegation to achieve the requisite scale of federal investment in affordable housing to truly make homelessness in the United States an experience that is rare and brief, not one that persists for decades.

OPERATIONALIZING THIS WORK

The total 5-year cost of sheltering 75% of the Bay Area's unsheltered population, while investing in the comprehensive system flow outlined by the 1-2-4 framework, is estimated at \$6.5 billion, with \$1.6 billion needed in 2021. Existing resources can (and are) being used to fund this approach. New resources may be required in jurisdictions where current plans are not consistent with the 1-2-4 approach; that is, where resources are insufficient to fund prevention, interim housing, and permanent housing solutions simultaneously and at scale.

- **The State of California should condition existing and new funds on implementing the three-pronged 1-2-4 framework**, starting with a pilot project in the Bay Area in 2021
- **The State should provide expanded technical assistance** to local jurisdictions, to enable seamless implementation of the 1-2-4 framework in our region
- **Local jurisdictions will be provided with assistance** from All Home that recognizes the unique local circumstances as they work to activate the 1-2-4 framework. All Home will also provide support for inter-jurisdictional coordination within and between the region's counties
- **If new funds are required**, this coalition will work to raise the necessary resources from the state and federal governments

Our funding estimates reflect the cost of adding intervention capacity in a 1:2:4 ratio across interim housing, permanent housing solutions, and homelessness prevention interventions over time. Based on our high-level analysis, approximately \$6.5 billion in total investment is required over 5 years, split roughly evenly between capital and operating costs. The cost estimates are designed using Bay Area (9-county) averages, and assume limited interim capacity is available to shelter the currently 35,000 unhoused individuals living in the region. We put forward the estimate with an understanding that the number of unsheltered people— and the costs to serve them— will continue to grow until we significantly reduce the inflow of individuals and households to homelessness.

PRIORITIES FOR IMPLEMENTATION

We have identified eight priorities for focus as we implement this work, expanded on in the Additional Detail section:

House & Stabilize

Strategic Priority #1: Secure Shelter-In-Place (SIP) housing locations

Strategic Priority #2: Streamline State funds and applications for housing and homeless services

Strategic Priority #3: Prioritize extremely low income (ELI) households for housing resources

Strategic Priority #4: Extend covenants of affordability to preserve affordable housing supply and fund ELI tenancy

Prevent

Strategic Priority #5: Extend eviction moratoriums

Strategic Priority #6: Accelerate cash payments to people impacted by COVID-19

Strategic Priority #7: Provide targeted rental assistance to those impacted by COVID-19, who are most vulnerable to homelessness

Strategic Priority #8: Accelerate targeted, data-informed regional homelessness prevention model

PLAN DETAILS

THE COMPREHENSIVE 1-2-4 FRAMEWORK

To ensure we can realize on our ambitions to reduce unsheltered homelessness, we need a model to operationalize across the Bay Area. The model outlined below will enable the region to move expeditiously toward disrupting homelessness and reducing the current level of unsheltered homelessness by 75% before 2024. We call for actions that accelerate progress toward this goal, which includes an interim target of housing 30% of today's unsheltered population in 2021.

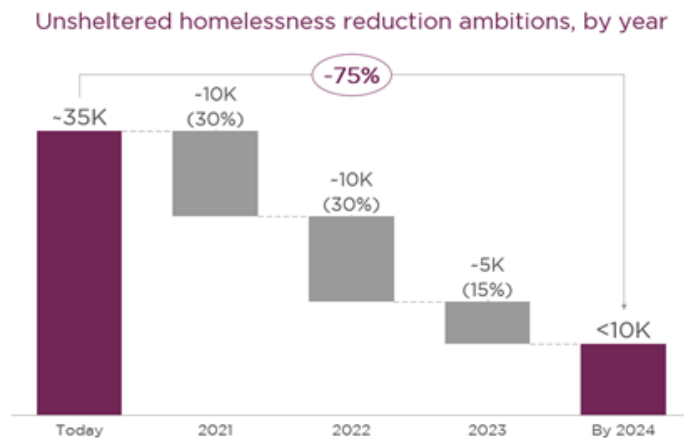


Figure 3: Unsheltered homelessness reduction ambitions by year, '21- '24

Successfully housing the unsheltered population and bringing them to a permanent exit from homelessness requires designing and investing commensurately in an expansion of permanent affordable housing or housing subsidy options to create “system flow,” which is the movement of people off the streets and into stable housing (in particular, housing with requisite, needs-based services attached). A comprehensive “system flow” includes:

- homelessness prevention,
- interim housing options (as needed),
- supportive housing,
- and a broad set of flexible subsidies or deeply affordable housing options for those who do not need permanent supportive housing.

We propose a flow that calls for capacity additions in the following ratio: 1 additional interim housing unit, 2 permanent housing solutions, and 4 prevention interventions. This model will add the capacity necessary to address the crisis in the near term.

1-2-4 FRAMEWORK

Before the current pandemic conditions, several Bay Area counties were already exhibiting dramatic increases in their unsheltered homeless PIT counts from 2017-2019. Continuing on that trajectory is unacceptable. Our communities must do better at providing the dignity of a safe housing option, interim or permanent, for those who are living outdoors. The 1-2-4 Framework is an acknowledgement that an effective and sustainable plan to do better requires investment in multiple strategies at once – homelessness prevention, interim or emergency housing, permanent deeply affordable or permanent supportive housing, and housing subsidies. It is not enough to simply provide emergency shelter if there are (a) insufficient long-term housing options (“exits”) to provide outflow, and (b) insufficient focus on reducing inflow.

We live in a region with a large population of highly rent-burdened low-income households, who lack access to an available supply of more affordable housing. We will never break the cycle of unsheltered homelessness without a significant investment in homelessness prevention (short-term interventions to assist households experiencing a crisis that may cause them to lose housing).

“1-2-4” is not a prescription or a one-size-fits-all solution. It’s a ratio that illustrates proportionate investment in three strategies simultaneously. In order to reduce unsheltered homelessness rapidly, most cities or counties will need to frontload investment into interim housing options, such as leasing or purchasing motels, tiny homes, mobile homes or other temporary housing options.

The RIC workgroups have established a high-level cost assessment of the resources required to meet our goal of sheltering 75% of unsheltered people by 2024. We put forward the estimate with an understanding that the number of unsheltered people will continue to grow until we significantly reduce the inflow and increase the outflow, or exits. The estimate draws on cost and flow assumptions triangulated from various county-level sources and are taken as Bay Area (9-county) averages. These estimates reflect the cost of adding intervention capacity in a 1:2:4 ratio across interim shelter, permanent housing solutions, and homelessness prevention interventions over time. Based on these assumptions and analyses, approximately \$6.5 billion in total investment is required across five years, split roughly evenly between capital and operating costs.

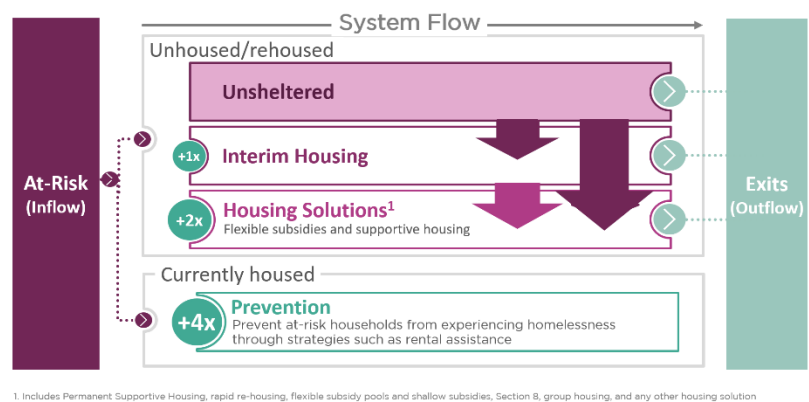


Figure 4: Comprehensive System Flow Model

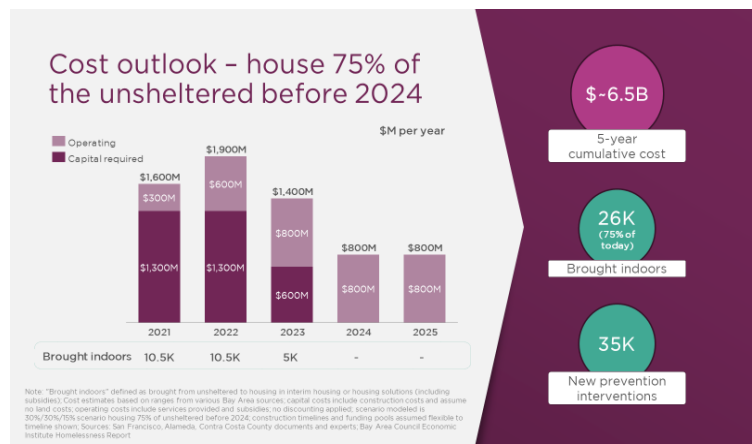


Figure 5: 1-2-4 Framework Cost Outlook (30%/30%/15% scenario shown)

Our recommendation is that for every unit of interim housing that is created ("1"), two permanent housing options ("2") such as a housing subsidy that can write down the cost of a market rate apartment or a newly acquired or created affordable unit must be planned, so that people don't linger for extended periods of time in interim housing. It is critical that people move from interim to permanent housing quickly, so that the interim options can be made available to others who still remain unhoused. Simultaneously, we recommend that each unit of interim housing should be matched with sufficient homelessness prevention investment to serve four households ("4").

Again, while we are rapidly moving people who are unsheltered either directly to permanent housing, perhaps with a subsidy, or first to interim and then as quickly as possible to permanent housing, the prevention investment will slow down the rate at which people are becoming homeless, and over time reach equilibrium once the correct balance of interim and permanent housing options is available in the community.

Some cities or counties, may need very little investment in interim housing, e.g., if their unsheltered population is relatively small or if they have already made marked investment in emergency housing options. Those communities could choose to focus on rental subsidies and permanent housing to house people quickly and homelessness prevention to stop people from becoming homeless. The bottom line is that each community can right-size the ratio to reach equilibrium, but investing in only one option will not be sufficient to reduce homelessness in any community in the short-term given the high cost of rental housing and the time and cost of construction and acquisition of affordable housing in the Bay Area.

STRATEGIC PILLARS FOR A COMPREHENSIVE RESPONSE

These efforts are grounded in the RIC's strategic pillars: to **House and Stabilize, Prevent**, and enable the region's most vulnerable populations to **Thrive** (see figure 2). COVID-19 has only highlighted the urgency and action needed to address this widening gap. The process of convening the RIC has already yielded results, forging connections and building alliances among our members. We will work to identify, recognize, and scale best practices and successful models across the region, and propose bold regional solutions. These priorities work in concert with the 1-2-4 framework to improve the foundations of a healthy, responsive Bay Area homeless services system—one that will continue to evolve after addressing the urgent crisis of more than 35,000 Bay Area residents living outdoors.

PRIORITIES FOR IMPLEMENTATION: HOUSE & STABILIZE



Strategic Priority #1: Secure Shelter-In-Place (SIP) housing locations

Counties across the Bay Area have put in place measures for temporarily housing their at-risk and unhoused populations in Shelter-in-Place (SIP) housing, to provide shelter and safety during the COVID-19 pandemic. There is broad agreement that individuals who found shelter through these programs should remain housed, be entered into Coordinated Entry Systems (CES), and guided first to non-congregate interim and then to permanent housing (in some cases these individuals may go directly from SIP hotels to permanent housing if it is available and situationally appropriate). Some counties have already begun this process, but others lack a plan for these residents to remain housed. In many counties, the lack of interim and permanent housing options will pose a major barrier in achieving this goal, pointing to the need to expand housing voucher availability.

Priority #1 aims to develop a framework for all Bay Area counties that provides a pathway for those who moved indoors during the pandemic to transition from interim housing into a range of suitable permanent housing solutions.

Detailed call to action

- The **State of California** and the region's **Cities and Counties**, with **Federal funding and partnership**, should seek to retain as much of the Shelter-in-Place (SIP) housing (established in response to COVID-19) as possible, to be converted post-pandemic into interim housing for unsheltered individuals/households, while assisting people to transition quickly to permanent housing (Immediate, Ongoing).
- The **State** must recognize that for Project Homekey (acquisition and conversion of hotels to house vulnerable populations) to be successful, bond financing for acquisition and rehabilitation projects is essential. Therefore, we call for a \$10 billion state investment in affordable housing through passage of a new bond (SB 5).
- **All Home**, in collaboration with regional partners and local jurisdictions, will identify and advocate for funding for housing vouchers or other housing solutions at all levels of government, ensuring funds meet the demand from each county for interim housing options, flexible rental subsidies, and permanent housing solutions needed to prevent people from returning to the streets.
- **Counties** should identify locations or acquisition sites and make plans to implement interim housing options for individuals who cannot move directly into permanent housing, leveraging recent CEQA exemptions for emergency shelters and navigation centers, albeit non-congregate models.



Strategic Priority #2: Streamline State funds & applications for housing & homeless services

Four key state agencies contribute to the State's basic housing efforts, but there is not a well-coordinated plan to effectively use their collective financial resources to support affordable housing acquisition and development. Applicants for state funds for housing and homeless services are overburdened by duplicative application processes with varying timelines, eligibility criteria, and application requirements. The State Auditor commented on this complexity in November 2020, calling for the State to simplify its funding pools and award processes.

Detailed call to action

- The **State of California** should consolidate and streamline all affordable housing funding and application processes, coordinating between the California Debt Limit Allocation Committee (CDLAC), the Tax Credit Allocation Committee (TCAC), the Department of Housing and Community Development (HCD), and the California Housing Finance Authority (CalHFA) to eliminate waste and inefficiencies and to reduce the time needed to access funding (no later than July 2021).
- Existing state programs that fund services for people experiencing homelessness should, where possible, be consolidated into a joint funding pool with a single application process. This process should be jointly administered by California's Departments of Housing and Community Development (HCD) and Social Services (DSS). In cases where consolidation into a single pool is not possible, agencies should align standards and funding processes as much as possible, in coordination with HCD and DSS.
- CDLAC should avoid over-emphasizing cost containment in formulas affecting new construction projects especially through its inclusion in both the tiebreaker and as its own category, as it disadvantages Permanent Supportive Housing (PSH) housing projects, ELI housing projects, and projects located in areas with higher construction costs, such as the Bay Area. While we fully support cost-containment and urge the State to creatively incentivize lower cost construction, this formula disadvantages housing production in parts of the state with some of the highest rates of homelessness.
- The State should revise the opportunity map methodology to ensure that it does not de-prioritize BIPOC communities which tend to be overwhelmingly represented as "low resource" in HCD's opportunity maps, that map high opportunity communities, defined by income, school performance and other factors. While we support the concept of encouraging new development in high opportunity areas, communities that have suffered historic underinvestment should not be left behind as there are longstanding housing needs that must be met.



Strategic Priority #3: Prioritize ELI for housing resources

In its well-intended efforts to serve all Californians, the state's agencies, with increasing momentum, are targeting higher AMI categories, resulting in less funding for housing that is desperately needed to house ELI households. As a state and a region where all housing has been under-produced for decades, we must stop pitting the needs of one income group against another. What we do know is this – our 9-county Bay Area has produced only 9% of the housing units needed for very low income (VLI) households (below 50% AMI) based upon the current Regional Housing Needs Allocation (RHNA). This coalition calls for a reversal of this trend and a prioritization of ELI households (below 30%

AMI) in funding for housing. We support appropriate market reforms to increase production at other affordability levels including expanding the supply of “missing middle” housing.

Detailed call to action

- The **State of California** should ensure that a significant portion of all publicly funded affordable housing projects are inclusive of people with extremely low incomes given that they are at the highest risk of becoming homeless, particularly in the San Francisco Bay Area. The State should reverse its trend emphasizing an average of 60% of AMI in projects using State funds and ensure that at least 20% of new units are reserved for 30% of AMI or below and 20% are reserved for 50% of AMI or below. (Ongoing).
- In particular, **CDLAC** should make new housing construction for extremely (ELI) and very-low income (VLI) households a priority. It should adjust its current stated preference of 60% of AMI and instead require that at least 20% of the units are 30% of AMI or below and 20% are at 50% of AMI or below.
- Within the Homeless Set-Aside (provision of allocated units) - **CDLAC** should require that 25% of total units (minimum of 15) meet the homeless definition, not just the tax credit units.



Strategic Priority #4: Extend covenants of affordability to preserve affordable housing supply and fund ELI tenancy

A significant portion of the Bay Area’s affordable housing units are not permanently affordable. Instead these units have covenants, that if not extended, expire and the housing resets to market rate. This phenomenon displaces lower income tenants and puts them at risk of homelessness. Thousands of once affordable units have been lost in the Bay Area because affordable covenants were not renewed.

In addition to the loss of existing affordable housing units, most affordable housing is not designed to be affordable by Bay Area residents with extremely low incomes (below 30% AMI). Given our region’s exorbitant housing costs, affordable housing developments typically house tenants with household incomes at higher levels (e.g. a development’s tenants have incomes that average 60% AMI). Because their incomes are lower, households at or below 30% of AMI require deeper subsidies. Similarly, formerly homeless individuals or families may have extremely low incomes and may also need supportive services (either short-term or longer-term) to remain housed and successfully thrive after having endured the hardship of being homeless for an extended time.

Detailed call to action

- The **State of California** should, with **Federal funding and partnership**, provide funding to secure affordable housing properties for which covenants of affordability are expiring and provide funding for existing complexes to more deeply subsidize rents and fund supportive services to serve ELI and formerly homeless individuals and families (no later than July 2021).

PRIORITIES FOR IMPLEMENTATION: PREVENT



Strategic Priority #5: Extend eviction protections

In 2020, the COVID-19 crisis devastated the region, with a disproportionate impact on the lowest income individuals and families, particularly BIPOC households. The rent burden – already high – on the low income (< 50% AMI) and extremely low income (<30% AMI) populations was exacerbated by COVID-related job losses and financial hardship this year. To prevent a massive eviction crisis, eviction moratoriums were enacted at the local and state levels, including California’s AB 3088 in September 2020. In late January 2021, the California Legislature passed SB 91 to extend the state-wide eviction protection until June 30, 2021. Keeping people in their existing homes is critical to reducing spread of the coronavirus. Research led by Dr. Kathryn Leifheit of UCLA estimates that **our current statewide emergency eviction protection law has already prevented 186,000 COVID-19 cases and 6,000 deaths**, so we recommend minimally that eviction protections remain in place until at least 60 days after the end of the public health emergency is lifted. However, we also know that higher rates of COVID-19 related income and job loss have disproportionately impacted ELI households, particularly African American and Latinx households. These impacts are likely to linger for some time after the pandemic subsides and the economy begins to stabilize. If history is an example, homelessness began to increase three years after the 2008 Great Recession “ended” as unemployment remained stubbornly high for Blacks and Latinos.

Detailed call to action

- **The State extended eviction protections for California’s renters and enacted a framework for its rental assistance program with SB 91.** The State Legislature should monitor COVID-19 infection rates and rates of unemployment for the highest impacted groups. If both remain high that should be taken into account before allowing the current state-wide eviction protection to expire on June 30, 2021. The State should also take action to close loopholes in the current eviction protections and prevent landlords from evicting tenants for lease expirations or minor lease violations until the pandemic health emergency ends.
- **The Biden-Harris Administration** acted by Executive Order to direct the Centers for Disease Control (CDC) to extend the national eviction moratorium, which it did until March 31, 2021. The CDC later extended that eviction protection until June 30, 2021. We call on the CDC to further extend and improve the national eviction moratorium. The moratorium must be extended through the duration of the public health emergency, and it should be improved to address the shortcomings that have prevented some renters from making use of its protections. The moratorium should provide an automatic, universal protection to keep more renters throughout the U.S. in their homes and it should apply to all stages of eviction. Federal agencies must also actively enforce its protections. An extension to the CDC order could prove to be vital to Californians if the CA Legislature fails to extend the state-enacted eviction protections beyond June 30, 2021.
- **All Counties** should enact a universal eviction protections that last until at least 60 days after the County lifts its COVID-19 public health emergency (Immediate). Tenants should not be evicted during the pandemic for any reason, except for the protection of health and safety. Evictions for lease expirations, minor lease violations, move-in or Ellis Act evictions, or anything short of personal safety should not be permitted during the pandemic.
- **Counties and cities** should consider imposing fines or penalties on property owners that continue to send Notices to Pay or Quit or 3-Day eviction notices to tenants for non-payment of rent, if the property owner

is knowingly using notices to intimidate or confuse tenants in an effort to encourage them to move out, despite the fact that non-payment of rent is not currently permissible as a grounds for eviction at this time.



Strategic Priority #6: Accelerate cash payments to people impacted by COVID-19

While high-wage workers have experienced a 4.3 percent decrease in employment during the pandemic, low-wage workers have suffered a 26.9 percent decrease, a historically unprecedented divide during a recession. With the pandemic wearing on and economic recovery slow, ELI and minority households are being hit hardest, many with insufficient income to cover their basic needs as a result of pandemic-related job loss. Substantial evidence shows that direct cash assistance is the most effective, responsive, and targeted way to support ELI households and prevent them from becoming homeless. Priority #6 advocates for recurring cash payments and enhanced unemployment benefits for ELI households at the federal level. In the absence of further federal intervention, Priority #6 intends to highlight a path for California to expand and enhance refundable tax credits to provide additional income to ELI households. This priority also acknowledges the major intersection between ELI households and the unbanked population (individuals not served by banks due to financial or identity barriers) in California and aspires to address barriers to households claiming their benefits, so they have the resources needed to weather the pandemic.

Detailed call to action

- RIC Coalition joins income security advocates, in coalition with the Economic Security Project (initiative aimed at bolstering economic security for all Americans), calling for federal recurring cash payments of \$2,000 quarterly through 2021 or until the employment rate stabilizes.
- The State of California should approve the Governor's proposed Golden Gate Stimulus of \$600 for California residents who qualify for the state Earned Income Tax Credit on their 2019 tax returns.
- Federal government should extend emergency unemployment insurance programs through September 2021 while providing a \$600 per week unemployment insurance supplement.
- If the Federal effort described above is unsuccessful, state legislators should pass legislation to extend and expand refundable tax programs to maximize income for ELI households. Refundable tax programs are specifically highlighted because they do not impact household income eligibility for public benefit programs. This may include:
 - Removing the earnings requirement and age parameters for the Child Tax Credit (tax credit for parents with dependent children)
 - Doubling the California Earned Income Tax Credit (refundable cash back credit for qualified low-to-moderate income working Californians) for workers without children
- Address the barriers faced by under- and un-banked populations in accessing benefits by offering no-fee checking accounts or other distribution methods.



Strategic Priority #7: Provide targeted rental assistance to those impacted by COVID-19, who are most vulnerable to homelessness

Priority #7 aims to prevent the impending wave of evictions that could occur when the moratoriums eventually are lifted. We must ensure that the number of people becoming homeless in the Bay Area does not accelerate due to pandemic-related income loss and the inability to keep up with rent. SB 91 averted an immediate crisis by extending eviction protections until June 30, 2021. California also received \$2.6 billion in federal rental assistance from the in the form of U.S. Treasury Emergency Rental Assistance Program (ERAP) funds. Counties and cities with populations of >200,000 received roughly \$1.1 billion and the State received roughly \$1.5 billion. But still, millions of California renters will be burdened by amassed rental arrearages, small claims court judgments and lingering unemployment that will hobble them financially for an extended period of time.

Detailed call to action

- The State of California created a block grant program to distribute its \$1.5 billion portion in new COVID-response rental assistance. Although the framework for the State's program is complex, for tenants who have cooperative landlords it offers an opportunity not only to have the program pay the landlord 80% of the rent arrearage, but to have the other 20% forgiven if the landlord wishes to participate. However, for tenants whose landlords refuse to participate, it permits only 25% of their arrearage to be paid. The State has made an effort to prioritize based on equity and to households earning at or below 50% AMI. The recent Biden-Harris "American Rescue Act" package included an additional \$30 billion in ERAP funds. We urge the State to improve upon its current framework for rental assistance (enacted in SB 91) to ensure equal outcomes for all tenants and to implement the targeting strategies outlined below.
- The statutory language that authorized the ERAP allocation allows assistance to be provided to households earning up to 80% AMI, but indicates that households at or below 50% of AMI as well as those which have a household member who has been unemployed for 90 days or more should be prioritized. With hundreds of thousands of Californians behind on rent, there will be a gravitational pull to assist people at the full range of allowable income levels. However, in order to prevent a massive surge in homelessness later in 2021-2022, rental assistance must be targeted to those most at risk of homelessness. Local rental assistance programs should prioritize the following:
 - ELI households (<30% AMI)
 - Households with severe rent burden (>50% of income spent on rent)
 - Households or individuals who have had a previous experience of homelessness
 - Census tracts or zip codes with high rates of housing insecurity or homelessness, high rates of eviction, high rates of COVID-19 infection, high rates of poverty and/or a high area deprivation index
 - Hard to reach communities (e.g., those who have language barriers and people who are in informal living arrangements); and
 - Groups that don't have access to other benefit programs (e.g., undocumented immigrants)
- Any new or expanded rental assistance program should include the following elements:
 - Low-barrier flexible cash assistance, including acceptance of self-certifications regarding income, housing and, employment status. Programs should permit payment directly to the household if the

landlord refuses to accept rental payment from the program or fails to respond within the prescribed time period

- Access to landlord mediation or legal services as needed
- Effective and culturally relevant outreach:
 - Partner with, and build capacity of, BIPOC led community organizations located in and serving impacted communities while expanding the ecosystem of organizations providing program services
 - Co-design outreach processes with CBOs that serve the hardest hit communities and offer access at common intersections with people at-risk of homelessness including food pantries, schools/day care, housing court, community health clinics, institutional discharging or correctional system release. Coordinate with COVID-19 vaccination outreach efforts to maximize efficiency.
 - Work with community groups representing tenants and people who have experienced homelessness, to inform prioritization and policies.
- Tackle racial disparity
 - Collect and publicly report disaggregated data on households served by race, ethnicity, and zip code.
 - Remove barriers that disproportionately impact BIPOC: accept applications by all methods - online, phone, in-person; do not limit assistance to one-time only; be explicit on all materials that information regarding immigration status will not be asked for nor shared at any time during the process.
- Fill gaps caused by ERAP funding constraints with other sources of public (e.g., CDBG-CV or ESG-CV) or private funds to offer more holistic housing stabilization plans to families and individuals.

See [“Local Strategies to Protect Tenants and Prevent Homelessness in Bay Area COVID-19 Emergency Rental Assistance Programs\(ERAPs\)”](#) for more detailed recommendations.



Strategic Priority #8: Accelerate targeted, data-informed regional prevention model

Prior to the pandemic, the Bay Area had the distinction of having more than 35,000 people who were homeless. With massive job and income loss among low wage workers due to the pandemic, many of whom were severely rent-burdened, we can expect that poverty and homelessness will rise in 2021. In 2019, two to three people were becoming homeless for every one person who was successfully assisted to move from homelessness to housing in the Bay Area. We desperately need a regional homelessness prevention system to slow down the rate at which people are becoming homeless; this starts by coordinating resources and services within the region. Priority #8 aims to build upon prevention efforts and infrastructure that already exist and to create a program for coordinated service delivery. All Home has launched a pilot in three cities - Oakland, Fremont and San Francisco - to facilitate a research and data-informed approach that focuses on using new federal ERAP funding to target those who are most vulnerable to homelessness. The pilot is intended to extend into Contra Costa County later in 2021, in advance of full implementation and coverage of all nine Bay Area counties within three years. Ultimately, the goal is to blend public and private funds and bring about a higher degree of coordination among anti-eviction/displacement, rental subsidy, homelessness prevention, diversion, and rapid-rehousing programs in the region.

Detailed call to action

- Since September 2021, All Home in partnership with RIC members and others has embarked on a consensus-building design process to launch its homelessness prevention pilot. In order to maximize the opportunity to align federal ERAP funding with homelessness prevention efforts, All Home accelerated its regional homelessness prevention efforts to launch by April 2021. The pilot is a work in progress to build consistency in best practices for risk assessment and service delivery, using a common data platform and evaluation framework. Initially the regional homelessness prevention program model will include the following services:
 - Financial assistance – flexible cash assistance, rental arrears, rental assistance, security deposit, move-in expenses, reunification or relocation expenses, transportation expenses
 - Eviction prevention/legal assistance
 - Utility assistance
 - Housing problem-solving
 - Landlord mediation and connecting residents to advocacy organizations
 - Linkages to other community resources and public benefit programs
- As the program reaches its full implementation, the following services will also be provided:
 - Assistance with housing search, placement, and stabilization, including limited term rental subsidies and case management
 - Financial counseling
 - Income stabilization through workforce development partnerships
- Implement a three-county pilot regional homelessness prevention system that is rolled out with an eye toward regional expansion to all nine Bay Area counties. The pilot offers the following elements:
 - Emphasis on reducing racial and ethnic disparities among households that are experiencing homelessness for the first time through targeted financial assistance and program design:
 - Targeting resources to racial/ethnic groups facing high rates of homelessness (in the Bay Area, Black, Indigenous, Latinx and Pacific Islander communities) and groups that don't have access to other benefit programs.
 - Meeting non-traditional needs, for instance offering interventions that stabilize support networks or kinship networks, as defined by marginalized communities, to include chosen families.
 - Addressing funding/program gaps that exist for undocumented immigrants.
 - Ensure effective and culturally relevant outreach as described above in Strategic Priority #7.
 - Reducing barriers to long-term success by connecting households to economic mobility programs and eliminating limitations on "one-time only" assistance because an ELI household may encounter one or more periods of economic shock on the way to getting back on their feet.
 - Common program elements as discussed above.
 - New, web-based data platform for applicants and service providers which includes:
 - Online financial assistance application portal

- Evidence-based risk assessment tool that promotes effective and efficient targeting of services to those who are at highest risk³ of homelessness.
 - Back-end service provider module for case management, management approvals and fund disbursements.
 - Consistency in staff training in housing problem-solving/diversion techniques and learning collaboratives to promote cross- county collaboration and sharing of useful resolution ideas.
- Evaluate program efficacy of the initial three-county level programs and adapt as necessary to expand to the regional scale within three years.
- All Home, in collaboration with regional partners and local jurisdictions, will work to identify and collaborate with a regional entity with the capacity to manage a regional homelessness prevention system for the long-term. In 2020, the Bay Area Housing and Financing Authority (BAHFA) was established by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). BAHFA is positioned to provide a powerful new set of financing and policy tools to improve housing affordability and may be well suited to play this role in the future.
- Combine public and private funding streams to maximize the prevention system's function and flexibility At the federal, state and local levels, there are many programs that support homelessness prevention, each having slightly different eligibility and other requirements – Emergency Solutions Grants (ESG and ESG-CV), Community Development Block Grants (CDBG and CDBG-CV), new U.S. Treasury Emergency Rental Assistance Program (ERAP), State Homeless, Housing, Assistance and Prevention (HHAP), CalWorks Homeless Assistance Program, local tax measure funds that are required to be spent on homelessness prevention. These funding streams should be streamlined so that they can be used more flexibly and holistically to keep people housed. Currently, private and philanthropic funds are used to fill gaps and provide the flexibility for the program to meet each household's needs. The goal of a regional homelessness prevention program is to leverage these funds in the creation of a public-private partnership that weaves together a stronger, more viable safety net that is truly available and capable of preventing a household from becoming homeless or quickly assisting with the resources necessary to find alternative housing, regardless of where one lives in the Bay Area.

³ Female Head of Household, pregnancy, child younger than two, history of public assistance, eviction threat, high mobility in last year, history of protective services, high conflict in household, disruptions as a child (e.g. foster care, shelter history as youth), shelter history as an adult, recent shelter application, seeking to reintegrate into community from an institution, high number of shelter applications.

IMPACT METRICS & TRACKING

We have developed a series of impact metrics to track progress against our 8 strategic priorities, while systematically advancing All Home's vision and informing forthcoming work. These metrics will be reviewed on a regular cadence and progress will be shared back to counties, stakeholders, and RIC members.

- **Overall**- Reduce unsheltered homelessness by 75% by 2024, overall homelessness by 75% by 2030
- **System flow**- % of new episodes, PIT count, eviction rate, # of days between shelter and permanent exits
- **Availability**- # of interim housing units, # of permanent housing solution units, # of prevention interventions by 2024 and 2030, utilization rate over time (match of resources available to interventions needed in each category)
- **Diversity**- Homelessness population segmentation and population comparison by race/gender/age to reduce disparity
- **Employment**- ELI unemployment rate, income levels
- **Data**- Consistency in format and metrics across region, clear indicators of coordinated efforts among Bay Area counties
- **Revenue**- Match of funding available with needs to implement priorities

Furthermore, we will track stakeholder perceptions of progress through an annual survey to RIC members to measure the extent to which they believe goals are being met. We will also convene counties on a quarterly basis, and other stakeholder groups on an ad hoc basis, to review progress and identify barriers to be mitigated. We will also draw on those with lived experience to understand their perceptions of system efficacy (access to resources, employment opportunities, etc.) and provide real-time tracking.

HomeBase research finds that a regional data sharing system would enhance the ability of jurisdictions and care providers to conduct local planning, measure outcomes and investment impacts, and support care and support coordination. Data enrichment options that allow identifiable client-level data sharing across jurisdictions would have an even greater impact by creating opportunities to coordinate across systems of care—ensuring individuals have continuity without having to restart the process of seeking help every time they transition to a new location.

Therefore, it may be helpful to establish a regional data sharing system utilizing existing research and tools developed by Homebase to enhance the ability of jurisdictions and care providers to conduct local planning, measure outcomes and investment impacts, and support care and support coordination across cities and counties.

Cumulatively, advancement across these metrics will enable the broader social change we are committed to enacting: increasing racial equity, inclusivity of all communities, greater economic and social mobility, shifting our paradigm to recognize ELI people's value, and highlighting regionalism as imperative to driving progress.

INTRODUCTION TO THE REGIONAL IMPACT COUNCIL

LETTER FROM THE CO-CHAIRS

The Regional Impact Council (RIC) convened in 2020, when our members – from across the Bay Area – organized around the belief that homelessness can be rare, brief, and non-recurring for those that experience it. We believe a coordinated regional response is needed to advance system level changes to solve poverty, housing insecurity, racial inequity and homelessness crisis facing our region and state.

The COVID-19 pandemic has exacerbated the already large chasm in economic equality and mobility in the Bay Area, impacting vulnerable communities that are disproportionately Black, brown, Indigenous and low income. As a region our experience of COVID-19 is unequal. For affluent professional workers, the recession's direct economic impact has been minimal. Indeed, the wealth of some in the professional class has gone up since the pandemic. For Black, brown and Indigenous communities and extremely low-income populations, this recession is worse than the Great Financial Crisis of 2008-2010. The true impact of historic unemployment, racial injustice, and the continued economic pressure on small businesses will be an uphill challenge. The magnitude of these changes has forced us to explore systemic solutions previously deemed too bold. We must seek new solutions and advance them more quickly than what the Bay Area's jurisdictions have tried before.

The RIC complements existing efforts around homelessness and housing by bringing together key stakeholders, and policymakers across a diversity of communities and sectors including representatives from the state legislature, local government, non-profit organizations, the business community and private philanthropy with their collective assets to achieve population-level regional outcomes.

The urgency has never been greater, and we are eager to get to work. We view the Bay Area's regional response to the COVID-19 pandemic as an example of what our region can accomplish when we join together to address a shared challenge. After the current public health crisis, we will remain committed to our goals: house and stabilize those experiencing or at risk of homelessness, prevent future episodes of homelessness, and create economic prosperity across the region so that ELI individuals and families can thrive in the Bay Area.



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Chief Executive Officer,
Working Partnerships USA



Jonathan Fearn
Senior Development Director,
Greystar



Joshua Simon
Chief Executive Officer, East
Bay Asian Location
Development Corporation



Sherilyn Adams
Executive Director
Larkin Street Youth Services

RIC MEMBERS

REGIONAL IMPACT COUNCIL MEMBERS

The RIC is a coalition across the nine-county Bay Area. The council includes 85 leaders that work in state and local legislation, direct service provision, affordable housing, labor, economic mobility, racial equity and private sector businesses.

Our collective goal: Share, develop and mobilize against regional solutions to House and Stabilize, Prevent, and enable our most vulnerable populations to Thrive.

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GLOSSARY

AB – 15 – COVID-19 relief: Tenancy: Tenant Stabilization Act of 2021

This bill would extend the definition of “COVID-19 rental debt” as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program. (CA legislature)

AB – 16 – Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021

This bill would state the intent of the Legislature to enact the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 to address the long-term financial impacts of the COVID-19 pandemic on renters, small landlords, and affordable housing providers, ensure ongoing housing stability for tenants at risk of eviction, and stabilize rental properties at risk of foreclosure. This bill would include legislative findings and declarations in support of the intended legislation. (CA legislature)

AB – 3088 – Tenancy: rental payment default: Mortgage forbearance: state of emergency: COVID-19

This bill, the Tenant, Homeowner, and Small Landlord Relief and Stabilization Act of 2020, would, among other things, until January 1, 2023, additionally apply those protections to a first lien mortgage or deed of trust that is secured by residential real property that is occupied by a tenant, contains no more than four dwelling units, and meets certain criteria, including that a tenant occupying the property is unable to pay rent due to a reduction in income resulting from the novel coronavirus. (CA legislature)

AMI – Average Monthly Income

Most federal and State housing assistance programs set maximum incomes for eligibility to live in assisted housing, and maximum rents and housing costs that may be charged to eligible residents, usually based on their incomes. HUD’s limits are based on surveys of local area median income (AMI)

CA BCSHA – California Business, Consumer Services and Housing Agency

The Business, Consumer Services and Housing Agency assists and educates consumers regarding the licensing, regulation, and enforcement of professionals and businesses in California.

CalHFA – California Housing Finance Agency

Established in 1975, CalHFA was chartered as the state’s affordable housing lender. The Agency’s Multifamily Division finances affordable rental housing through partnerships with jurisdictions, developers and more, while its Single Family Division provides first mortgage loans and down payment assistance to first-time homebuyers.

CEQA – CEQA – California Env. Quality Act

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

The purpose of CEQA is to: Disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an Initial Study (IS), Negative Declaration (ND), or Environmental Impact Report (EIR). (CA Office of Planning and Research)

CDBG-CV – CARES Relief Community Development Block Grants

Congress provided \$5 billion in the CARES Act for the Community Development Block Grant (CDBG) program to states, metropolitan cities, urban counties, and insular areas. (HUD)

CDLAC – California Debt Limit Allocation Committee

CDLAC's programs are used to finance affordable housing developments for low-income Californians, build solid waste disposal and waste recycling facilities, and to finance industrial development projects (CA State Treasurer's Office)

ESG-CV – CARES Relief Emergency Solutions Grants

These special ESG-CV funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance. The funds will also support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19. (HUD)

HCD – California Department of Housing and Community Development

The California Department of Housing and Community Development awards loans and grants to public and private housing developers, nonprofit agencies, cities, counties, state and federal partners. This money supports the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership homes, provides permanent supportive housing options as well as stable, safe shelter for those experiencing homelessness. (HCD)

HUD – US Department of Housing and Urban Development

LI, VLI, ELI – Low Income, Very Low Income and Extremely Low Income

Low-income applicants earn less than 80% of the area median

Very low-income applicants earn less than 50% of the area median

Extremely low-income earn less than 30% of the area median

NGO – Non-government Organization

PHA – Public Housing Authority

The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. (HUD)

PSH – Permanent Supportive Housing

Permanent Supportive Housing (PSH) is a model that combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives. PSH typically targets people who are

homeless or otherwise unstably housed, experience multiple barriers to housing, and are unable to maintain housing stability without supportive services. (National Health Care for the Homeless Center)

TCAC – California Tax Credit Allocation Committee

The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians. (CA State Treasurer's Office)

Section 8 / HCV – Section 8 Housing Vouchers

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Expanded rental assistance like the Housing Choice Voucher (HCV) program is a substantial component of any strategy to address the severe housing shortage and instability faced by ELI renters. Seventy-three percent of current HCV recipients are extremely low-income (HUD, 2018).



Bay Area Homelessness

New Urgency, New Solutions

June 2021

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About this Report

This report is the Bay Area Council Economic Institute's second look at homelessness in the San Francisco Bay Area. In our first report, *Bay Area Homelessness: A Regional View of a Regional Crisis*, released in 2019, we used interviews with local service providers and data from the U.S. Department of Housing and Urban Development to capture the true scale and regional nature of the Bay Area's homeless crisis. In this report, we examine the potential for using shelter mandates, also known as right to shelter policies, to help solve the Bay Area's homelessness crisis.

The U.S. Department of Housing and Urban Development's (HUD) Point-in-Time (PIT) and Housing Inventory Counts (HIC) are the primary quantitative sources for this study. For the PIT count, HUD mandates that each recipient of federal funding related to homelessness (i.e., counties) conduct a count during one night in January. Due to its snapshot methodology, the PIT count only estimates the size the homeless population at one point in the year, and therefore is widely believed to significantly undercount the total number of people who will experience homelessness over the course of a single year. HUD allows for regions to apply a multiplying factor in order to account for this (e.g., between 2-3x in San Francisco). However, because the PIT and HIC methodologies are consistent across years and regions, they are still one of, if not the, best source for comparisons beyond one county or period. Additional data for this report came from reports and interviews from officials and advocates representing shelter mandate jurisdictions, including the Washington, D.C. Interagency Council on Homelessness, the New York Coalition for the Homeless, New York City Department of Homeless Services, and the Massachusetts Department of Housing and Community Development.

Contents

Executive Summary	4
CHAPTER 1	
New Urgency.....	9
Recent Trends	9
Why is Homelessness More Common in California?	14
Why Unsheltered Homelessness is More Common in California.....	20
CHAPTER 2	
Shelter Mandates	26
CHAPTER 3	
Cost Estimates.....	34
Recommendations.....	38
Appendix.....	40
Endnotes	52

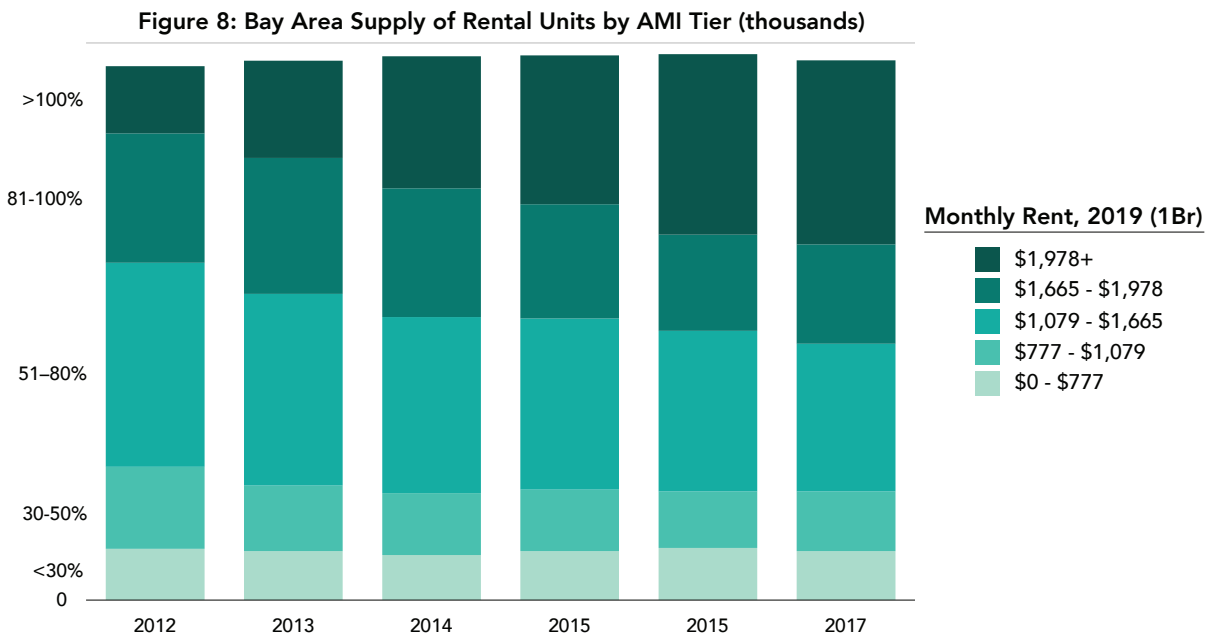
Executive Summary

The Bay Area’s homeless population today is larger, less sheltered, and growing faster than ever before. Between 2017 and 2020, the Bay Area’s homeless population grew by 6,878 individuals to a total of 35,118—accounting for more than a quarter of the growth in the total U.S. homeless population. During that time, the share of the Bay Area’s homeless population without access to basic shelter increased from 67 percent to 73 percent, the highest rate in the U.S.

Amidst a growing body of research showing the devastating health and safety consequences of homelessness, especially unsheltered homelessness, the COVID-19 pandemic and recession has added new urgency to stabilize and resolve the Bay Area’s homelessness crisis.

The Bay Area’s high rate of homelessness is inextricably tied to its housing shortage. Between 2011 and 2017, the Bay Area created 531,400 new jobs but approved only 123,801 new housing units, a ratio of 4.3 jobs

for every unit of housing, far above the 1.5 ratio recommended by the U.S. Environmental Protection Agency (EPA) to avoid displacement and congestion. The resulting shortage has increased competition for available units and inflated the region’s housing market beyond the reach of an increasing share of total households. Between 2012 and 2017 the Bay Area’s stock of rental units affordable to households earning below 100 percent of area median income declined by 24 percent between 2012 and 2017, and the region lost 5,000 units of housing affordable for households



Source : American Community Survey; 2017 PUMS data
Analysis : Bay Area Council Economic Institute

earning below 30 percent of area median income (FIGURE 8).

Across the U.S., high rents strongly correlate with high rates of homelessness as high costs push larger numbers of households on the margins into the streets.

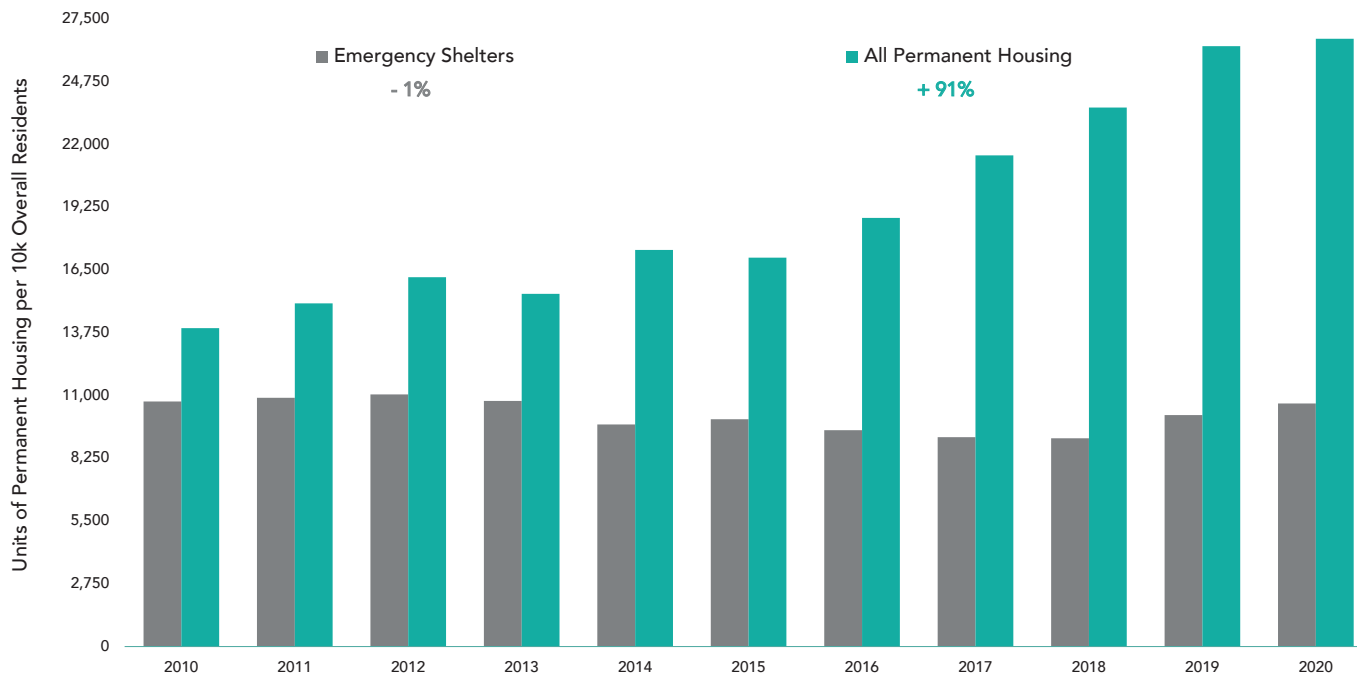
The housing shortage also contributes to homelessness by increasing land and construction costs, which make solutions to homelessness more expensive. In 2018, the average unit of new or rehabilitated affordable housing in the Bay Area cost over \$529,000. In San Francisco, a single unit of subsidized affordable housing costs \$730,000. High prices make traditional interventions extremely expensive and difficult to scale. Using traditional construction methods, a new or rehabilitated unit of permanent housing for every Bay Area homeless resident would cost nearly \$17 billion.

Meanwhile, most of the Bay Area has been defunding emergency shelters to increase permanent housing production (FIGURE 15). While this reprioritization is consistent with national trends and numerous studies on the long-term effectiveness of permanent housing, the high-cost Bay Area has been unable to scale permanent

housing faster than the rate at which residents are becoming homeless. The result has been the de facto warehousing of increasing numbers of homeless residents on Bay Area streets, cars, and RVs along with the intraregional shifting of shelter burden to the City of San Francisco, which was the only Bay Area County to have increased its shelter inventory over the past decade despite already providing far more permanent housing and shelter per capita than other Bay Area Counties.

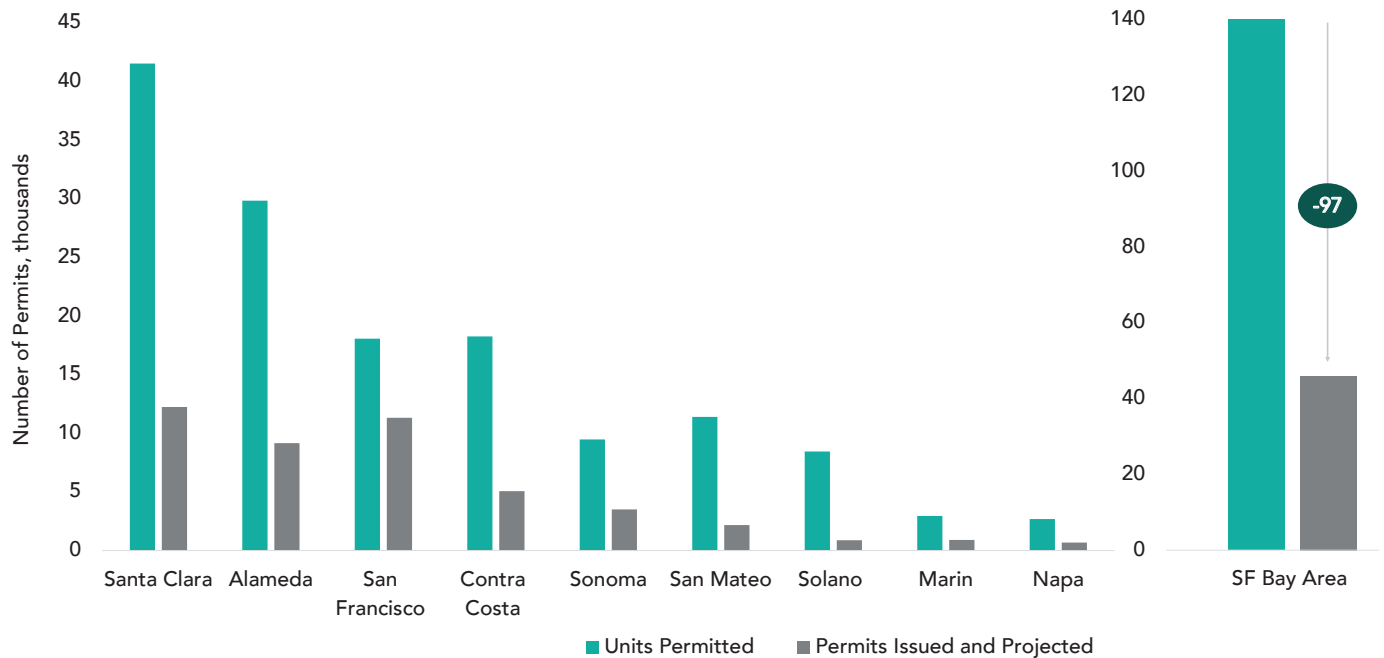
The Bay Area arrived at this point through more than a generation of housing and homelessness policy failures at all levels of government. The U.S. government provides approximately one-third the level of support for affordable housing as it did in the 1960s. The State of California doesn't adequately prioritize affordable housing programs for the households at highest risk of becoming homeless, and it lacks coordination over the state's 41 different anti-homelessness programs. Local governments still have far too many powers to block housing construction: Between 1999 and 2023, the Bay Area will have built 97,000 fewer units of affordable housing than recommended by the state

Figure 15: SF Bay Area Inventory of Permanent Housing and Emergency Shelters (2010-2020)



Source: HUD Housing Inventory Counts. Includes all Permanent Supportive Housing, Rapid Rehousing, and Other Permanent Housing
Analysis: Bay Area Council Economic Institute

Figure 9: Very Low-Income Regional Housing Needs Allocation and Permits Issued by County (1999-2023)



Source: Association of Bay Area Governments
Analysis: Bay Area Council Economic Institute

(FIGURE 9), and communities routinely find ways to avoid providing homeless individuals with shelter and housing. Faced with over 100,000 unsheltered homeless residents, California cities in the Bay Area and beyond are grappling with a shifting and often contradictory legal environment for how to manage the de facto privatization of public spaces by homeless residents.

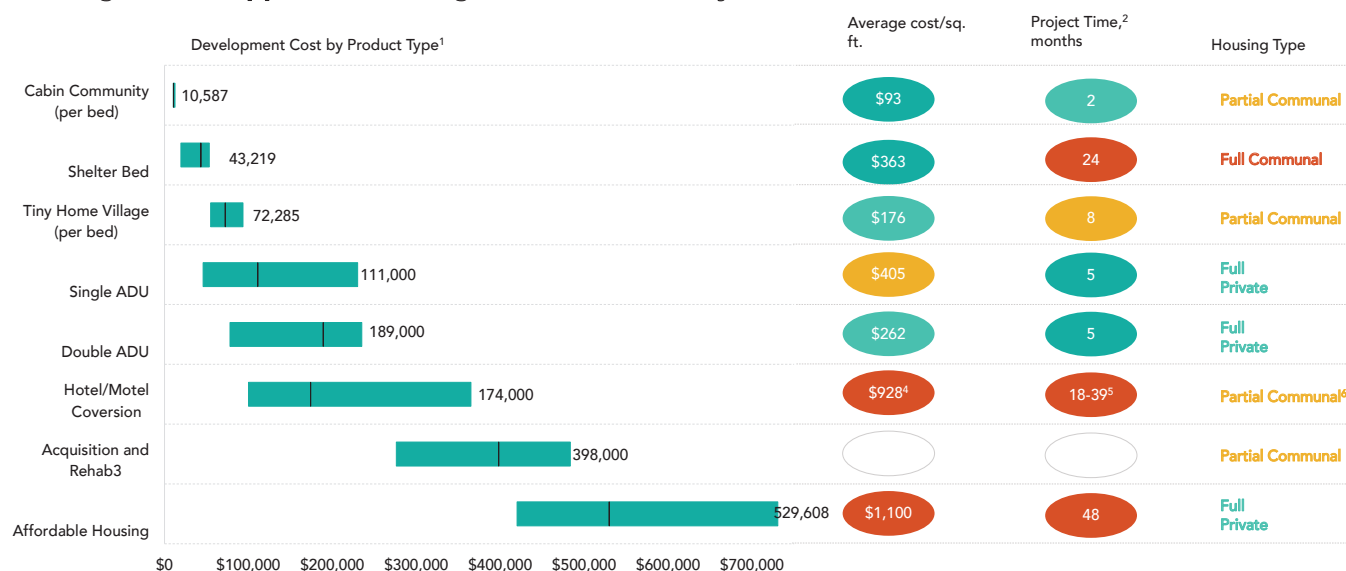
The growing homelessness crisis in the Bay Area and elsewhere in California has led to renewed interest in shelter mandate policies such as those in New York City, Massachusetts, and the District of Columbia. Creating a shelter mandate for the Bay Area would require state legislation to design a mandate, create an enforcement agency, craft a funding mechanism, and win approval from at least 2/3 of Bay Area voters. If the mandate proposal could survive the numerous veto-points along that path, including attacks that mandates come at the expense of permanent housing, the experience of other shelter mandate jurisdictions in the U.S. strongly suggest a regional mandate could dramatically reduce unsheltered homelessness in the Bay Area. We estimate a regional shelter mandate that used the cabin community model could be scaled for approximately

\$245 million in one-time capital expenditures and \$481 million in annual spending on services and management.

However, under a shelter mandate the Bay Area's shelter system would steadily increase in size and cost unless the region took additional measures to prevent homelessness from occurring in the first place, and to expand its inventory of permanent housing to create exits from the shelter system. While a New York City-style shelter mandate alone would improve conditions for the Bay Area's homeless by providing access to basic sanitation services, the Bay Area has an opportunity, through its deficit of shelter and housing products of all types, to improve upon existing models in New York City and elsewhere. We estimate approximately \$9.3 billion in one-time capital expenditures and \$2.5 billion in annual spending on services and management will right-size the Bay Area's inventory of shelter, housing, and prevention services for (FIGURE 22).

The Bay Area's homelessness crisis was created by policy failures at all levels of government; interventions at all levels of government are needed to solve it.

Figure 22: Supportive Housing Cost and Scalability Breakdown



¹ The range in blue reflects the minimum and maximum price for the given product. Median price is denoted in black.

² The duration between a proposal to build, convert, or install a unit and the date that said unit is opened

³ Bay Area only

⁴ Assumes 250 square foot room

⁵ 2-3 months for sale negotiation; 12-24 months for local approvals; 6-12 months for construction. Lower range includes depressed market values resulting from COVID-19 and expedited project approvals under pending legislation

⁶ When converted into transitional housing. Hotels and Motels may also be converted into permanent supportive housing, although this is less common.

Rather than pursuing a shelter mandate, the Bay Area should use existing but unused tools at its disposal to raise \$10 billion in new regional revenue to expand its inventory of emergency shelters and permanent housing. The region should pair this investment with new additional state and federal support for affordable housing and homelessness prevention, especially via proven programs like Project Homekey and Section 8. These investments should be paired with state policy reforms to boost housing production and reduce pressure on low-income renters, and to reduce local powers to halt shelter production. Although the Bay Area is a wealthy region, it cannot solve homelessness by itself.

Recommendations:

- **\$20 billion state investment to extend Project Homekey and help regions scale inventories of shelters, housing, and prevention programs.**

In less than one year, California's Project Homekey has produced the single largest expansion of homeless housing in California history. California should dedicate

at least \$20 billion of its record \$76 billion FY 2021-2022 budget surplus to expand Project Homekey, make one-time investments in capitalized operating reserves for homeless services, and to help local-governments right-size inventories of emergency shelters, permanent housing, and prevention services.

- **\$10 billion regional expansion of affordable housing and emergency shelters using the Bay Area Regional Housing Finance Authority (BAHFA).**

A regional \$10 billion BAHFA measure could address housing needs across the housing-insecurity spectrum by providing up to \$200 million to expand regional shelters, and at least \$5 billion for the production of extremely-low-income, very-low-income, and low-income housing.

- **State policy changes to boost supply and reduce pressure (and costs) on renters**

High rates of homelessness strongly correlate with expensive rental markets across the U.S., and expensive rental markets are a symptom of market shortages. Additional funding for homeless shelters and housing

must be paired with policy changes to allow vastly increased housing production across the Bay Area to reduce pressure in the rental market and lower costs. While state policy is calling on the Bay Area to build 441,176 new housing units over the next seven years through the Regional Housing Needs Allocation (RHNA), production is stymied by local anti-housing regulation. California should pass current legislative proposals to allow duplexes on single-family lots (SB 9, Atkins); allow cities to up-zone areas around transit and employment centers (SB 10, Wiener); guarantee loans to homeowners to install accessory dwelling units (AB 561, Ting); and make it easier for developers to convert empty strip malls and big box stores into affordable housing (SB 6, Caballero).

■ Reduce local barriers to building and expanding shelters

Recently passed state laws have allowed willing cities to expand shelter inventories more expeditiously. However, cities that do not want shelters within their jurisdictions are under no obligation to build them, and can furthermore thwart efforts by third parties, including non-profit organizations or the state, to open and manage shelters. California should declare that any city whose homeless population is over 10 percent unsheltered to be in a state of Shelter Crisis, and that shelters proposed by third parties within those cities be approved “by-right” provided they meet certain health and safety requirements.

■ Focus limited subsidies on the most housing-burdened populations

State and local housing policies should focus on making moderate-income housing affordable through increases in supply and reserve scarce public dollars for subsidies to deeply affordable housing products that are beyond the reach of market development. Eighty-eight percent of extremely-low-income Bay Area residents are severely rent burdened, meaning they spend over 50 percent of their income on housing. California should ensure at least 20 percent of tax credit financing for affordable housing is dedicated to producing units set aside for households earning below 30 percent of area median income, and 20 percent for households earning below 50 percent of area median income.

■ Fully Fund Section 8

Even with increased regional funding, the Bay Area will be unable to solve homelessness without additional federal support. Yet today, the U.S. government spends approximately one-third the level of support for affordable housing as it did in the 1960s. The biggest immediate-term way for the federal government to reduce homelessness in the Bay Area and nationally would be to fully fund Section 8 housing vouchers so that all Americans who qualify (households earning below 50 percent of area median income) can begin receiving them. Today, of the 16 million Americans who qualify for Section 8 housing vouchers, Congress has appropriated funding only for 5 million.

■ Innovative State and Local Approaches to Land Use Regulation & Enforcement

Existing law and planning codes did not anticipate the de facto privatization of public spaces by tens of thousands of individuals, for whom federal courts have recently upheld a Constitutional right to sleep and live somewhere when they lack any access to housing, shelter, or private space to call their own. While attempting to regulate and manage this burgeoning situation, California cities may be held liable for damages caused by unsafe conditions at homeless encampments, but also liable not only for damages for attempting to improve health and safety standards for homeless residents residing in encampments or enforce against encampments in high-impact locations. Consequently, the result is often paralysis. The State should consider expanding recently created provisions to the building code to expedite shelter construction (AB 932) to create and expand sanctioned campsites and safe sites for homeless individuals and families living in cars, and RVs. Cities should be encouraged to experiment with innovative approaches to shelter and enforcement to help clarify existing legal ambiguity in the aftermath of *Martin v. Boise*.



New Urgency

Recent Trends

California had an estimated 161,548 homeless individuals in 2020, the largest number of any state in the United States (FIGURE 1). Despite having just 12 percent of the total U.S. population, California is home to 28 percent of all homeless Americans. California's homeless population is also growing much more quickly than most other states. Between 2010 and 2020, California's homeless population increased 31 percent, the third biggest jump in the U.S. and one of only 12 states to post increases over the previous decade (FIGURE 2). Nationally, homelessness decreased nine percent between 2010 and 2020.

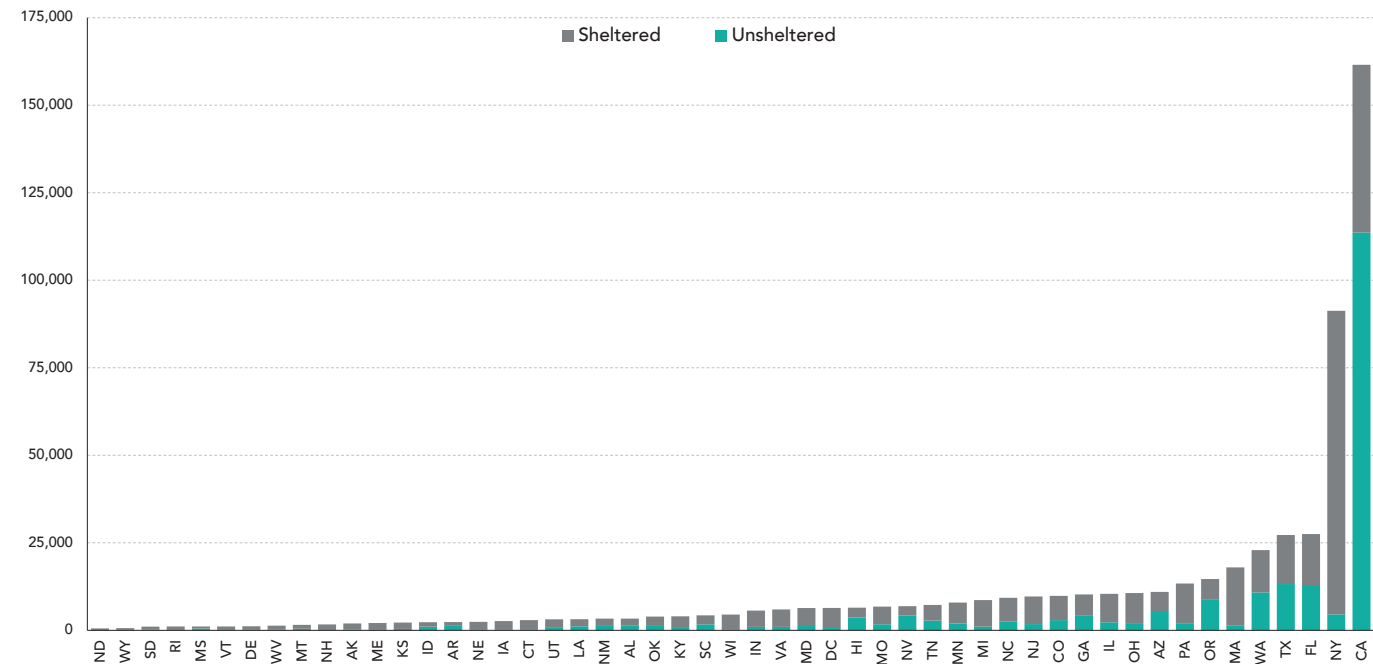
Over two-thirds of homeless Californians live in Los Angeles County, San Diego County, and the nine-county San Francisco Bay Area. Despite being home to six percent of the total U.S. population, these three California regions contain 19 percent of all homeless Americans. Between 2010 and 2020, the growth of homeless populations in Los Angeles County, San Diego County, and the Bay Area accounted for over 100 percent of the rise in homelessness statewide over the last decade, overwhelming modest declines in homelessness elsewhere in the state.

In recent years, the growth of homelessness in the United States has largely been driven by the San Francisco Bay Area and Los Angeles County. Between 2017 and 2020 the Bay Area's homeless

population increased 22 percent to reach a record 35,118 individuals, while Los Angeles County's increased 15 percent to 66,436. Fueled by the growth of homelessness in the Bay Area and Los Angeles, California's overall homeless population grew by over 20 percent between 2017 and 2020, overwhelming declines in homelessness elsewhere in the U.S. and driving in a four percent growth in homelessness nationwide: sixty eight percent of the growth in the total U.S. homeless population between 2017 and 2020 can be attributed to the growth in homelessness in Los Angeles County and the San Francisco Bay Area. Roughly 30 percent of the growth in homelessness occurring in the U.S. since 2017 can be attributed to the growth in the Bay Area alone.

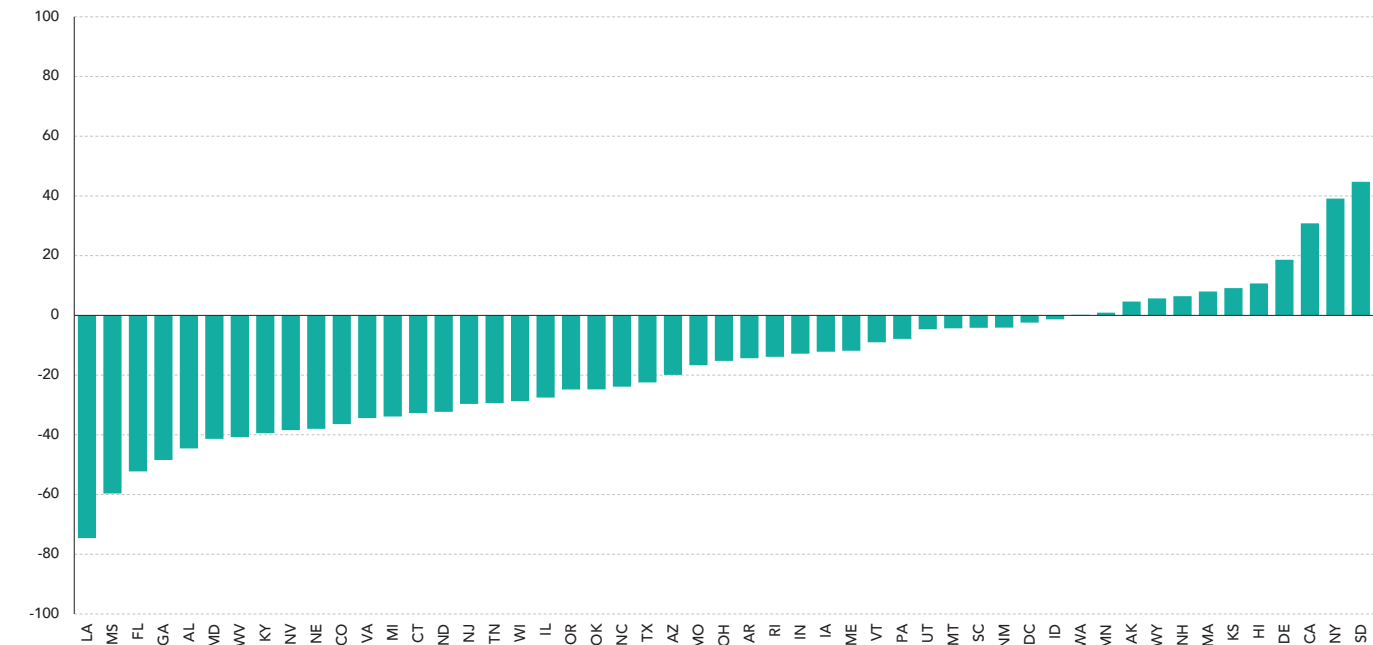
The Bay Area had an estimated 35,118 homeless individuals in 2020, the third highest of any region in the United States behind only New York City and Los Angeles County (FIGURE 3). Within the Bay Area, 74 percent of the homeless population is located in Alameda, San Francisco, and Santa Clara counties. The Bay Area's homeless population is also growing faster than the general population. Between 2010-2020, homelessness in the Bay Area grew by 30 percent, about 3.75 times faster than the general population. Yet the growth of homelessness within the Bay Area was sharply uneven, including an 87 percent spike in Alameda County and an 18 percent drop in Sonoma County (FIGURE 4).

Figure 1: Total U.S. Homeless Population (2020)



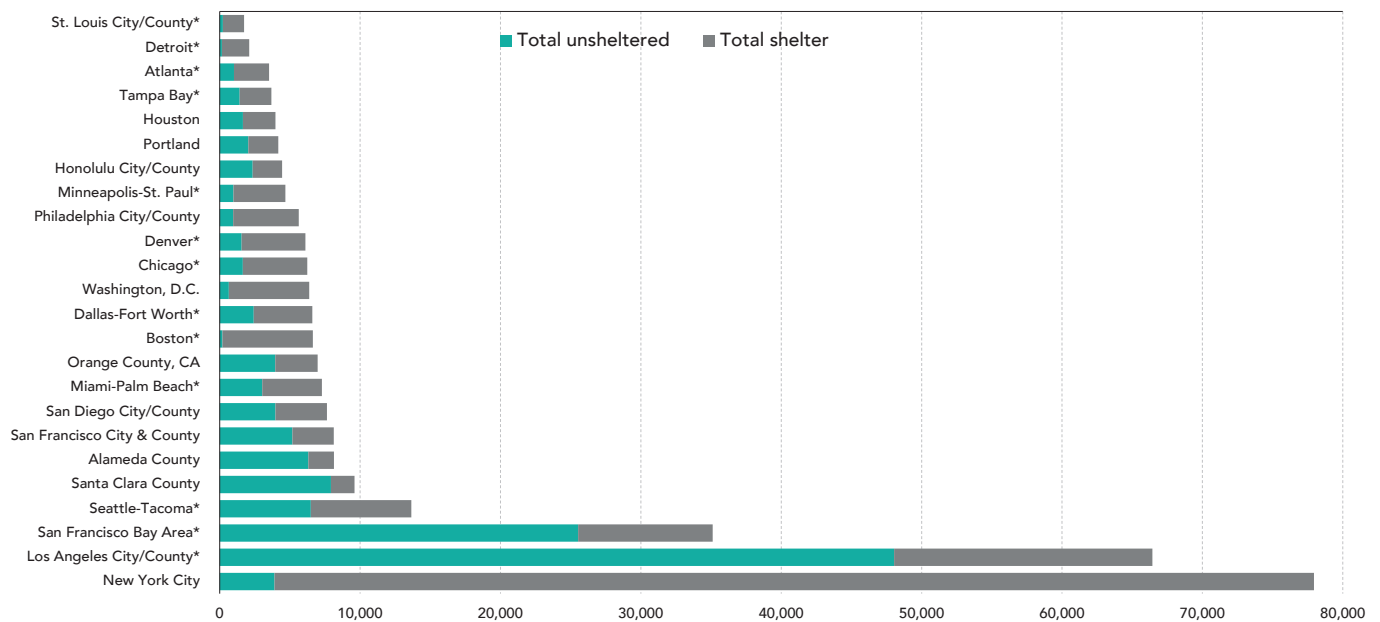
Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

Figure 2: Percent Change in Size of Homeless Population 2010-2020



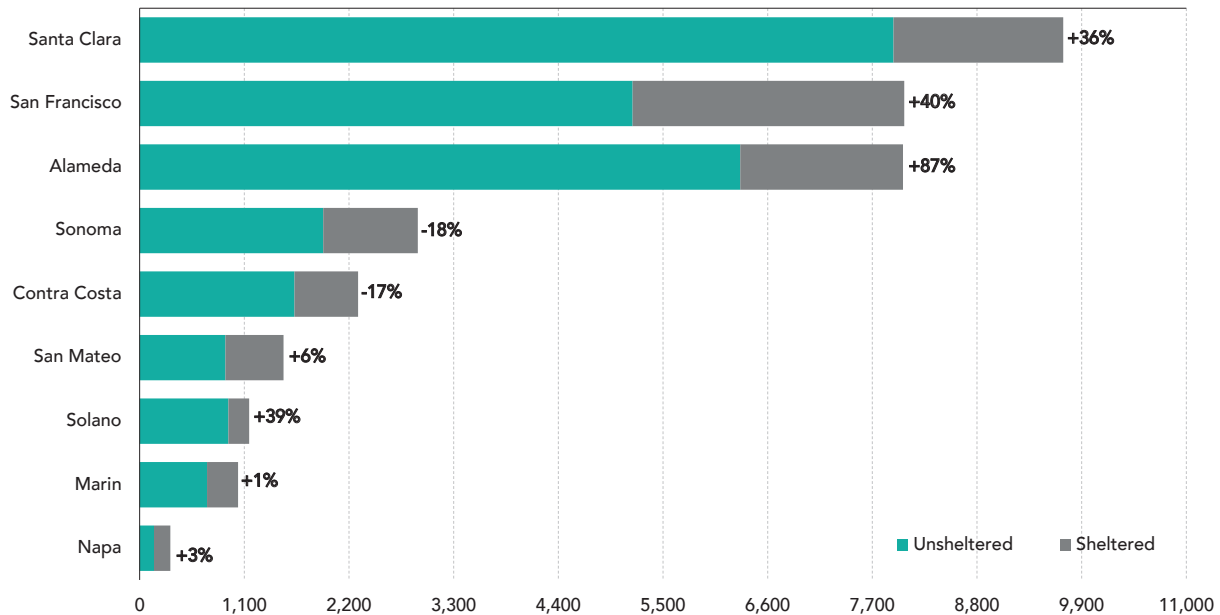
Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

Figure 3: Total Homeless by City/Region (2020)



*Indicates more than one Continuum of Care
Source: HUD Point-in-Time Count 2020 (Sheltered & Unsheltered)
Analysis: Bay Area Council Economic Institute

Figure 4: Sheltered and Unsheltered Homelessness in the SF Bay Area (2020) with Percent Change Since 2010



Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

California and its metro areas have some of the highest concentrations of homelessness even after controlling for population. Among U.S. states, California has the third largest number of homeless individuals per 10,000 overall residents (rate of homelessness), and the largest concentration of homeless individuals without shelter (FIGURE 5). Among U.S. cities and regions, San Francisco is virtually tied with New York City and the District of Columbia for the highest concentration of homelessness in the nation, with Santa Clara and Alameda counties also struggling with high concentrations of homelessness relative to other U.S. regions (FIGURE 6).

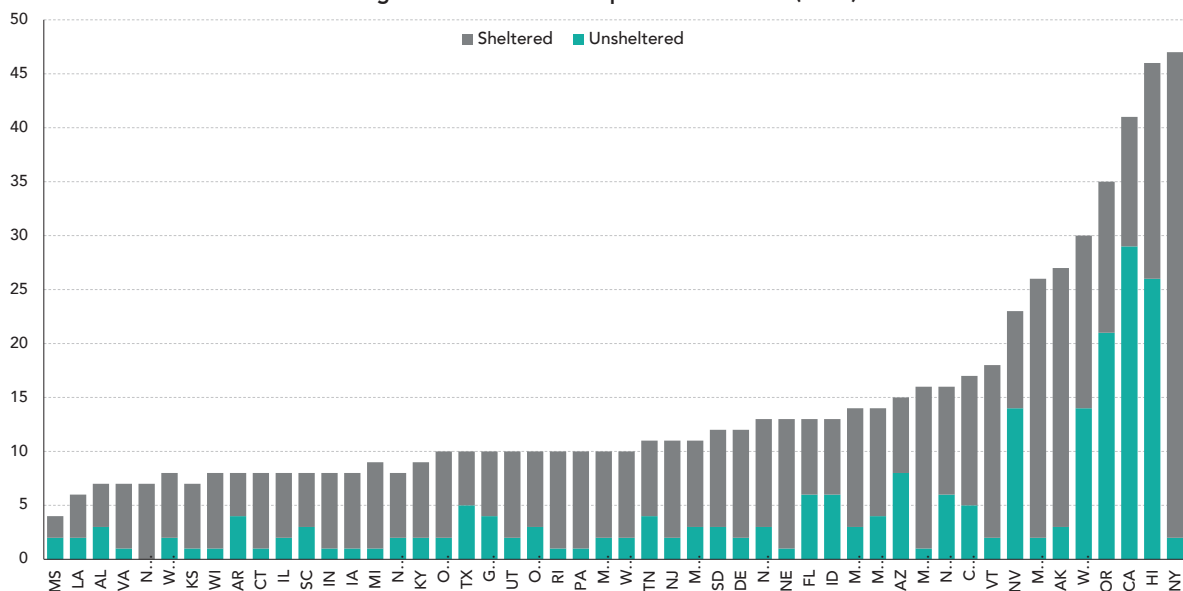
The recent rise in Bay Area homelessness is especially alarming due to the proliferation of unsheltered homelessness. An unsheltered homeless individual is anyone who resides in a place not meant for human habitation, such as a tent, car, park, sidewalk, or abandoned building. Between 2010 and 2020, the number of unsheltered homeless Bay Area residents increased 63 percent from 15,768 to 25,530 individuals, including a 59 percent increase in Santa Clara County, a 76 percent increase in San Francisco County, and 222 percent jump in Alameda County (FIGURE 7). Similar increases in unsheltered homelessness were found elsewhere in California during that same time period,

including a 121 percent increase in Los Angeles County and a 94 percent in San Diego County.

Vehicular homelessness represents the growing population of unsheltered people in the Bay Area. There were an estimated 8,405 people living in vehicles across the Bay Area in 2019, representing 32 percent of the total unsheltered population, or 24 percent of the total homeless population. A vehicle is the most common form of shelter for people who inhabit public space in every Bay Area county except for Santa Clara County where vehicle residency is the second most common reported form of unsheltered homelessness. The majority of Bay Area counties report that vehicle residents represent at least 1/3 of their unsheltered communities, with San Mateo documenting that 75% of people who sleep outdoors inhabit vehicles.¹ As of 2020, the Bay Area sheltered 27 percent of its homeless population, the lowest rate among U.S. regions.

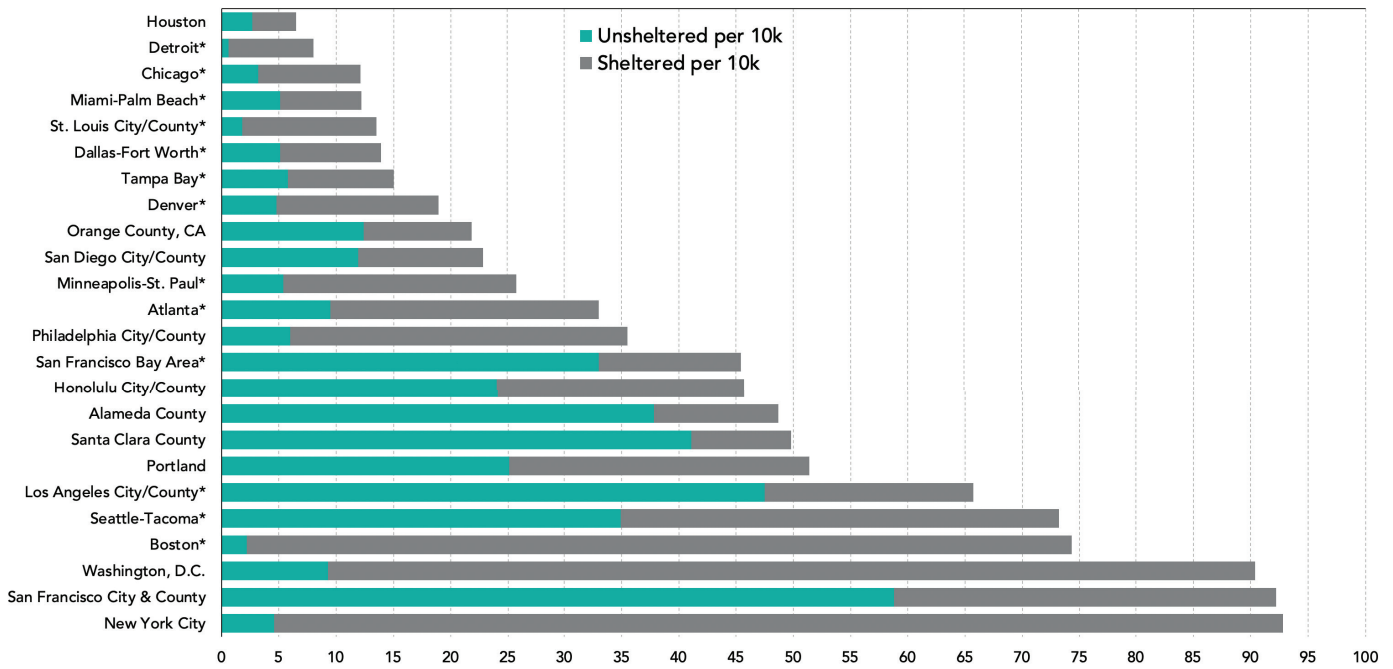
While rates of unsheltered homelessness vary widely across the U.S., California and its cities and regions stand out for providing far fewer shelter options than found in other states. Just 30 percent of homeless Californians have access to emergency shelters, last among the 50 states and far below the average 74 percent nationwide outside California. Notably, California's inability to provide shelter to its homeless

Figure 5: Total Homeless per 10k Residents (2020)



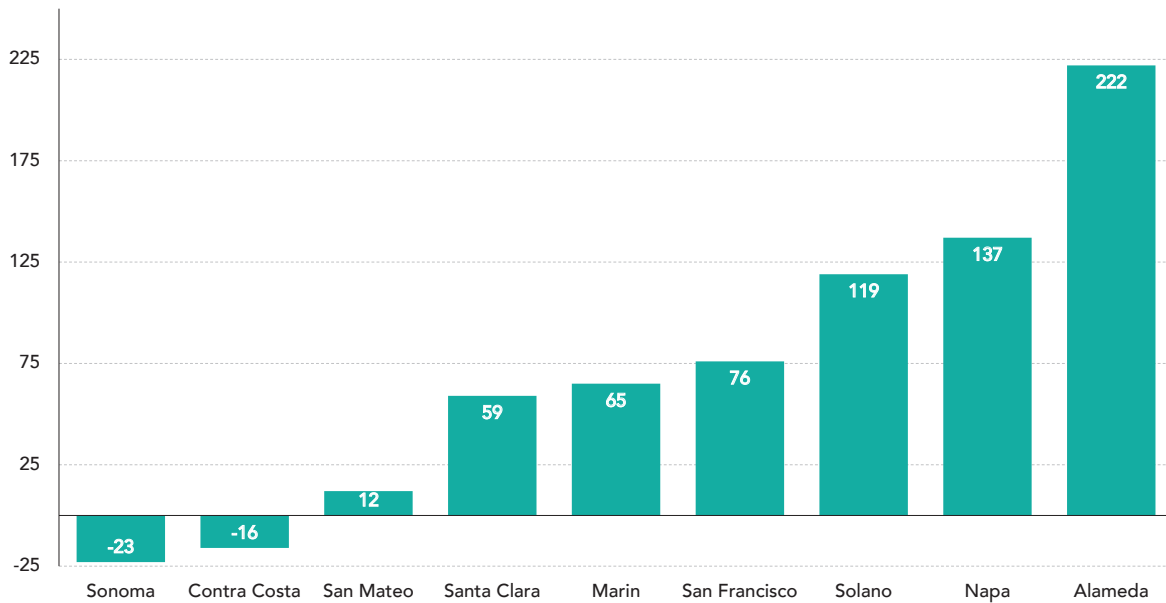
Source: HUD Point-in-Time Count 2019
Analysis: Bay Area Council Economic Institute

Figure 6: Total Homeless per 10k Residents (2020)



* Includes multiple continuums of care
Source: HUD Point-in-Time Count 2020 (Sheltered & Unsheltered)
Analysis: Bay Area Council Economic Institute

Figure 7: Percent Change in Unsheltered Homeless Population 2010-2020



Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

residents cannot be entirely explained by the large number of homeless residents. For example, New York State's homeless population is 15 percent larger than California's relative to overall population size, yet New York's inventory of emergency shelters is capable of serving over 95 percent of its homeless population compared to just 30 percent in California. The lack of shelter provided in California is also seen when comparing cities. Despite having nearly identical rates of homelessness relative to overall population, San Francisco's inventory of emergency shelters meets only 36 percent of demand whereas New York City and the District of Columbia each shelter at least 90 percent. To put a finer point on it, no California region shelters more than half its homeless residents while no U.S. region outside of California shelters less than half.

Why Homelessness is More Common in California

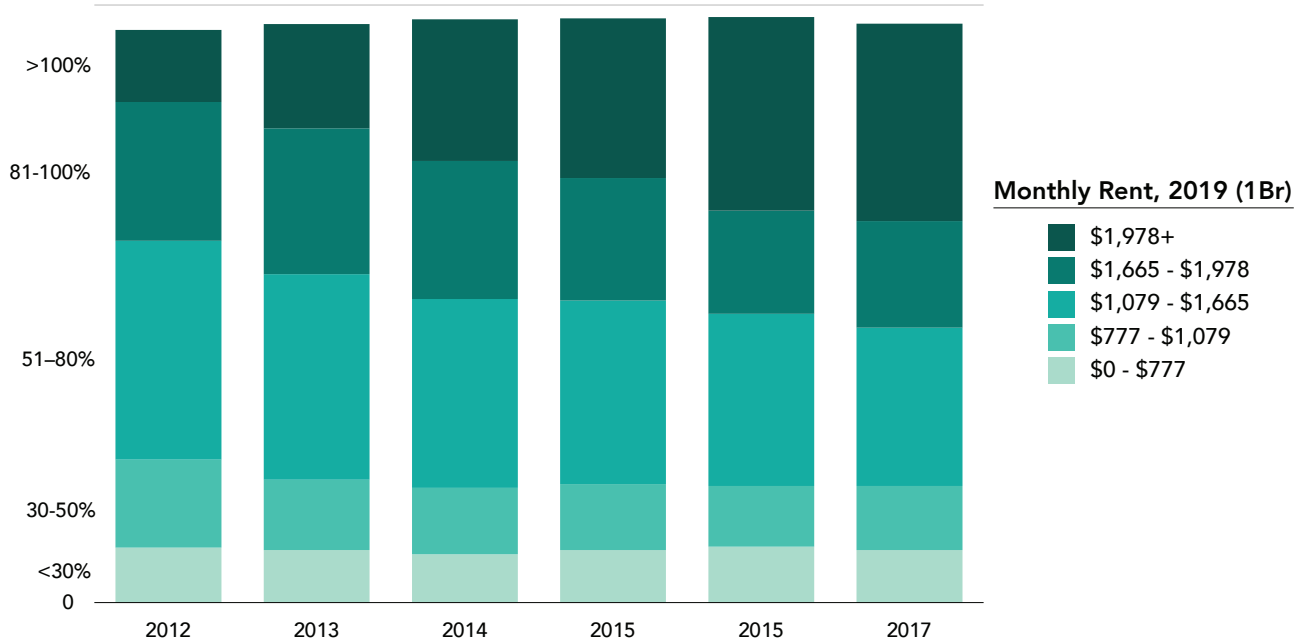
Homelessness in the United States is attributable to numerous factors, including the declining federal support for affordable housing, substance abuse and mental health related problems, and systemic racism. In California, including the Bay Area, these forces

are exacerbated by unique state and local policies, including insufficient housing production and disjointed and unfocused services. Furthermore, the prioritization of permanent housing, local hostility to homeless services, and a temperate climate have contributed to California having the smallest inventory of emergency shelters in the U.S. and leading to the proliferation of sprawling homeless encampments.

Insufficient housing production

California has built far fewer homes over the past decade than it should have. According to the non-partisan Legislative Analyst Office (LAO), housing production in California's coastal regions grew by just 32 percent between 1980 and 2010, just 59 percent of the national average and far below the 200 percent growth seen in these regions during the previous 30-year period.² The housing shortage has grown particularly acute in the Bay Area. Between 2011 and 2017, the Bay Area created 531,400 new jobs but approved only 123,801 new housing units, a ratio of 4.3 jobs for every unit of housing.³ According to the U.S. Environmental Protection Agency, a Jobs-to-Housing Ratio higher than 1.5 indicates a shortage of housing which creates longer commutes, increased traffic congestion, loss of job

Figure 8: Bay Area Supply of Rental Units by AMI Tier (thousands)



Source : American Community Survey: 2017 PUMS data
Analysis : Bay Area Council Economic Institute

opportunities for workers without vehicles, and poor air quality.⁴ McKinsey Global Institute estimates California has a statewide housing shortage of 3.5 million homes.⁵ Market shortages leads to increased competition and inflated prices for the limited supply. Between 2012 and 2017, the Bay Area's stock of rental units affordable to households earning below 100 percent of area median income declined by 24 percent and the region lost 5,000 units of housing affordable for households earning below 30 percent of area median income (FIGURE 8).

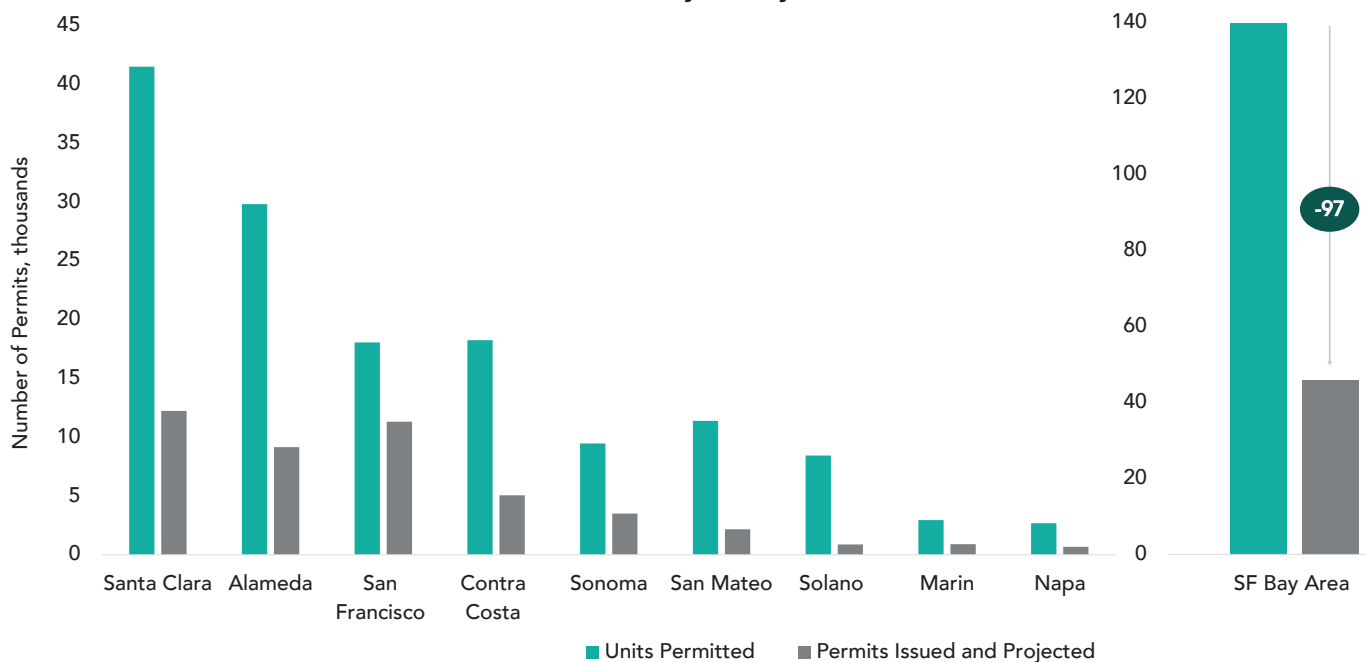
The shortage of affordable housing in California is perhaps best observed through data from California's Regional Housing Needs Allocation (RHNA). RHNA is a state process in which cities are provided rough targets for future housing growth at various income levels over a seven-year cycle. Importantly, RHNA targets are completely voluntary: there are no penalties for failing to meet RHNA targets and no benefits for meeting them. Between 1999 and 2023, the Bay Area is projected to have built 97,000 fewer units of affordable housing than recommended by RHNA (FIGURE 9). Statewide, the gap is 209,000 units. Not a single Bay Area County is projected to meet its affordable

housing production goals under the current RHNA cycle, continuing a chronic shortage stretching back two decades. A study conducted by nonprofit think tank Next 10 and Beacon Economics found that at the current pace of development, certain jurisdictions in California will not meet low-income housing production targets under RHNA for more than 1,000 years.⁶

The chronic shortage of housing in the Bay Area and California contributes to homelessness by increasing housing prices beyond the reach of households that would most likely have remained housed elsewhere. Across the U.S., high rents strongly correlate with high rates of homelessness: rates of homelessness in the combined 25 higher rent states are more than double those of the 25 lower rent states (FIGURE 10). At the city and regional scale, average rates of homeless are two-and-a-half times greater in the higher rent regions than in their lower rent counterparts (FIGURE 11).

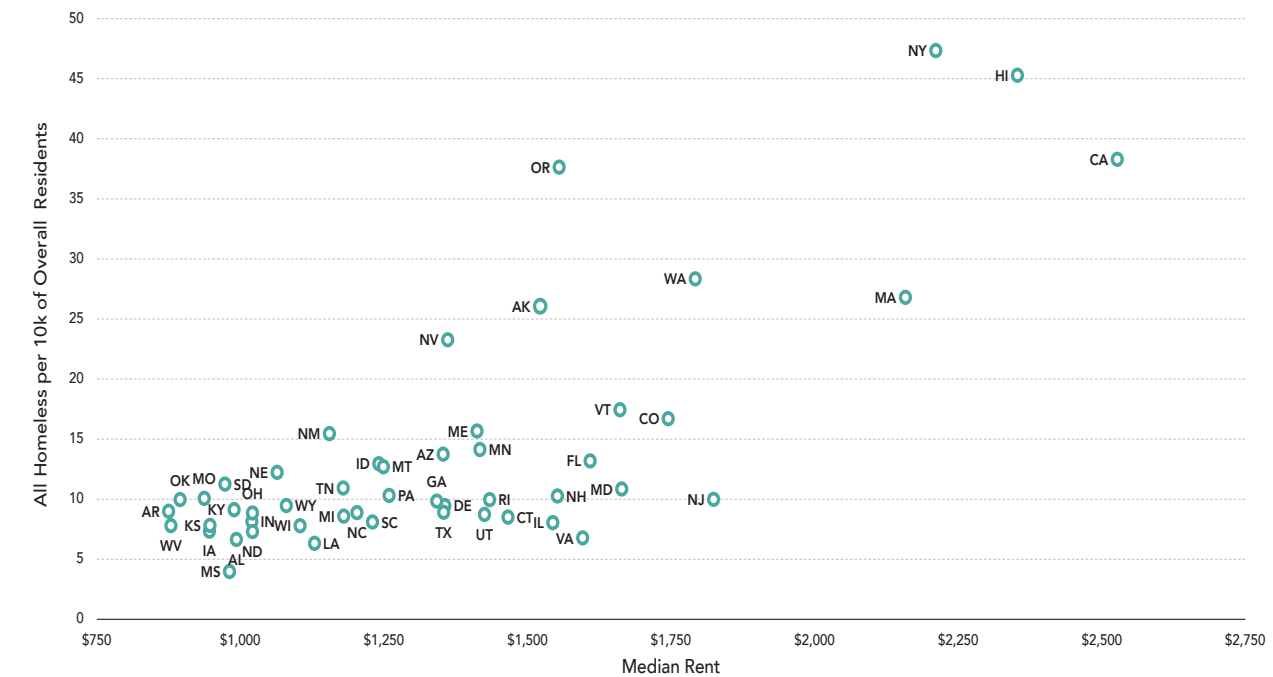
The housing shortage also contributes to homelessness by increasing land and construction costs, which make solutions to homelessness more expensive. An analysis by the Los Angeles Times found that the average cost of building affordable housing in California was \$500,000

Figure 9: Very Low-Income Regional Housing Needs Allocation and Permits Issued by County (1999-2023)



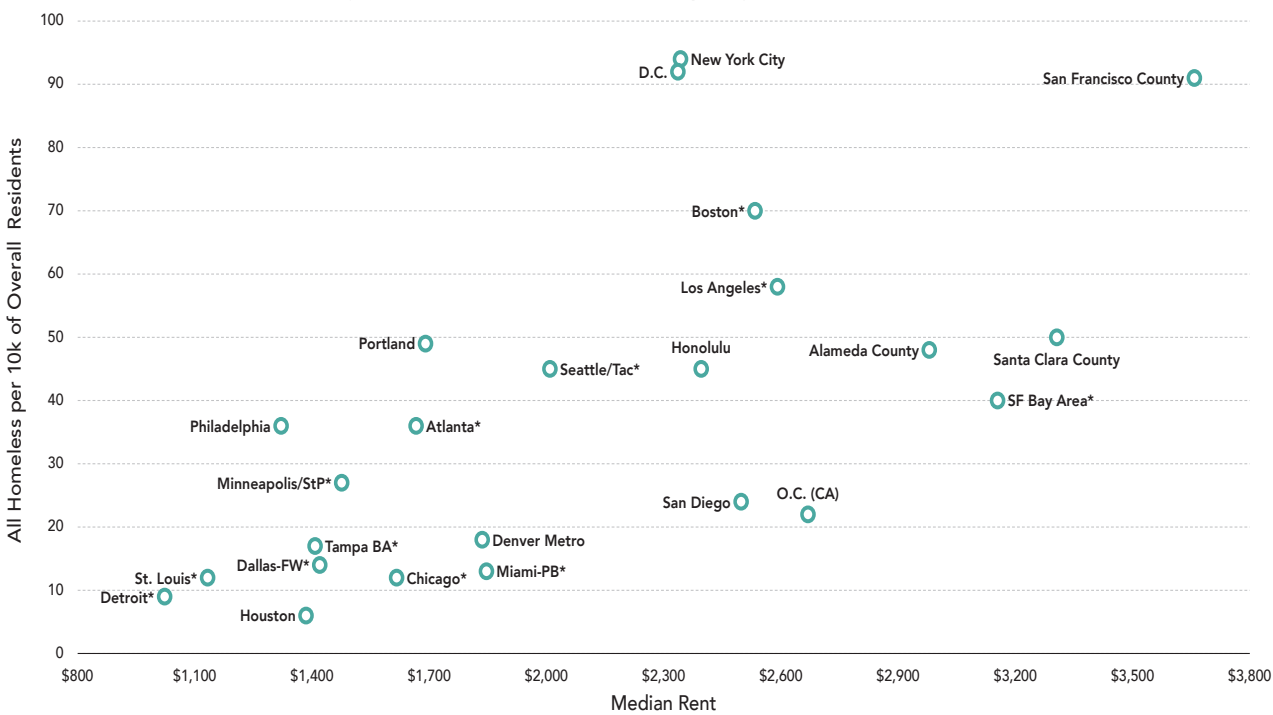
Source: Association of Bay Area Governments
Analysis: Bay Area Council Economic Institute

Figure 10: Rates of Homelessness by State and Median Rent (2019)



Source: HUD Point in Time Count (2019), Zillow rents all homes plus multi-family (2019 average).
Analysis: Bay Area Council Economic Institute

Figure 11: Rate of Homelessness by Region and Median Rent (2019)



*Indicates multiple CoCs
Source: HUD Point in Time Count (2019), Zillow Median Rents. All Homes Plus Multi-Family (2019).
Analysis: Bay Area Council Economic Institute

per unit in 2018.⁷ In 2018, the average unit of new or rehabilitated affordable housing in the Bay Area cost over \$529,000. In San Francisco, which in 2019 became the most expensive city on earth to build, a single unit of subsidized affordable housing costs \$730,000.⁸ Recent advancements in modular construction are estimated to reduce the per unit costs of traditional construction by an average 30 percent, yet these methods have also come under political attack. The modular permanent supportive housing project at 833 Bryant Street in San Francisco, which is under contract with the Carpenter's Union of Northern California and is on schedule to be completed in roughly half the time and cost of traditional construction methods, has been denounced by the San Francisco Building Construction Trades Council. Furthermore, these are just capital costs. Shelter and housing products for people who have experienced homelessness often require annual subsidies ranging from \$20,000-\$40,000 per person, depending on the level of tenancy-sustaining services required. Such prices make traditional interventions extremely expensive to scale; using traditional construction methods, building a unit of Permanent Supportive Housing for every Bay Area homeless resident would cost nearly \$17 billion. Fortunately, most people who experience an episode of homelessness do not require an exit to supportive housing or they may only need those extra supportive services for a limited period and can relatively quickly move to receiving a rental subsidy without extra services.

Federal disinvestment in housing affordability

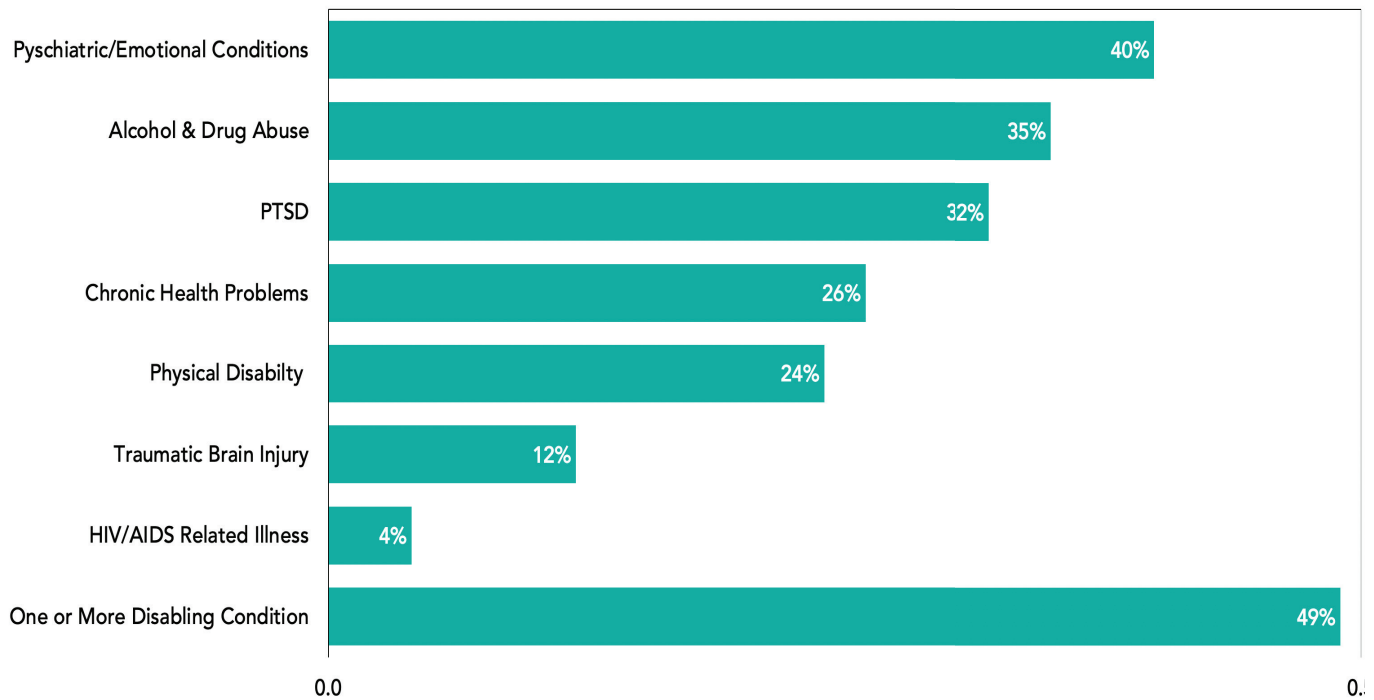
The U.S. government's involvement in housing assistance dates back to the 1930s and has been in steady decline since its peak in the 1960s. In the early stages of housing assistance, the federal government mainly supported the mortgage market and promoted the development of affordable housing through local public housing authorities.⁹ Over time, federal programs shifted away from construction-based subsidies and moved toward providing rental subsidies.¹⁰ Recent caps on non-defense discretionary programs enacted as part of the Budget Control Act (BCA) of 2011, have further accelerated these and other housing subsidies.¹¹ Under BCA caps, policymakers face the difficult decision of

reducing the amount of rental assistance available to low-income people or sustaining assistance for these families while deepening cuts in other programs, including housing and community development programs administered by HUD.¹² Efforts beyond sustaining current levels of assistance have required even deeper cuts in other essential support areas. Today, the U.S. government spends approximately one-third the level of support for affordable housing as it did in the 1960s.¹³

Substance abuse and mental health

Substance abuse and untreated mental and physical health ailments contribute to homelessness in the U.S. and in California. An individual suffering mental illness is more likely to withdraw from friends and family and to face unique difficulties maintaining employment.¹⁴ Once homeless, individuals suffering mental illness are more likely to abuse alcohol and illicit drugs as a coping mechanism to alleviate anxiety and trauma.¹⁵ Substance Abuse and Mental Health Services Administration estimates 26 percent of sheltered homeless Americans suffer a severe mental illness and 35 percent suffered a chronic substance abuse disorder.¹⁶ The California Legislative Analyst Office estimates 23 percent of homeless Californians are severely mentally ill and 17 percent suffer from a chronic substance abuse disorder. Other diseases and impairments can also negatively impact a person's ability to obtain and remain housed, including PTSD, traumatic brain injuries, and HIV/AIDS related illnesses. The relationship between mental health and homelessness often forms a negative feedback loop whereby an individual suffering a relatively treatable mental illness loses housing then, once homeless, suffers severe mental and physical decline that makes re-housing more difficult. In the Bay Area, nearly half (49 percent) of homeless residents self-report having at least one current health condition that may affect their housing stability (FIGURE 12). Many of these individuals are unable to seek or retain housing without intensive treatment and case management.

Figure 12: Current Health Conditions that may Affect the Housing Stability of Those Experiencing Homelessness (2019)



Source: HUD Point in Time Counts (2019) for Santa Clara, San Francisco, Alameda, Sonoma, Marin, and Solano Counties (~88.2% of Bay Area Homeless population).
 Analysis: Bay Area Council Economic Institute

Systemic Racism

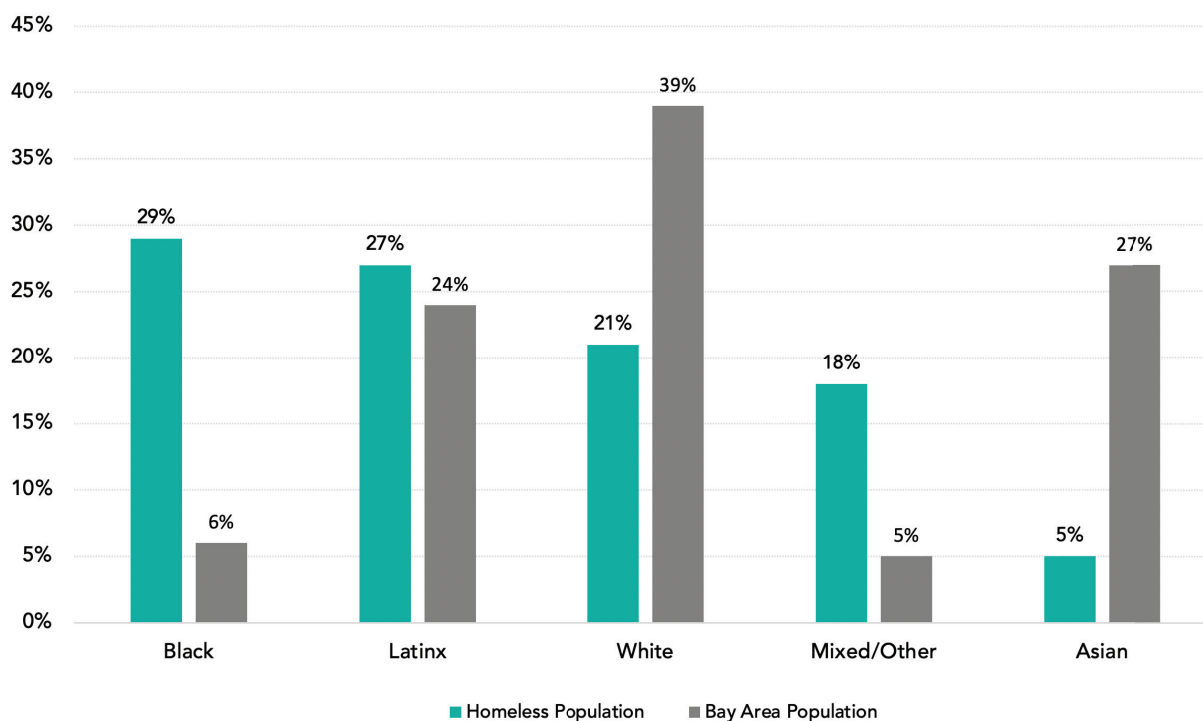
People of color in the U.S. are far more likely to experience homelessness than white Americans. A recent study conducted by Destination: Home and SPARC (Supporting Partnerships for Anti-Racist Communities) found the persistent wealth gap and the lack of economic opportunity put communities of color at higher risk of homelessness, people of color are disproportionately impacted by housing affordability, and that high rates of homelessness among people of color in the U.S. mirrors disproportionality in other safety net systems.¹⁷ Furthermore, the study found homeless people of color were less likely to receive the same level of support as homeless white Americans. Despite comprising less than seven percent of the Bay Area's population, African Americans make up nearly 30 percent of the region's homeless population (FIGURE 13). Bay Area residents identifying as American Indian, Alaska Native, Native Hawaiian, Pacific Islander, and multi-race are also disproportionately

likely to experience homelessness in the Bay Area compared to white and Asian residents, and the level of disproportionality vary across the region. In Santa Clara County, Latinx households make up only 25% of the general population, but account for 43% of the homeless population.

Disjointed and Unfocused State and Local Services

Not only have existing state and local incentives for affordable housing production failed to scale to meet demand, they also don't focus on the households at highest risk of becoming homeless. Extremely-low-income (ELI) households are defined by HUD as those earning below 30 percent of area median income, meaning they spend a much larger portion of their income on housing than households higher up the income scale and are considered at highest risk for homelessness. Seventy-seven percent of California's ELI

Figure 13: Racial and Ethnic Over and Under Representation in Bay Area Homeless Population (2019)



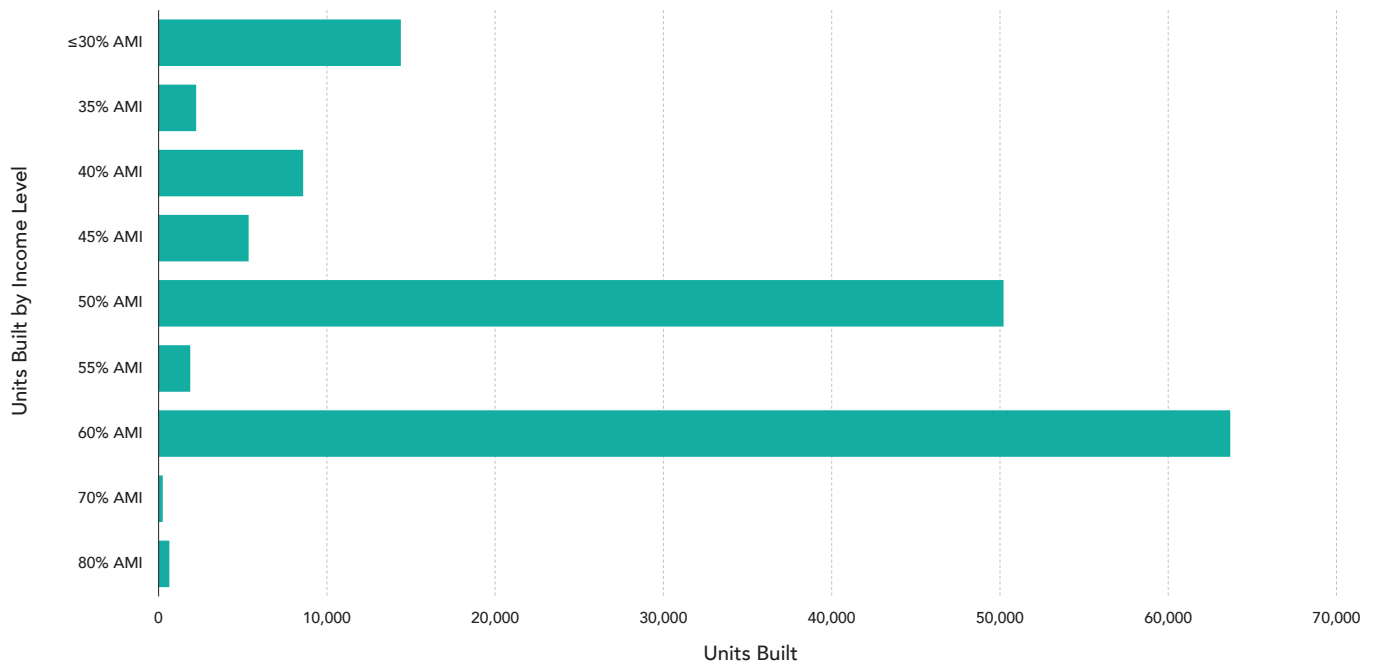
Source: HUD Point-in-Time Count 2019, U.S. Census Bureau
 Analysis: Bay Area Council Economic Institute

households are severely-rent-burdened, meaning they spend over 50 percent of household income on rent, the highest rate in the U.S.¹⁸ An even greater number of the Bay Area's ELI households, 88 percent, are severely-rent-burdened.¹⁹ As a result, ELI households are less likely to be able to afford minor economic disruptions such as medical emergencies or job loss, and are widely seen by experts as being one of the highest-risk groups for becoming homeless. Yet state and local housing subsidies in California consistently prioritize housing for higher income households at less risk. For instance, the U.S. Government incentivizes the production of affordable housing with the Low-Income Housing Tax Credit (LIHTC). State housing agencies award these tax credits to private developers of affordable rental housing projects through a competitive process, which are then sold to private investors to obtain funding. Once the housing project is made available to tenants, investors can claim the LIHTC over a 10-year period. The LIHTC program allocates approximately \$8 billion

for states to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for low-income households. However, between 2011 and 2019, less than 10 percent of homes developed using the California LIHTC were built for ELI households (FIGURE 14). Local and regional low-income housing bonds also tend to benefit the upper range of low-income households. Over the past ten years, at least seven affordable housing bonds have been approved by Bay Area voters. Yet only Santa Clara County's 2016 Measure A set aside more than 20 percent of revenues (74 percent) for the highest-risk households at the bottom of the income bracket.

Faced with these challenges, even a well-managed anti-homelessness program would face enormous difficulties. Yet California's affordable housing and homelessness programs have come under increased scrutiny for their bureaucratic inefficiencies. A 2020 analysis from the State Auditor revealed that the state's "cumbersome" and "ineffective" housing bureaucracy resulted in the

Figure 14: New Multi-Family Units Receiving California Low-Income Housing Tax Credits (2011-2019)



Source: California State Treasurer. California Tax Credit Allocation Committee. Project Mapping. List of Projects
Analysis: Bay Area Council Economic Institute

expiration of \$2.7 billion in bond funding that had been available for affordable housing projects.²⁰ In a February 2021 report, the State Auditor also criticized California’s “disjointed” approach to homelessness, including the lack of coordination between the state’s 41 different anti-homelessness programs administered by nine different state agencies.

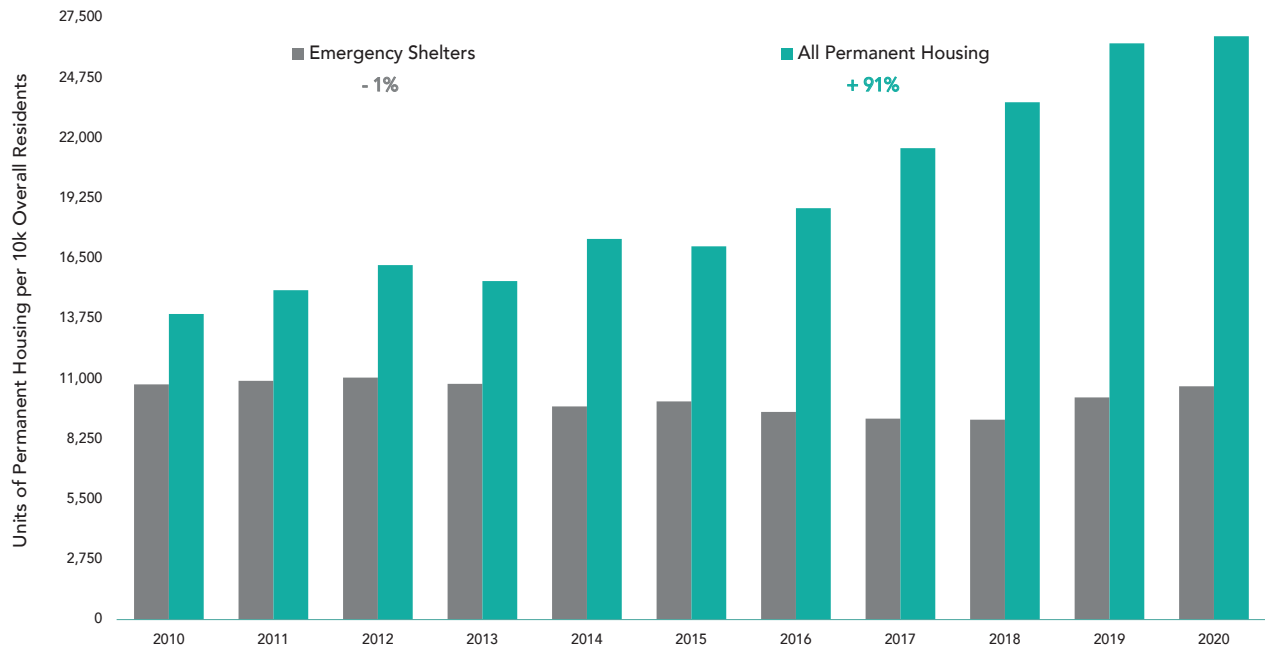
Why Unsheltered Homelessness is More Common in California

California provides fewer emergency shelter beds relative to the size of its homeless population than any other state in the U.S. As a result, homeless Californians are far more likely to resort to sleeping on sidewalks, in parks, in tents, and in cars. California’s inability to shelter its homeless residents can be traced to several factors, including the local prioritization of permanent housing, local opposition to providing emergency shelters, and even its temperate climate.

Prioritization of permanent housing

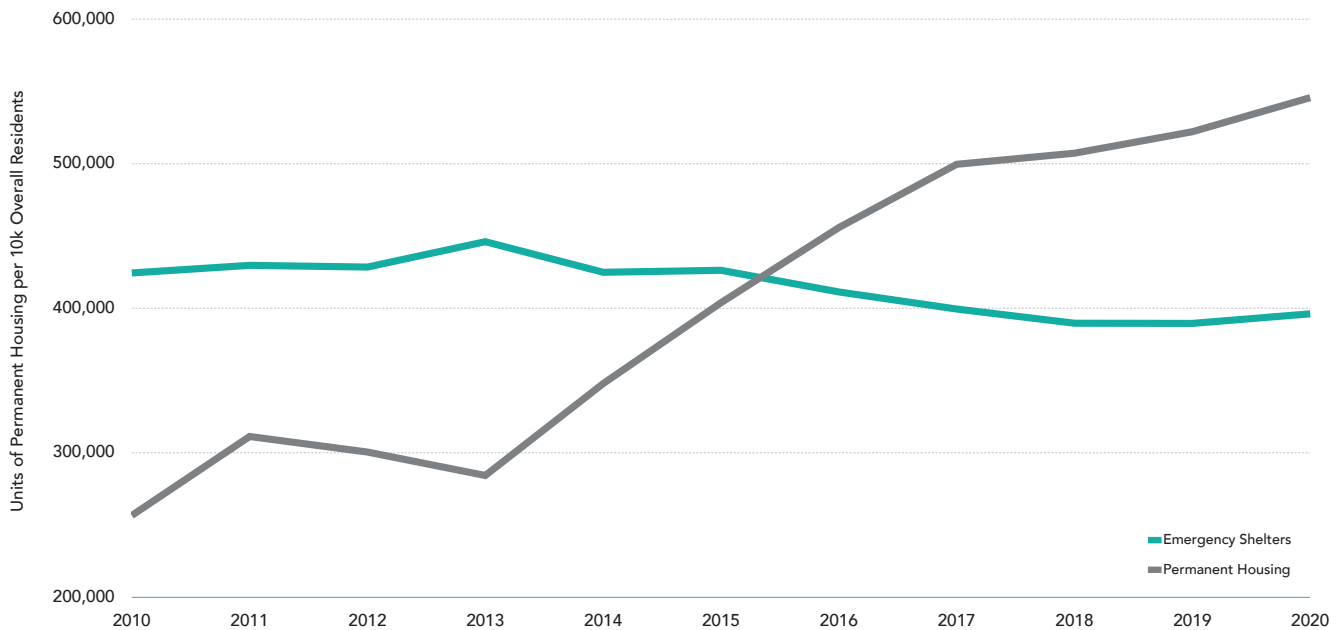
Between 2010 and 2020, the San Francisco Bay Area’s inventory of emergency shelter beds declined one percent while its inventory of permanent supportive housing and other permanent housing options increased 91 percent (FIGURE 15). The Bay Area’s prioritization of permanent housing is consistent with national trends: the number of emergency shelter beds declined seven percent nationally between 2010 and 2020 while the number of permanent housing options increased 114 percent (FIGURE 16). However, the Bay Area and other California cities have been unable to scale permanent housing options faster than people are becoming homeless. The City of San Francisco estimates that for every 50 people it helps exit homelessness, another 150 people become homeless.²¹ The City of Los Angeles estimates that 227 residents become homeless for every 207 people that exit homelessness.²²

Figure 15: SF Bay Area Inventory of Permanent Housing and Emergency Shelters (2010-2020)



Source: HUD Housing Inventory Counts. Includes all Permanent Supportive Housing, Rapid Rehousing, and Other Permanent Housing
 Analysis: Bay Area Council Economic Institute

Figure 16: U.S. Total Inventory of all Emergency Shelters and Permanent Housing (2010-2020)



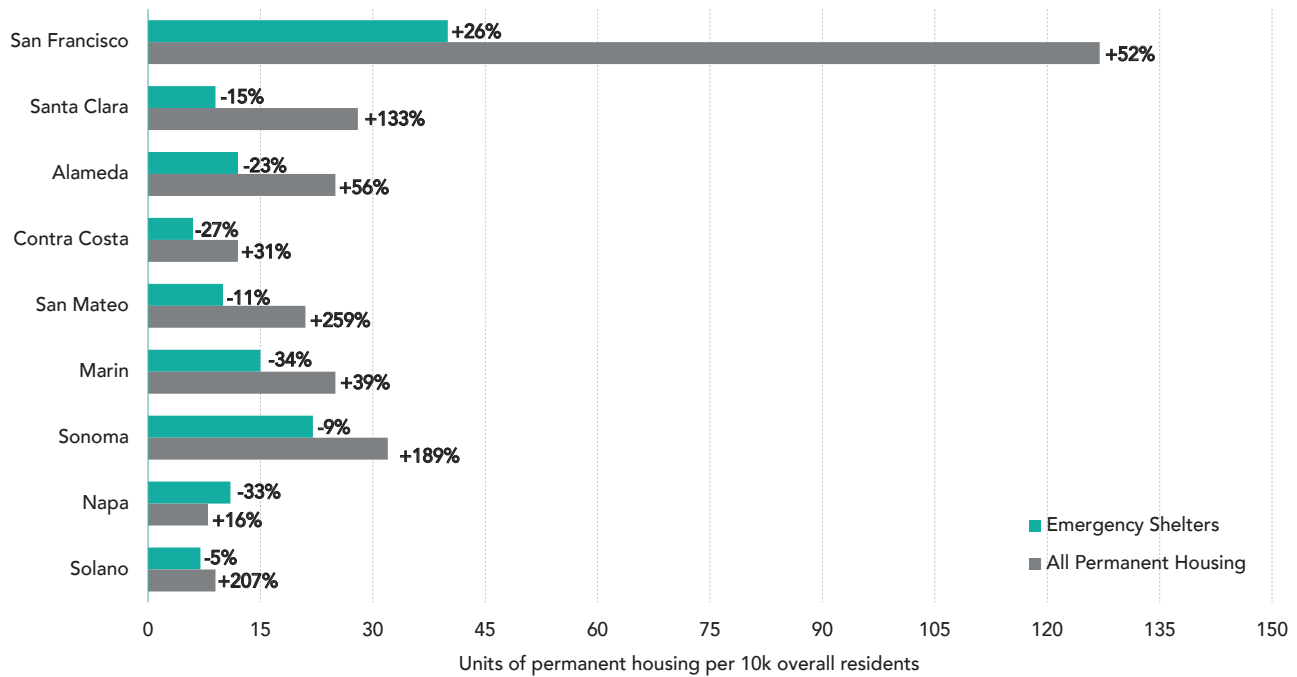
Source: HUD Housing Inventory Count. Includes all states, territories, Puerto Rico, and DC
 Analysis: Bay Area Council Economic Institute

The Bay Area's aggregate inventory of emergency shelters and permanent housing hide stark intraregional differences, particularly with regard to the outsized role San Francisco plays in providing homeless services in the region. For example, San Francisco provides 42 percent of the region's permanent supportive housing and 33 percent of its emergency shelters despite only having 11 percent of the region's overall population. Furthermore, San Francisco was the only Bay Area county to expand its inventory of emergency shelters over the past decade, adding nearly 1,000 beds even as the rest of the region reduced its inventory by nearly the exact same amount (FIGURE 17). The Bay Area's unequal distribution of homeless services likely contributes to the concentration of homelessness in relatively service-rich (for the Bay Area) places like San Francisco, where a higher proportion (30 percent) of homeless residents say they first became homeless elsewhere than any other Bay Area County.²³

Local opposition to emergency shelters

Unlike some cities and states in the U.S., California cities are not legally required to provide shelter to people experiencing homelessness and enjoy broad discretion whether or not to do so. The voluntary nature of providing housing and homeless services in California allows housed residents to mobilize political pressure to delay, and sometimes altogether halt, the construction of affordable housing and homeless shelters. In 2019, residents in Venice Beach raised \$220,000 to sue the City of Los Angeles to halt construction of a 154-bed homeless shelter, and residents along San Francisco's Embarcadero raised over \$100,000 to sue the city to prevent the construction of a 200-bed Navigation Center.²⁴ In April 2020, the City of Laguna Beach sued Orange County to prevent the conversion of a 76-bed hotel to quarantine homeless residents who either had, or were at high risk of contracting, COVID-19.²⁵ In October 2020, the Milpitas city council voted unanimously to sue the state of California to halt a fully

Figure 17: Shelter and Housing Solutions Provided per 10,000 Residents (2020) with Percent Change Since 2010



Source: HUD Housing Inventory Counts. Includes all Permanent Supportive Housing, Rapid Rehousing, and Other Permanent Housing
Analysis: Bay Area Council Economic Institute

funded conversion project to transform local hotel into 132 studio apartments for homeless people, including onsite support services.²⁶ Following vocal neighborhood opposition, the City of Berkeley in 2020 denied a request by Covenant House California to change the use permit for an existing transitional housing project to expand its capacity. Several new California laws, including AB 101 (Wiener) and AB 2553 (Ting), have streamlined the approval process for new and expanded emergency shelters supported by local governments; these laws work by reducing the ability of residents and bureaucratic processes to stall projects. However, when local governments themselves are opposed to expanding emergency shelters within their jurisdictions or concede when faced with public opposition, there remain few legal remedies.

Shifting Legal Environment

Faced with over 100,000 unsheltered homeless residents, California cities are grappling with the legal implications of the de facto privatization of public spaces by homeless residents. People who lack any access to shelter, housing, or privately-owned space to call their own must be able to sleep and live somewhere. However, California Penal Code section 647(e) makes it a misdemeanor to “[lodge] in any building, structure, vehicle, or place, whether public or private, without the permission of the owner or person entitled to the possession or in control of it.”²⁷ Violators of 647(e) may be subject to penalties up to one-year jailtime and/or \$1,000 in fines. Local governments may have additional ordinances against sleeping on public or private property without permission. Many Bay Area cities are seeking policy solutions that balance the needs and rights of unsheltered residents with nowhere else to go, against the needs and rights of surrounding neighbors and businesses who are subjected to encampment-related impacts. But in the course of attempting to strike this balance, the power of state and local authorities to enforce laws against public encampments have come under increased scrutiny in recent years, perhaps most of all from the case of *Martin v. City of Boise*.

Martin v. Boise was brought by a group of homeless individuals who had received citations from the City of Boise for violating local ordinances against camping

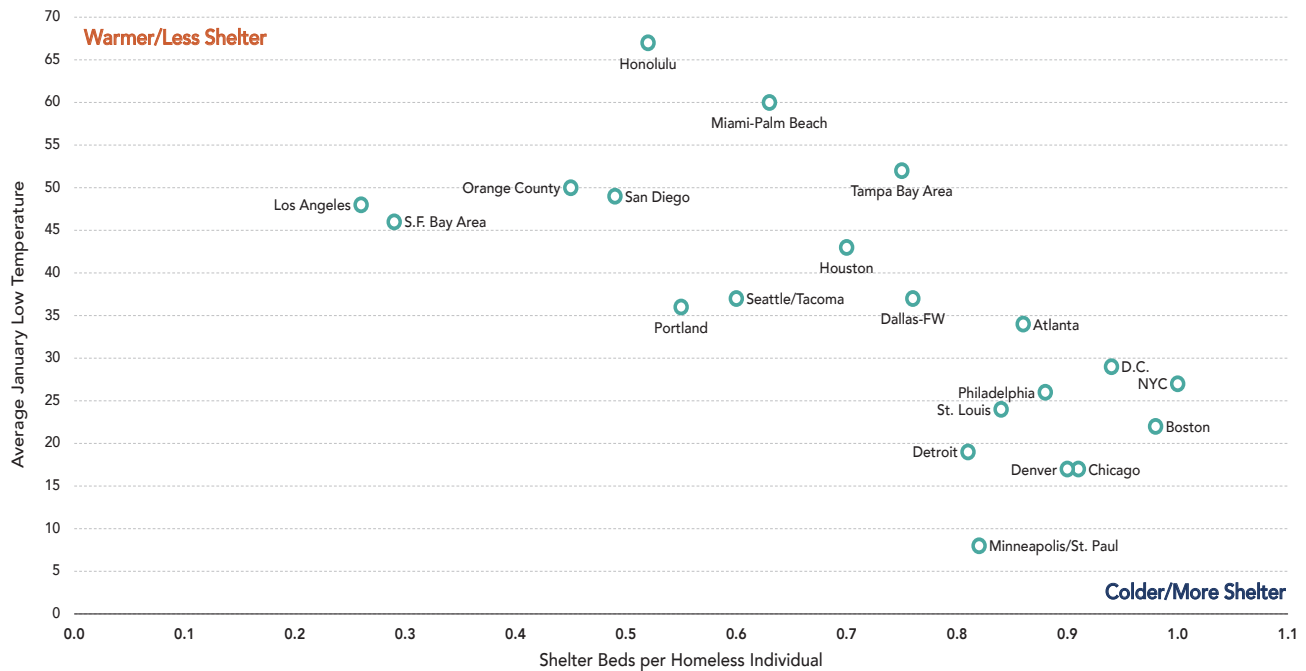
on public property. In 2018, the U.S. Ninth Circuit Court of Appeals ruled that “the Eighth Amendment’s prohibition on cruel and unusual punishment bars a city from prosecuting people criminally for sleeping outside on public property when those people have no home or other shelter to go to.” In December 2019, the U.S. Supreme Court upheld the Ninth Circuit ruling in the case. The *Martin* ruling is broadly interpreted to mean cities cannot sanction homeless residents for violating 647(e) or other local ordinances without first offering shelter that is adequate and available. However, these terms remain undefined. What type of shelter is considered “adequate” under *Martin*? When, and for what length of time, must shelter be offered to be considered “available”? Cities that enforce state and local ordinances against illegal public encampments without meeting these undefined standards, which can vary from one judge to another who is hearing the case, risk expensive litigation. The City of Oakland, for example, has been sued seven times in recent years for its encampment interventions.

Meanwhile, cities are also obligated to enforce health and safety standards of structures within their jurisdictions, including structures used, but not permitted for, human habitation. In other words, cities may be held liable for damages caused by unsafe conditions at homeless encampments, but also liable for damages for attempting to improve health and safety standards for homeless residents residing in encampments. The result is often paralysis, with cities having limited options to respond to encampments--and the public often misinterpreting that lack of action as a lack of concern on the part of local officials.

Climate

The temperate climate found in most of California, including the Bay Area, may also act as a disincentive for state and local governments to invest in emergency shelter. U.S. cities and regions with average January low temperatures below freezing maintain inventories of emergency shelter beds capable of sheltering an average 92 percent of their homeless populations compared with just 37 percent for warmer regions (FIGURE 18). Notably, colder regions shelter a greater share of people experiencing homelessness despite having more homeless residents relative to their overall

Figure 18: Shelter Inventory by Average January Low Temperature (2019)



Source: HUD Point in Time Count (2019), [CurrentResults.com](https://www.currentresults.com), data pulled from 1981-2010 NOAA Climatic Data Center.
 Analysis: Bay Area Council Economic Institute

populations: on a per capita basis, homelessness is 33 percent more common in colder regions than the warmer ones. Rather than incentivize homelessness, as warm weather is sometimes suspected of doing, temperate climates instead appear to weaken local and state political will to ensure shelter is available for all who need it.

Consequences: Health, Safety, and COVID-19

The prevalence of large and unsheltered homeless populations in the Bay Area and elsewhere in California threatens public health and safety. Between 2016 and 2018, 27 percent of all homeless deaths in San Francisco were attributed to violence and traumatic injury, including stabbings and gunshot wounds.²⁸ In 2016, 10 percent of all homeless deaths in Santa Clara County were due to vehicle related accidents.²⁹ Homeless Los Angelenos are 26 times more likely to

die from alcohol and drug abuse, 11 times more likely to die from transportation-related injuries, 10 times more likely from homicide, and five times more likely to die from suicide than their housed counterparts.³⁰ The average age at death for homeless San Franciscans and Los Angelenos is just 51 years, 37 percent below the housed population (81 years).³¹ Deaths among California's homeless population are also increasing. In 2015, 835 homeless people died in Los Angeles, San Francisco, and Santa Clara counties, a rate of 145 per 100,000. By 2019, the number of homeless deaths in those same counties increased to 1,477, or 193 deaths per 100,000 after accounting for population growth.³² Presumably, some of these deaths could have been avoided with increased shelter access: Of the 135 homeless residents to have died in San Francisco in 2018, 68 percent hadn't spent a single night in a homeless shelter within the past year.³³

Many of the illnesses commonly associated with chronic homelessness, including chronic pulmonary disease, diabetes, and coronary artery disease, are recognized by the Centers for Disease Control as comorbidities for COVID-19.³⁴ According to researchers from the University of Pennsylvania, University of California Los Angeles, and Boston University, homeless Americans are twice as likely to be hospitalized by COVID-19 infections, two to four times more likely to require critical care, and two to three times more likely to die.³⁵ The New York City Coalition for the Homeless estimates COVID-19 mortality rates were 61 percent higher for homeless residents than the general population.³⁶

Not only are people experiencing homelessness more likely to become seriously ill or die from COVID-19, they are also less able to prevent its spread. Unsheltered

homeless individuals lack access to basic amenities needed to regularly wash hands, disinfect surroundings, and store food for extended periods of self-quarantine. While these risks can be reduced by expanded access to emergency shelters, the shelters themselves introduce other risks. Most shelters in the Bay Area and elsewhere in the U.S. are congregate, meaning services are provided in a communal setting where social distancing may be difficult or impossible.³⁷ Most shelters operate at or near capacity. A four-city study of COVID-19 spread at homeless shelters conducted by the CDC in April 2020 discovered an outbreak at MSC South, the largest homeless shelter in San Francisco, that had infected 95 residents and 10 staff members with COVID-19.





2

Shelter Mandates

Shelter mandates, also known as right-to-shelter policies, are laws requiring jurisdictions to provide emergency shelter to homeless residents. Shelter mandate jurisdictions that fail to provide shelter to those covered by the mandate can be held liable to penalties and other court actions. The relative absence of unsheltered homeless in cities with some form of shelter mandate, including New York City, Boston, and the District of Columbia, has created interest among some local California officials in implementing a mandate in the Golden State.³⁸ In this chapter we analyze the experience of shelter mandate jurisdictions, including their strengths, weaknesses, alternatives.

Shelter mandates and unsheltered homelessness

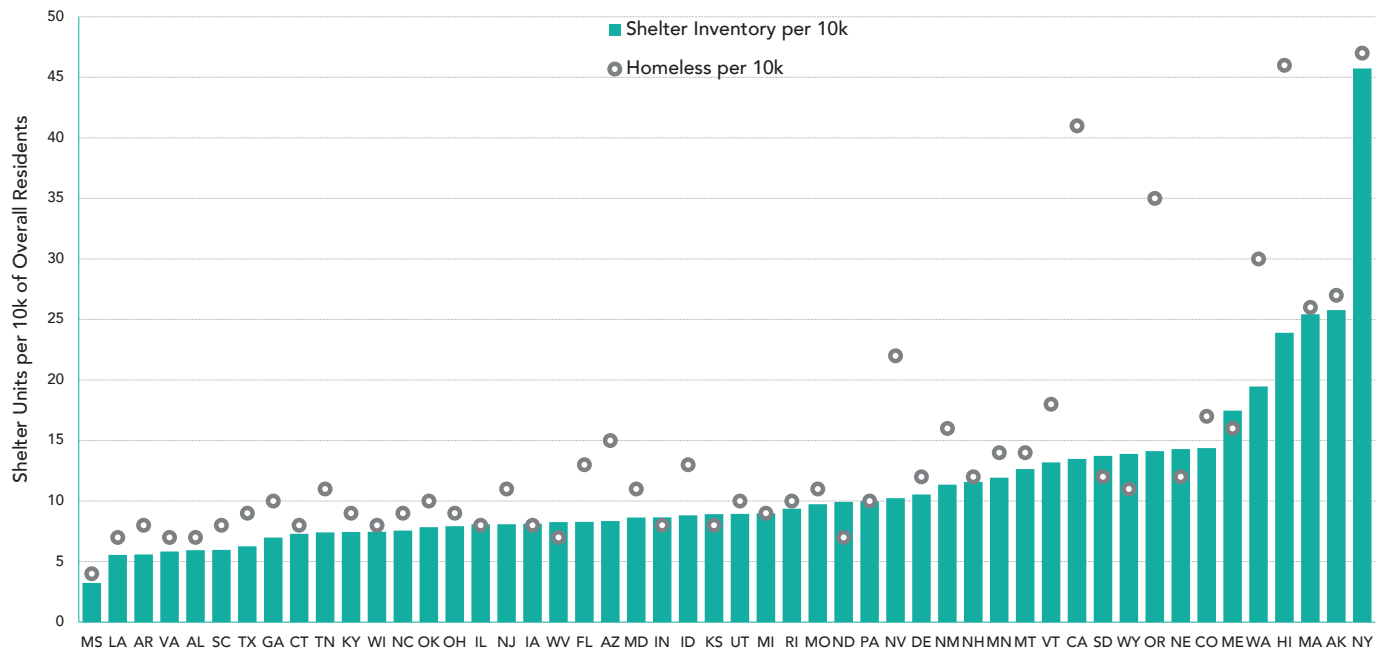
Shelter mandates are designed to ensure homeless individuals are guaranteed access to basic shelter. They largely succeed. The District of Columbia, New York City, and Boston (the largest city in the Massachusetts shelter mandate jurisdiction) provided shelter to 90, 95, and 97 percent of their respective homeless populations in 2020. These three cities are able to provide shelter to nearly all homeless residents despite having three of the four largest homeless populations in the U.S., relative to their overall size (FIGURE 6). While many U.S. cities and states with low rates of unsheltered homelessness do not have shelter mandates, these jurisdictions tend to have inexpensive housing markets and relatively small homeless populations. For example, St. Louis,

Detroit, and the greater Denver area shelter 95, 86, and 84 percent of their homeless residents, respectively. However, median rents in St. Louis, Detroit, and the greater Denver area are just 34, 37, and 60 percent of those in the Bay Area, and their homeless populations are just 26 percent, 21 percent, and 39 percent the size of the Bay Area's homeless population. Shelter mandate jurisdictions demonstrate how even the highest-cost jurisdictions with the largest homeless populations can provide near-universal shelter if they choose to do so.

Shelter mandates and high rates of homelessness

Shelter mandates are sometimes accused of perversely incentivizing homelessness. If the shelter-causation hypothesis were true, one would expect to see the rate of homelessness closely mirror shelter inventories across the U.S., as empty shelters fill with people taking advantage of free accommodations, and level-off once capacity was reached and opportunistic people choose instead to remain housed. The data does not support this hypothesis. The vast majority of states have more homeless individuals than available shelter beds, and several states—Hawaii, Washington, Oregon, and California in particular—have far more homeless residents than beds (FIGURE 19). Among cities, San Francisco has nearly the identical rate of homelessness as New York City and the District of Columbia with barely one-third of the shelter capacity.

Figure 19: All Homeless and Emergency Shelters per 10k Overall Residents



Source: HUD Housing Inventory Count, U.S. Census Bureau
 Analysis: Bay Area Council Economic Institute

One recent and prominent attempt to portray a causal relationship between shelters and homelessness was a 2019 report from President Trump’s Council of Economic Advisors.³⁹ The report cited a 1999 study by Michael Cragg and Brendan O’Flaherty on the surge in the number of families served by the New York City homeless shelter system between 1990 and 1993, shortly after the city began prioritizing homeless families residing in city shelters to jump the queue for subsidized housing.⁴⁰ Yet Cragg and O’Flaherty rejected this hypothesis and instead identified other major factors driving the increase. The Trump Administration also claimed that improving shelter quality increases homelessness, again citing Cragg and O’Flaherty. While improved shelter “quality” was responsible for some of the rise in family homelessness seen in New York City in the early 1990s, “quality” must not be confused with “luxury.” New York City’s family homelessness increased only after the city began shifting families away from hotel placements into more “highly regimented” Tier II shelters with greater access to counseling and regulated surroundings. The authors concluded that the attractiveness of Tier II shelters relative to hotels

indicated the shelters were being used as intended rather than being abused.

Shelter mandates and permanent housing

Shelter mandates are sometimes criticized as forcing jurisdictions to invest resources into emergency shelters at the expense of permanent housing programs.⁴¹ While there is no law or policy that requires a zero-sum relationship between funding for emergency shelters and permanent housing, legally mandated spending on any program will, by definition, affect resources available for many other programs—not just homelessness. States and cities have broad authority to prioritize funding for shelters and permanent housing however they choose. Yet despite the fiscal burden of managing right-sized shelter systems, shelter mandate jurisdictions tend to provide more permanent housing than the Bay Area or California (FIGURE 20).

One possible explanation for this paradox is that shelter mandates create a powerful incentive for expanding permanent housing. This is because shelters are completely free at point-of-service whereas permanent

housing projects receive operating support equal to 1/3 of tenant income, typically in the form of Social Security or tenant rent contribution. Although permanent housing is much more expensive to build, emergency shelters can be just as expensive to operate. San Francisco's Navigation Centers cost approximately \$40,000 per bed per year to operate, nearly identical to its permanent supportive housing projects. Citing the costs of operating the city's shelter mandate, a 2019 report from the D.C. Interagency Council on Homelessness said "helping people exit [shelters] quickly back to permanent housing is not only good for households experiencing homelessness, it's economically more efficient."⁴²

New York City's shelter mandate is the contentious outlier. Between 2010 and 2020, the U.S. inventory of permanent housing doubled while its shelter inventory declined 12 percent (FIGURE 16). The national prioritization of permanent housing over shelter is largely credited to the 10 percent decline in homelessness in the U.S. since 2010: studies show that 75 to 85 percent of single adults, and 80 to 90 percent of families, that receive permanent housing support stay housed, including high-need individuals.⁴³ New York City bucked this trend. Over the past decade, the city's shelter inventory expanded by 47 percent while its permanent housing inventory expanded by just 41 percent. At the same time its homeless population grew 44 percent, one of the largest jumps in the U.S. To skeptics of shelter mandates, New York City is a cautionary tale of a jurisdiction so burdened by its shelter system that it lacks the resources to get people out of shelters and into permanent housing. The result is an ever-expanding shelter complex full of semi-permanent residencies.

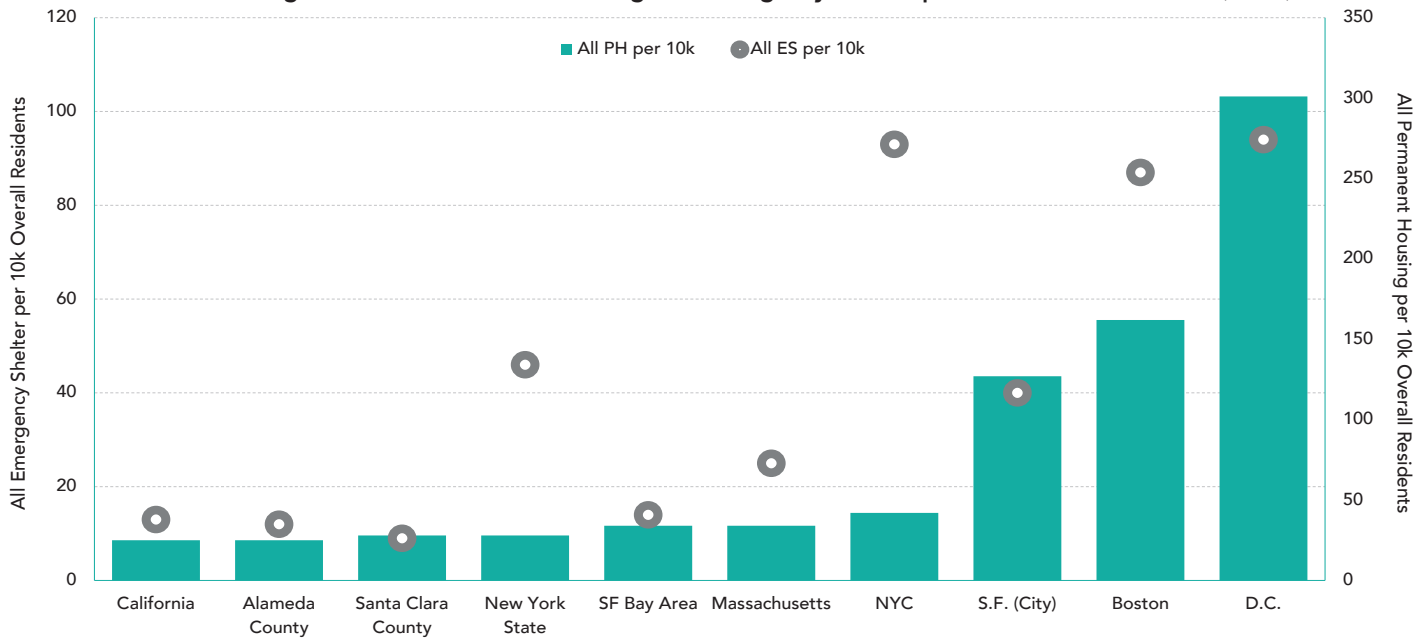
There are several problems with this critique. First, Boston and the District of Columbia also manage comparably large shelter systems yet have two of largest and fastest growing permanent housing inventories in the U.S. Second, while the Bay Area and other regions are expanding their inventories more quickly than New York City, they are still mostly playing catch up to investments New York City has already made: New York City still provides more permanent housing than the Bay Area (though not as much as the City of San Francisco) (FIGURE 20). Third, the Bay Area has followed

national trends to prioritize permanent housing over shelter, yet saw its homeless populations grow even faster (45 percent) than New York City's over the past decade. Finally, New York City has one of the most expensive rental markets in the U.S. and saw the fastest increase in median rents over the past decade outside the Bay Area (FIGURE 16). Rather than contributing to a homeless crisis, New York's shelter system appears to be responding as designed to a housing affordability crisis exacerbated, like in California, by a supply shortage. The difference is that whereas New York guarantees homeless residents basic shelter and sanitation services, California warehouses its homeless families and individuals outdoors among the elements, and their numbers continue to grow while we slowly add housing to our stock, nowhere near the scale that is required.

Based on the experience of other regions, a shelter mandate could greatly reduce unsheltered street homelessness in the San Francisco Bay Area. A mandate would also create political pressure, through humanitarian and fiscal demands, to expand regional support for permanent housing exits from the shelter system. If the Bay Area were to adopt a shelter mandate, it would have an opportunity to improve upon New York City's experience by reducing pressures on the shelter system at both the point of entry and exit by building more homes to reduce rental market pressures on low-income households, increasing homelessness prevention programs, and by investing in more permanent housing pathways for people to exit the shelter system.



Figure 20: All Permanent Housing and Emergency Shelter per 10k Overall Residents (2020)



Source: HUD Housing Inventory Count. Includes all Emergency Shelters
 Analysis: Bay Area Council Economic Institute

Legal pathways to a Bay Area shelter mandate

The biggest obstacle to adopting a shelter mandate in the Bay Area may be the unique legal and political challenges of California regionalism. Shelter mandates in the U.S. have been implemented in different ways. New York City's mandate was imposed via judicial consent decree; Washington, D.C.'s was enacted by the Mayor and District Council; Massachusetts' was created by the governor and state legislature. In this section we briefly examine several paths and considerations a regional shelter mandate in the San Francisco Bay Area could take (FIGURE 21).

■ **Geography:** A shelter mandate could be created to cover all or a portion of the San Francisco Bay Area's nine-counties and 101 cities. If done sub-regionally, the mandate would likely have to cover at least Alameda, San Francisco, and Santa Clara counties—which together comprise about 74 percent of the Bay Area's homeless population—to have a

noticeable impact, and possibly the adjacent counties of San Mateo and Contra Costa as well. Covered jurisdictions should consider residency requirements to prioritize shelter for local homeless residents and to discourage the jurisdiction from becoming the de facto service provider for neighboring cities and counties who aren't contributing to the mandate's operations and maintenance.⁴⁴

■ **Scope:** The Bay Area would have to decide which segments of its homeless population are covered by the mandate. New York City's shelter mandate covers everyone in need; Massachusetts' covers families; and the District of Columbia's guarantees families shelters during extremely hot or cold weather events (although it operates a smaller inventory of shelters year-round). Like most cities and regions on the west coast, the Bay Area's homeless population mostly comprises of single adults, about 28 percent of whom are considered chronically homeless. Any regional shelter mandate would likely have to cover this population to have a noticeable impact.

Figure 21: Different Paths to Shelter

	BARRIERS			BENEFITS		
	Permitted under state constitution	State legislation required	Voter approval required	Able to fund capex	Able to fund operations	Able to fund shelters and housing
Unfunded state mandate	NO	–	–	–	–	–
Funded state mandate	YES	YES	YES (2/3)	YES	YES	NO
Unfunded regional mandate	YES	YES	YES (50%)	NO	NO	NO
Funded regional mandate	YES	YES	YES (2/3)	YES	YES	NO
State bond funding	YES	YES	YES (50%)	YES	NO	YES
SFBAHFA	YES	NO	YES (2/3)	YES	YES	YES

Analysis: Bay Area Council Economic Institute

Lead agency:

The region would also have to determine which level of government was best suited to implement the mandate. Counties have been the traditional level of government for implementing many public welfare programs. These currently include Temporary Assistance for Needy Families (which replaced Aid to Families with Dependent Children), General Assistance or General Relief, and Supplemental Nutrition Assistance Program (previously known as food stamps). Counties are experienced in applying means-based qualifications for social programs, should that be part of a shelter program. However, many existing shelter programs are administered by cities, particularly those in large cities such as San Francisco, Oakland, and San Jose. Cities are more likely to have access to existing land available that could be used for shelter functions, such as safe parking lots or lots for siting temporary structures. However, cities may be more susceptible to NIMBY (not-in-my-backyard) organizations seeking to block the construction of homeless facilities whereas counties can

implement their projects in cities without obtaining local land use approvals. A successful mandate would require cities and counties to scale, in tandem, the physical and supportive services infrastructure necessary to make shelters operate successfully.

Funding:

A shelter mandate would require considerable additional public resources which could be secured through several means. Below we consider several options.

- **Unfunded state mandate:** California could attempt to require local or regional governments to bear the costs of a shelter mandate, yet such an effort would likely run afoul of state constitutional requirements that the state bear the costs of any state-imposed mandates.
- **Funded state mandate:** The state could instead pass a statewide shelter mandate and provide financial support from the general fund, as is done

in Massachusetts for homeless families. However, California's volatile and highly competitive general fund would likely result in a system plagued by chronic underfunding, poor services, and litigation, while also negatively impacting competing public priorities such as education, health, and transportation.

- **Unfunded regional mandate:** Bay Area voters could, via ballot measure, require jurisdictions to adopt a shelter mandate and to pay for the mandate using existing municipal budgets without additional revenues. New York City and the District of Columbia each pay for their shelter system from their general funds without a dedicated revenue source (although New York City receives state support equivalent to about 10 percent of its shelter costs). However, the lack of a dedicated funding source would create ripe conditions for chronic underfunding, poor services, and litigation, as well as negatively impact competing public priorities such as health care, transportation, public safety and other services.
- **Funded regional mandate:** Bay Area voters could approve a shelter mandate with dedicated new tax revenues via ballot measure, either as an add-on to existing taxes (such as was done with the mental health tax added to the state's income tax) or an entirely new levy, as was done with the parcel tax for the San Francisco Bay Restoration Authority approved by over 70 percent of voters via Measure AA in June, 2016. Since housing is intimately related to property, a logical type of tax might also involve property. Proposition 13 expressly limits the imposition of any ad valorem property tax, but parcel taxes are often imposed, as are property transfer taxes, which are collected by the recorder's office when a property is sold or transferred. Sales taxes, while commonly used to finance regional priorities, are regressive and also subject to multiple proposals and caps on the total amount that can be imposed by local governments. As with all tax measures proposed by a public entity, this method would require approval by an aggregate two-thirds of Bay Area voters.
- **State bond funding:** California voters could pass a general obligation bond to pay for homeless infrastructure. Bonds can provide large amounts

of capital quickly and reliably over a period of 5 to 10 years, depending on the size of the bond. However, bond funds are generally limited by law to capital projects and wouldn't be available for operational budgets, a major cost driver of shelter and supportive housing projects. Bonds are also expensive and politically unreliable. Additionally, the single-subject rule for state ballot initiatives would require a separate ballot measure to impose a shelter mandate.

Alternative to a Shelter Mandate - Bay Area Housing Finance Authority

Unlike residents in many other states, California voters can—and often do—approve new tax measures for specific funding priorities. The Bay Area has a successful track-record of approving funding measures for housing and homelessness, unrelated to a shelter mandate. Since 2015, the Bay Area has raised over \$3 billion through successful local measures (below). These funding sources have provided resources for transitional housing, permanent affordable housing, and homelessness and prevention services.

- **San Francisco:** \$310 million (2015); \$300 million (2018); \$600 million (2019)
- **San Mateo County:** \$85 million (2016)
- **Alameda County:** \$580 million (2016);
- **Santa Clara County:** \$950 million (2016)
- **Oakland:** \$100 million (2016)
- **Emeryville:** \$50 million (2018)
- **Napa County and Select Cities:** \$5 million (2018)
- **Berkeley:** \$135 million (2018)
- **Sonoma County:** \$25 million/year (2020)
- **San Jose:** \$70 million/year (2020)

While these local efforts have been essential to supporting Bay Area residents and preventing a still worsening of the homelessness crisis, they have not been sufficient to meet the scale of the problem. In response, the Bay Area Housing Finance Authority

(BAHFA) was created to meet the regional scale of the crisis, rather than continuing to let the region be held back by 109 jurisdictions each trying to solve the region's housing and homelessness crisis on their own. In 2019, Governor Gavin Newsom signed legislation by San Francisco Assemblymember David Chiu, AB 1487, that created BAHFA through a historic partnership between local and regional Bay Area elected leaders and the California Legislature. Jointly governed by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), BAHFA is designed to advance the "Three Ps": protect current residents from displacement, preserve existing affordable housing, and produce new affordable housing. BAHFA is equipped with a powerful set of funding and finance tools, including the ability to place on the ballot new tax measures to create reliable

funding streams for affordable housing and programs to reduce homelessness in the Bay Area. To account for variations in need across the region, one portion (80 percent) of revenues generated would remain in the counties of origin while the other portion (20 percent) would go into a regional pool. While BAHFA's enabling legislation provides a fair amount of flexibility, it does specify a set of eligible uses for revenues raised at the ballot and minimum expenditures for the "Three P's," – at least 52 percent for new affordable housing production, at least 15 percent for affordable housing preservation, and at least 5 percent for tenant protections, including rental assistance. It also allows for a local government incentive program (10 percent of the region's allocation), that can be allocated for additional uses, including infrastructure, down-payment assistance programs, and homeless shelters.

Bay Area Housing for All

In 2020, Bay Area Housing for All, a coalition of non-profit organizations, elected officials, and private sector partners, began working with ABAG and MTC to explore an ad valorem property tax whose revenues would support a \$10 billion general obligation bond. While these plans were delayed due to the COVID pandemic, this proposal demonstrates what a future BAHFA funding measure could look like for the region. Under a \$10 billion bond, \$8 billion would be administered by the region's counties and major cities, while \$2 billion would be administered regionally by BAHFA; up to \$200 million could be available to expand the region's inventory of emergency shelters and at least \$5 billion would be available to expand the region's inventory of extremely-low-income, very-low-income, and low-income housing. A portion of remaining funds would be used for preserving affordable housing units and expanding tenant protection programs. By raising new regional funding for capital expansion, the Bay Area would also place itself at a competitive advantage to leverage additional state and federal funding for operational expenses.



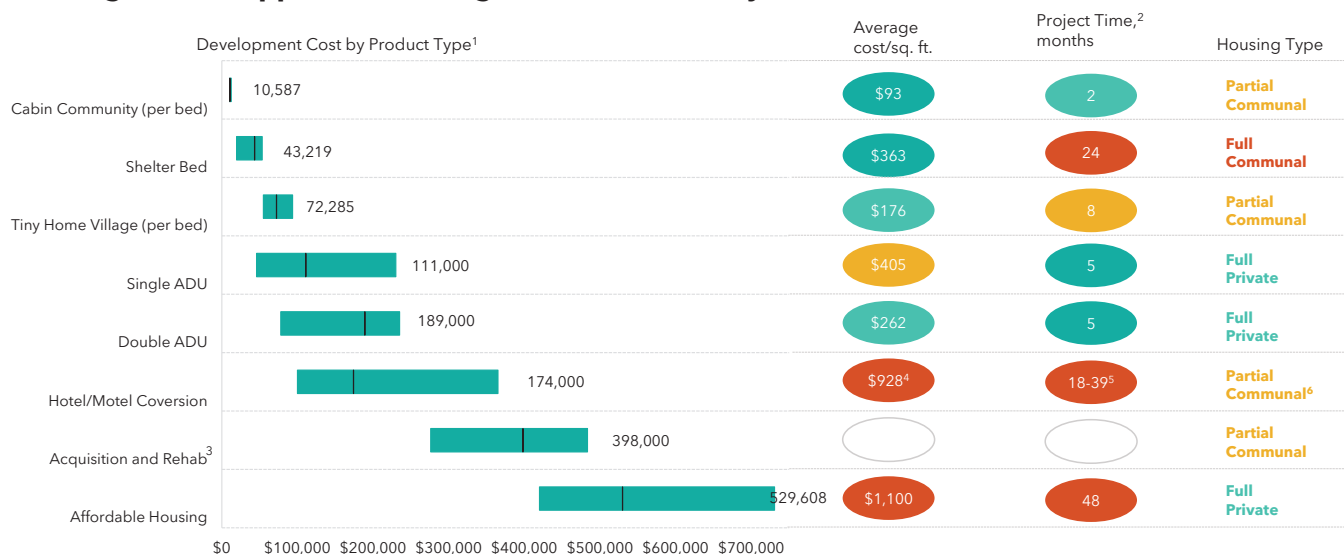
3

Cost Estimates for Ending Homelessness in the Bay Area

An expanded shelter inventory can help solve the Bay Area's unsheltered homeless crisis. However, solving the broader problem of homelessness in the Bay Area requires scaling a portfolio of shelter, housing, and homelessness prevention programs to address needs

across the spectrum of housing insecurity. In this chapter we'll look at the cost of right-sizing the region's shelter inventory as well as its inventory of permanent housing and prevention programs. For this analysis we'll be using the 1:2:4 ratio developed by All Home, a regional.

Figure 22: Supportive Housing Cost and Scalability Breakdown



¹ The range in blue reflects the minimum and maximum price for the given product. Median price is denoted in black.

² The duration between a proposal to build, convert, or install a unit and the date that said unit is opened

³ Bay Area only. From Enterprise Community Partners: *Preserving Affordability, Preventing Displacement. Acquisition-rehabilitation of unsubsidized affordable housing in the Bay Area*

⁴ Assumes 250 square foot room

⁵ 2-3 months for sale negotiation; 12-24 months for local approvals; 6-12 months for construction. Lower range includes depressed market values resulting from COVID-19 and expedited project approvals under pending legislation

⁶ When converted into transitional housing. Hotels and Motels may also be converted into permanent supportive housing, although this is less common.

homeless advocacy organization in the Bay Area. This ratio is not a prescribed methodology, but an investment strategy that underscores the need for concurrent investment in interim housing of differing types (e.g., non-congregate shelter, safe parking, community cabins, tiny homes), flexible permanent housing exits and homelessness prevention all at the same time. All Home recommends for every new interim housing option, the region provide two new permanent housing exits (e.g., through production, acquisition or flexible rental subsidies) and four homeless prevention interventions (FIGURE 22)

Shelters - Units Needed: 22,644

HUD defines shelter as any facility whose primary purpose is to provide a temporary shelter for people experiencing homelessness in general, or for specific populations, and which does not require occupants to sign leases or occupancy agreements. Nationally, shelters are lumped into three categories, including Emergency Shelter, Transitional Housing, and Safe Havens (Navigation Centers). Shelter in the Bay Area comes in a wide variety of models and services. For this analysis we chose to scale Cabin Communities for their economy, successful implementation in Oakland, and ability to provide greater privacy than traditional congregate shelters. For our cost analysis, we use the per unit capital costs and annual operations costs of Oakland Cabin Communities.

Cabin Communities: \$10,831 per unit

Cabin communities are clusters of temporary shelters that provide insulated lodging, meals, portable restroom facilities, on-site security, and the security of a double occupancy unit with a locking door. Each cabin community includes around 20 cabins, each accommodating two people with beds, blankets, storage boxes, and other basic amenities. The cabin community model also includes flexible funds that can be used to pay for family reunification, transportation, move-in costs, and new clothing for job interviews. A low barrier to entry model allows people to live with pets, partners, and personal possessions. The sites include case workers and other services that help residents find jobs and move into permanent housing. First pioneered in Oakland under Mayor Libby Schaaf

with the support of private donors, businesses, and nonprofit organizations, cabin communities can now also be found in Sacramento, San Diego, and Riverside. Relative to other shelter options, cabin communities are inexpensive, quick to build, and accessible to a wide population of homeless individuals. Cost estimate assumes public/donated land.

Permanent Housing - Units Needed: 56,028

Permanent housing is defined by HUD as community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible. Permanent housing programs require the tenant lease (or sublease) a unit for an initial term of at least one year that is renewable and is terminable only for cause. The federal government funds, through local Continuums of Care, two types of permanent housing: permanent supportive housing for persons with disabilities and rapid re-housing, which provides housing search and relocation services and medium-term rental assistance to move homeless persons and families (with or without a disability) as rapidly as possible into permanent housing. Note: the number of estimated units needed is more than double the estimated shelter beds needed to account for homeless residents currently sheltered.

For our cost analysis, we use the surveys of Bay Area homeless residents to estimate 50 percent are candidates for permanent supportive housing (FIGURE 22). We assume these new permanent supportive housing units will be provided using, for simplicity's sake, equal amounts of three different project types: new modular construction, hotel/motel conversions, and acquisition and rehab projects. For annual costs, we use the annual average of permanent supportive housing in the City of San Francisco, or \$39,134.⁴⁵ For the remaining 50 percent, we assume these residents can remain housed using \$15,000 in annual flexible housing vouchers to subsidize rental expenses. Using All Home projections, we further estimate that one-third of this population will require support services totaling an additional \$15,000 annually to remain housed.

Traditional Affordable Housing: \$529,608 per unit

As a housing product, permanent supportive housing is similar to affordable housing, except tenants are provided with wraparound services. Due to the larger sample size available, we use actual cost data for building affordable housing projects receiving tax credit finance in the Bay Area in 2019 to estimate the cost of building a new unit of permanent supportive housing. Recent examples of modular housing construction (whereby housing components are manufactured offsite and assembled on-location) have been shown to reduce these costs an average 30 percent compared to traditional construction methods. Using modular construction methods, we estimate the per unit cost of affordable housing could be reduced to \$401,990.

Hotel/Motel Conversion: \$174,000 per unit

In response to the COVID-19 pandemic, Governor Newsom unveiled Project Homekey—a state, federal, and philanthropic partnership to permanently acquire and convert hotels and motels into housing for homeless residents. Within 90 days of its launch, Homekey successfully acquired 6,000 rooms capable of serving over 9,000 Californians in the single largest expansion of homeless housing in state history. Hotels and motels have a long history of being converted into housing for people experiencing homelessness. Pre-COVID-19 conversion projects typically involved distressed properties in need of extensive renovation, but Homekey projects have reduced costs by acquiring newer, better functioning properties that require relatively little rehabilitation. It is unclear whether or not the state will be able to continue acquiring and converting hotels at these low costs. However, given the large number of successful conversions recently created under Project Homekey, we use the average cost of Bay Area Homekey projects announced as of November 6, 2020 to estimate the costs of conversion projects going forward.

Acquisition and Rehabilitation: \$389,000

Acquisition and rehabilitation refers to the restoration of existing structures, usually for extremely-low and very-low-income households that are either homeless or

housing insecure. Rehabilitation projects help preserve neighborhood features and reuse existing structures which can reduce political obstacles and community resistance. However, retrofitting old structures to current regulations make acquisition and rehab expensive, while California's limited housing stock limits the ability of this method to scale.⁴⁷

Prevention Programs - \$4,000 per intervention

Prevention programs typically involve low-barrier cash and/or rent assistance equivalent to about \$4,000 per homeless household to stabilize households at risk of losing their housing. Destination: Home, a homeless services provider in Santa Clara County, estimates 95 percent of families receiving such assistance remain housed while receiving support, and 94 percent of families who received assistance remain housed one year after leaving the program.⁴⁸ We estimate the Bay Area needs 90,576 additional prevention services.

Other Housing Products

The above housing and shelter products are meant to serve as bookends for a reasonable cost estimate to solve homelessness in the Bay Area. However, other low-cost housing and shelter products can, and in many cases are, being used today to provide various services and interventions across the Bay Area.

Tiny Home Villages - \$72,285 per unit

Tiny home villages are clusters of small homes paired with communal services that serve as transitional housing for homeless individuals. Unlike cabin community units, which are temporary, tiny home village units are permanent housing structures generally less than 100 square feet. The tiny home village model typically provides residents with a bed, storage space, electrical outlets, and a locking door for security and privacy. In February 2019, San Jose Mayor Sam Liccardo opened the region's first tiny home village to 40 individuals. Permitted on public Caltrans land, each unit is approximately 80 square feet with a bed, storage space, heating and cooling system, and a lockable door. To encourage residents to find employment and eventually more permanent housing, they are required

to pay 10 percent of their income, or \$20 if they are unemployed for the first six months of their stay. After six months, rent increases by 10 percent every six months, capping at 30 percent.⁴⁹ Shared amenities are available onsite including bathrooms, showers, laundry facilities, kitchen space, and a common area with computers, internet access, and job boards. The village is also protected by 24/7 security.

Accessory Dwelling Units - \$111,000 per unit

Accessory dwelling units (ADUs) are housing products added to developed parcels, typically as an additional backyard unit or through the conversion of existing non-residential structures like garages. Unlike Cabins or Tiny Homes, ADUs are built to the same standards as other permanent housing types and have their own kitchens, bathrooms, and living areas.⁵⁰ While ADUs are typically marketed to owners of single and multi-family housing units, they could also be used to provide extremely-low-income housing on a private parcel, permanent supportive housing on a public parcel much like a Tiny

Home Village. The Bay Area Council Surveyed 13 ADU manufacturers and design consultants to assess the scalability of single ADUs (150 square feet to 600 square feet) and double ADUs (600 square feet to 800 square feet).

Conclusion

A Bay Area shelter mandate could shelter the vast majority of the region's homeless population for approximately \$245 million in one-time capital expenditures and \$481 million in annual spending on services and management. This shelter network would gradually expand, and its costs gradually rise, unless the Bay Area took additional measures to prevent homelessness and expand exits into permanent housing. According to the 1:2:4 model developed by All Home, right-sizing the Bay Area's shelter, housing, and prevention services would cost approximately \$9.3 billion in one-time capital expenditures and \$2.5 billion in annual spending on services and management (FIGURE 23).

Figure 23: Cost of Solving Homelessness in the Bay Area Under 1:2:4 Model

	Units Required	Cost/Unit (Capital)	Cost/Unit (Annual)	Total Capital	Total Annual
Transitional Shelters (1x all unsheltered homeless households)					
Cabin Communities	22,644	\$10,831	\$21,250	\$245,257,164	\$481,185,000
Homeless Prevention (4x new transitional shelters)					
Emergency Cash Assistance	90,576	-	\$4,000	-	\$362,304,000
Permanent Housing (2x all homeless households)					
Permanent Housing Solutions (50%)					
New Modular (1/3)	9,338	\$401,990	\$40,000	\$3,753,782,620	\$373,520,000
Hotel/Motel Conversion (1/3)	9,338	\$174,000	\$40,000	\$1,624,812,000	\$373,520,000
Acquisition & Rehab (1/3)	9,338	\$389,000	\$40,000	\$3,632,482,000	\$373,520,000
Other Permanent Housing (50%)					
Flexible Housing Vouchers (\$15k per homeless households + \$15k for all 1/3 homeless households for supportive services)	28,014	-	\$20,000	-	\$560,280,000
TOTAL				\$9,256,333,784	\$2,524,329,000

- Cabin Community estimates from City of Oakland
- Homeless Prevention estimates from AllHome
- Modular estimates represents regional average. Assumes 30% cost saving from current per/unit costs of subsidized housing.
- Hotel/Motel Conversion estimates from Bay Area Project Homekey projects
- Acquisition & Rehab estimates from Enterprise Community Partners

Recommendations

Creating a shelter mandate for the Bay Area would require state legislation to design a mandate, create an enforcement agency, craft a funding mechanism, and win approval from at least 2/3 of Bay Area voters. If the mandate proposal could survive the numerous veto-points along that path, the experience of other shelter mandate jurisdictions in the U.S. strongly suggest the mandate could dramatically reduce unsheltered homelessness in the Bay Area. However, under a shelter mandate, the Bay Area's shelter system would gradually increase in size and cost unless the region took additional measures to prevent homelessness from occurring in the first place, and to expand its inventory of permanent housing to create exits from the shelter system. While a New York City-style shelter mandate alone would improve conditions for people experiencing homelessness in the Bay Area by providing access to a roof over their heads and access to some services, the Bay Area has an opportunity, due to its deficit of shelter and housing products of all types, to improve upon existing models in New York City and elsewhere. Below we recommend a suite of regional, state, and federal actions to prevent homelessness, and to more quickly resolve homelessness where it occurs.

Recommendation #1: \$20 billion state investment to extend Project Homekey and help regions scale inventories of shelters, housing, and prevention programs. In less than one year, California's Project Homekey has housed over 6,000 homeless individuals in the single largest expansion of homeless housing in California history. California should dedicate at least \$20 billion of its record \$76 billion FY 2021-2022 budget surplus to expand Project Homekey, make one-time investments in capitalized operating reserves for homeless services, and to help local-governments right-size inventories of emergency shelters, permanent housing, and prevention services along the 1:2:4 model.

Recommendation #2: \$10 billion regional expansion of affordable housing and emergency shelters using the Bay Area

Regional Housing Finance Authority (BAHFA). Rather than pursuing a shelter mandate, the Bay Area should use the tools already at its disposal to raise significant new revenue and support regional coordination to address our housing and homelessness crises at scale, such as the Bay Area Regional Housing Finance Authority (BAHFA). BAHFA, jointly governed by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), had been exploring a \$10 billion general obligation bond to place on the 2020 ballot. While these plans were delayed due to the COVID-19 pandemic, this proposal demonstrates what a future BAHFA funding measure could look like for the region. Under a \$10 billion bond, up to \$200 million could be available to expand the region's inventory of emergency shelters and at least \$5 billion would be available to expand the region's inventory of extremely-low-income, very-low-income, and low-income housing. A portion of remaining funds would be used for preserving affordable housing units and expanding tenant protection programs. The authority already exists, has established its own political support, and doesn't need to be created by the legislature. Shelter mandates work by forcing jurisdictions to invest in shelters when they otherwise would not do so voluntarily. Although the BAFHA is not empowered to create or enforce a shelter mandate, it can accomplish a similar goal by providing a new funding source for the many different housing and shelter types needed to address the broad spectrum of homelessness and housing insecurity, including shelters.

Recommendation #3: State policy changes to boost supply and reduce pressure (and costs) on renters High rates of homelessness strongly correlate with expensive rental markets across the U.S., and expensive rental markets are a symptom of market shortages. Additional funding for homeless shelters and housing should be paired with policy changes to facilitate vastly increased housing production across the Bay Area to reduce pressure in the rental market and lower costs. While state policy is calling on the Bay Area to build 441,176 new housing units over

over the next seven years through the Regional Needs Allocation (RHNA), production is stymied by local anti-housing regulation. California should pass proposals like SB 9 (Atkins) which would allow duplexes on single-family lots statewide; SB 478 (Wiener), that would eliminate local barriers to building small apartments in areas where they're currently zoned; SB 10 (Wiener) would allow cities to up-zone areas around transit and employment centers to allow up to 10 units per parcel; AB 561 (Ting) would guarantee loans to homeowners to install accessory dwelling units; and SB 6 (Caballero) which would make it easier for developers to convert empty strip malls and big box stores into affordable housing, to make it easier for cities to add supply.

Recommendation #4: Reduce local barriers to building and expanding shelters Recently passed state laws have allowed willing cities to expand shelter inventories more expeditiously. These include AB 932 (Ting), which allows cities to waive certain environmental inspections for shelters, and AB 101 (Wiener) which allows cities to approve navigation centers without being subjected to environmental litigation. However, cities that do not want shelters within their jurisdictions are under no obligation to build them and can furthermore thwart efforts by non-profit organizations to open and manage shelters. California should declare that any city whose homeless population is over 10 percent unsheltered to be in a state of Shelter Crisis, and that shelters proposed by non-profit entities within those cities be approved "by-right" provided they meet certain health, safety, and location requirements.

Recommendation #5: Focus limited subsidies on the most housing-burdened populations Recently passed state laws have allowed willing cities to more expeditiously expand shelter inventories. These include AB 932 (Ting), which allows cities to waive certain environmental inspections for shelters, and AB 101 (Wiener) which allows cities to approve navigation centers without being subjected to environmental litigation. However, cities who do not want shelters within their jurisdictions are under no obligation to build them, and can furthermore thwart efforts by non-profit organizations to open and manage shelters.

California should declare that any city whose homeless population is over 10 percent unsheltered to be in a state of Shelter Crisis, and that shelters proposed by non-profit entities within those cities be approved "by-right" provided they meet certain health, safety, and location requirements. Recommendation #2: State policy changes to boost supply and reduce pressure (and costs) on renters.

Recommendation #6: Fully Fund Section 8

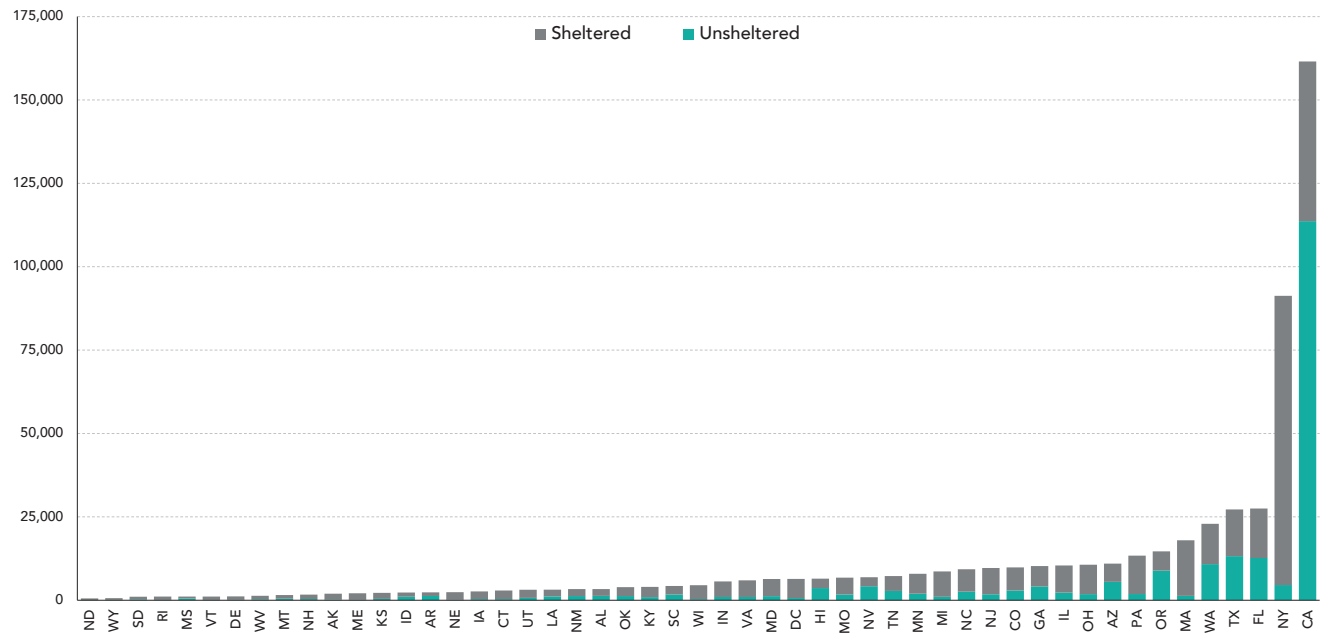
Even with increased regional funding, the Bay Area will unlikely be able to solve homelessness without additional federal support. Yet today, the U.S. government spends approximately one-third the level of support for affordable housing as it did in the 1960s. The biggest, immediate-term way for the federal government to reduce homelessness in the Bay Area and nationally, would be to fully fund Section 8 housing vouchers so that all Americans who qualify (households earning below 50 percent of area median income) can begin receiving them. Today, of the 16 million Americans who qualify for Section 8 housing vouchers, Congress has appropriated funding only for 5 million.

Recommendation #7: Innovative State and Local Approaches to Land Use Regulation & Enforcement

Existing law and planning codes did not anticipate the de facto privatization of public spaces by tens of thousands of individuals, for whom federal courts have recently upheld a Constitutional right to sleep and live somewhere when they lack any access to housing, shelter, or private space to call their own. In the course of attempting to manage unsheltered homeless encampments, California cities may be held liable for damages (e.g. fires) caused by unsafe street encampments, but also liable for damages for attempting to improve health and safety standards for homeless residents residing in encampments, or by enforcing against encampments in high-impact locations. The result is often paralysis. The State should consider expanding recently created provisions to the building code to expedite shelter construction (AB 932) to create and expand sanctioned Safe Car and RV Parks. Cities should be encouraged to experiment with innovative approaches to shelter and enforcement to help clarify existing legal ambiguity in the aftermath of *Martin v. Boise*.

Appendix A

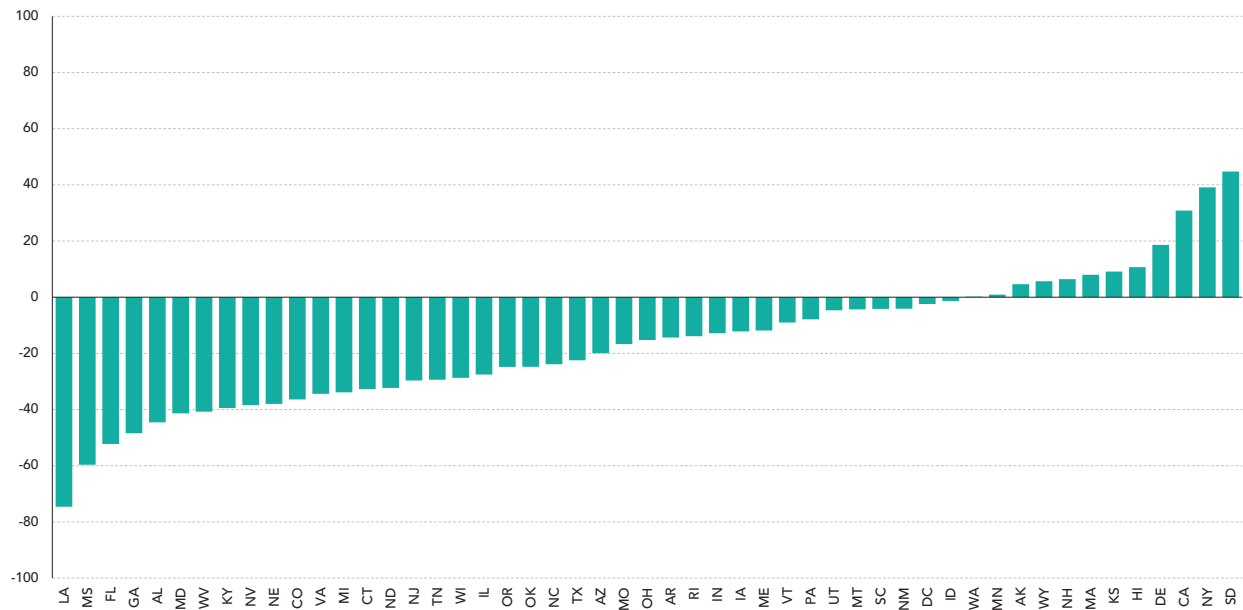
Figure 1: Total U.S. Homeless Population (2020)



Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

Appendix B

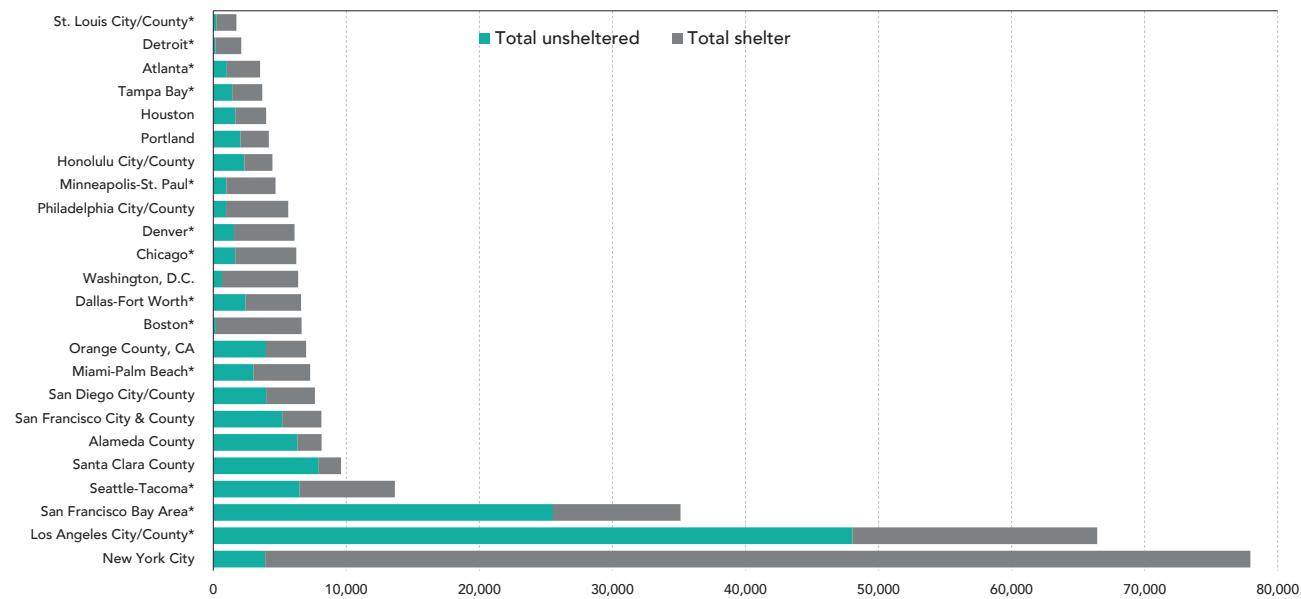
Figure 2: Percent Change in Size of Homeless Population 2010-2020



Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

Appendix C

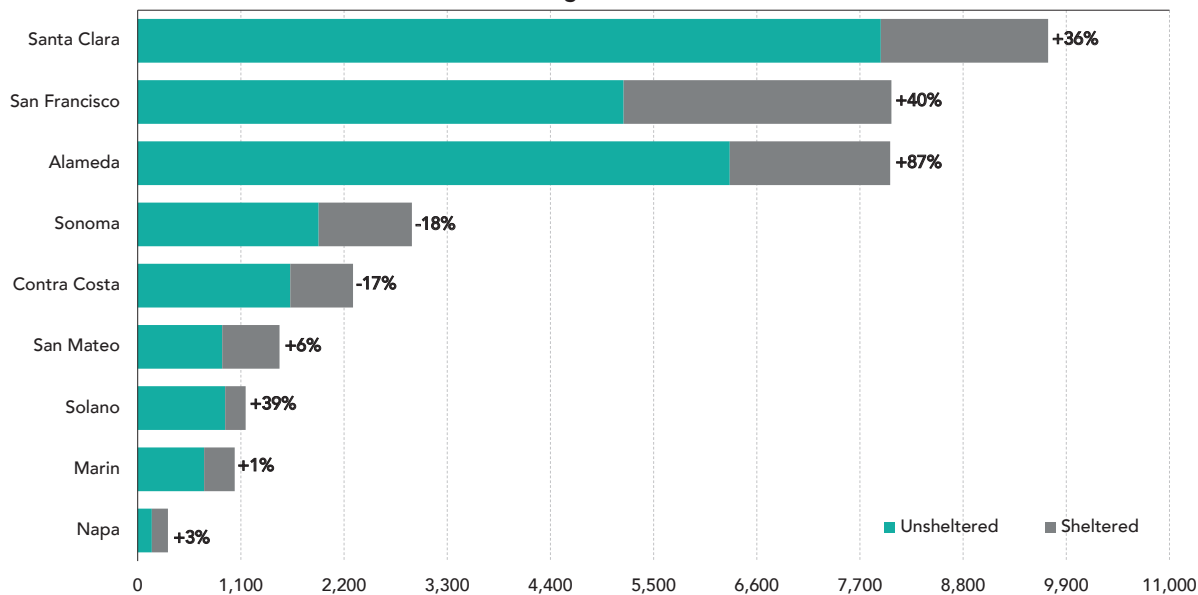
Figure 3: Total Homeless by City/Region (2020)



*Indicates more than one Continuum of Care
Source: HUD Point-in-Time Count 2020 (Sheltered & Unsheltered)
Analysis: Bay Area Council Economic Institute

Appendix D

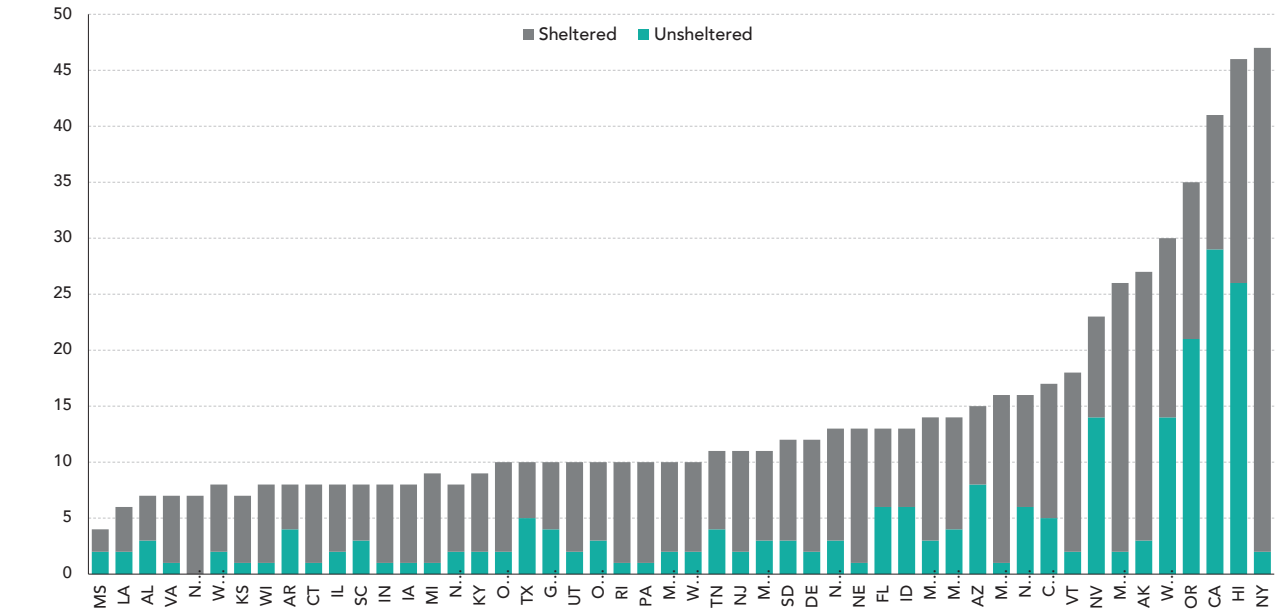
Figure 4: Sheltered and Unsheltered Homelessness in the SF Bay Area (2020) with Percent Change Since 2010



Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

Appendix E

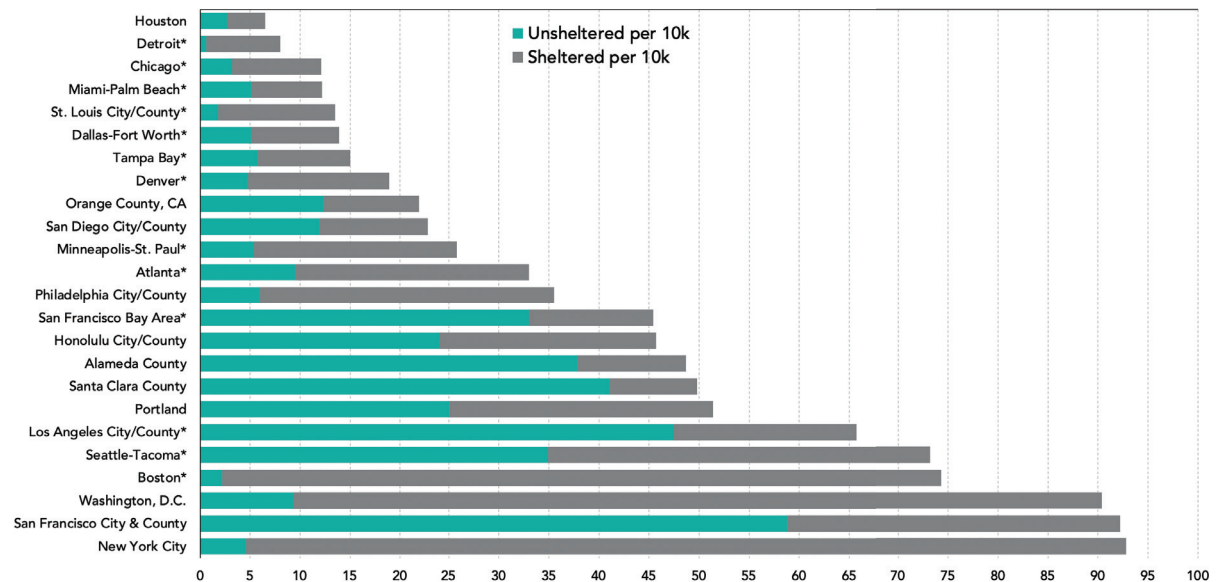
Figure 5: Total Homeless per 10k Residents (2020)



Source: HUD Point-in-Time Count 2019
Analysis: Bay Area Council Economic Institute

Appendix F

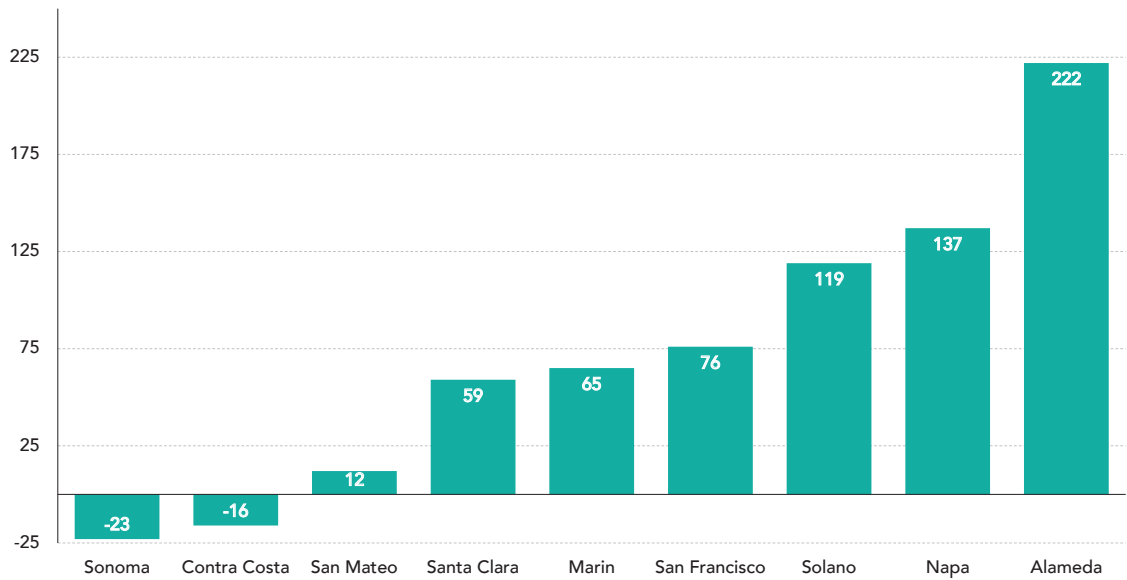
Figure 6: Total Homeless per 10k Residents (2020)



* Includes multiple continuums of care
Source: HUD Point-in-Time Count 2020 (Sheltered & Unsheltered)
Analysis: Bay Area Council Economic Institute

Appendix G

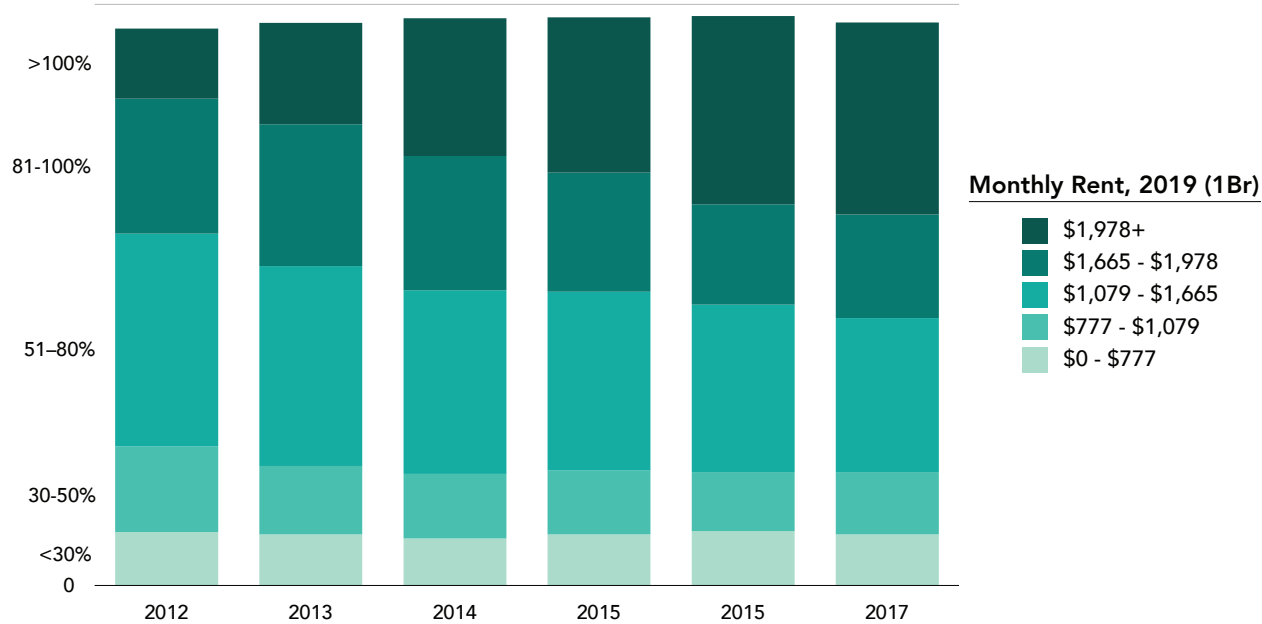
Figure 7: Percent Change in Unsheltered Homeless Population 2010-2020



Source: HUD Point-in-Time Count 2020
Analysis: Bay Area Council Economic Institute

Appendix H

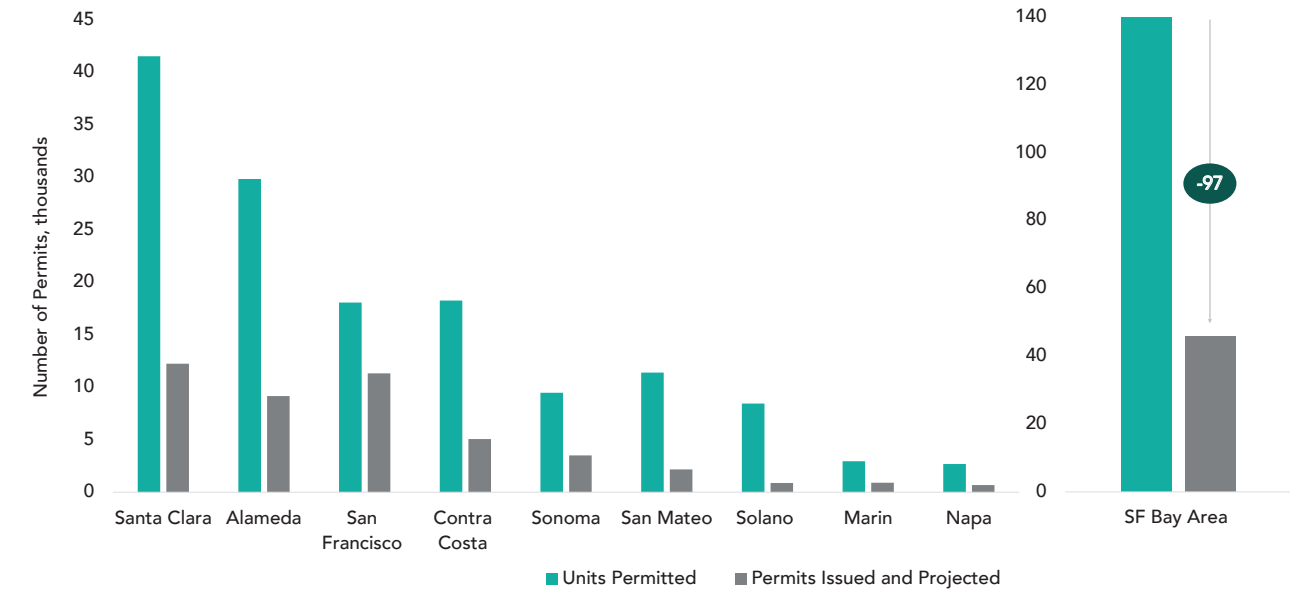
Figure 8: Bay Area Supply of Rental Units by AMI Tier (thousands)



Source : American Community Survey: 2017 PUMS data
Analysis : Bay Area Council Economic Institute

Appendix I

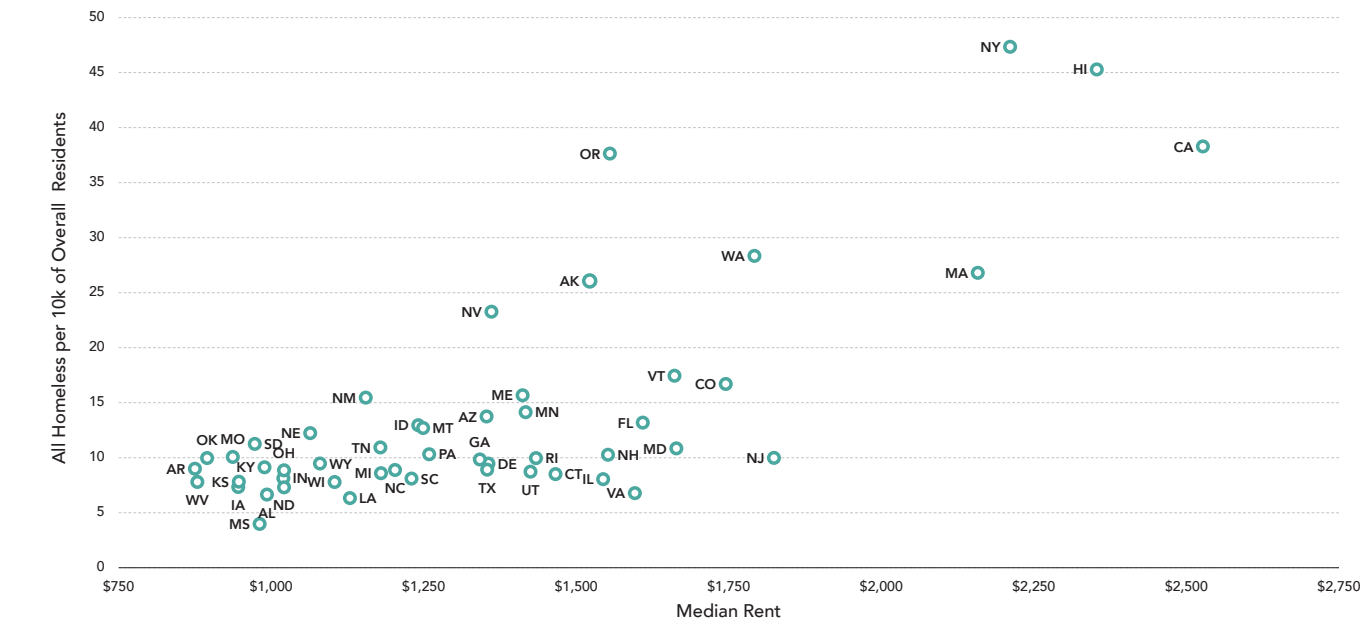
Figure 9: Very Low-Income Regional Housing Needs Allocation and Permits Issued by County (1999-2023)



Source: Association of Bay Area Governments
Analysis: Bay Area Council Economic Institute

Appendix J

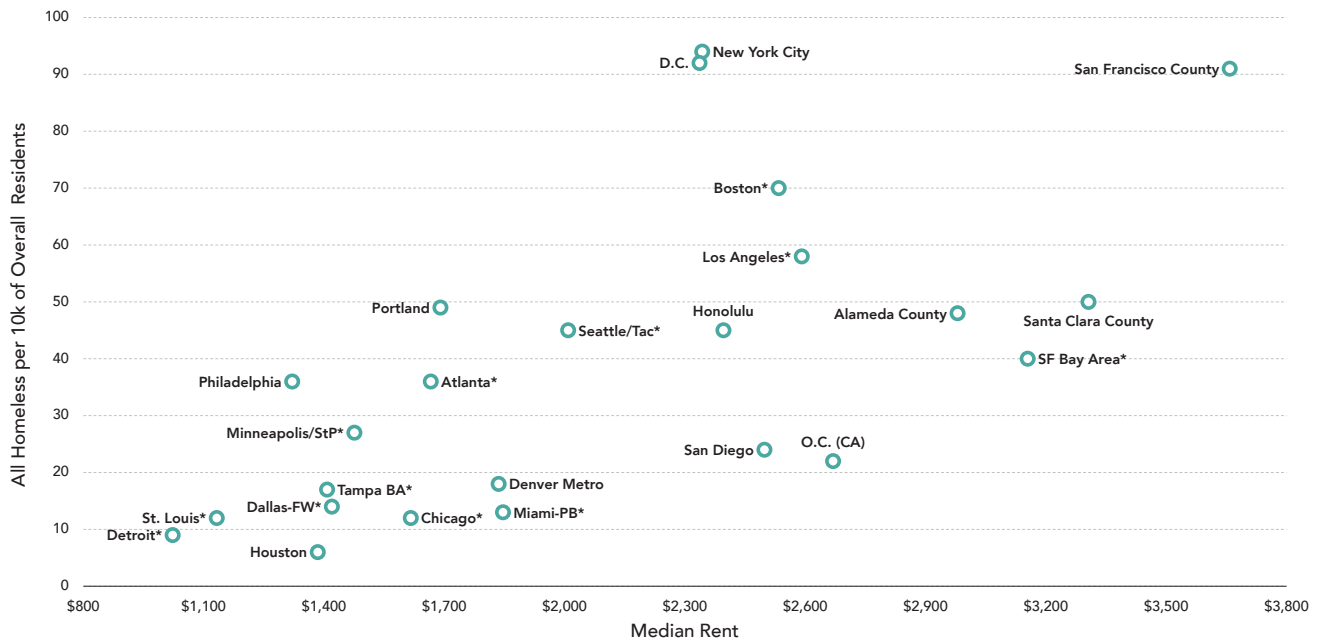
Figure 10: Rates of Homelessness by State and Median Rent (2019)



Source: HUD Point in Time Count (2019), Zillow rents all homes plus multi-family (2019 average).
Analysis: Bay Area Council Economic Institute

Appendix L

Figure 11: Rate of Homelessness by Region and Median Rent (2019)



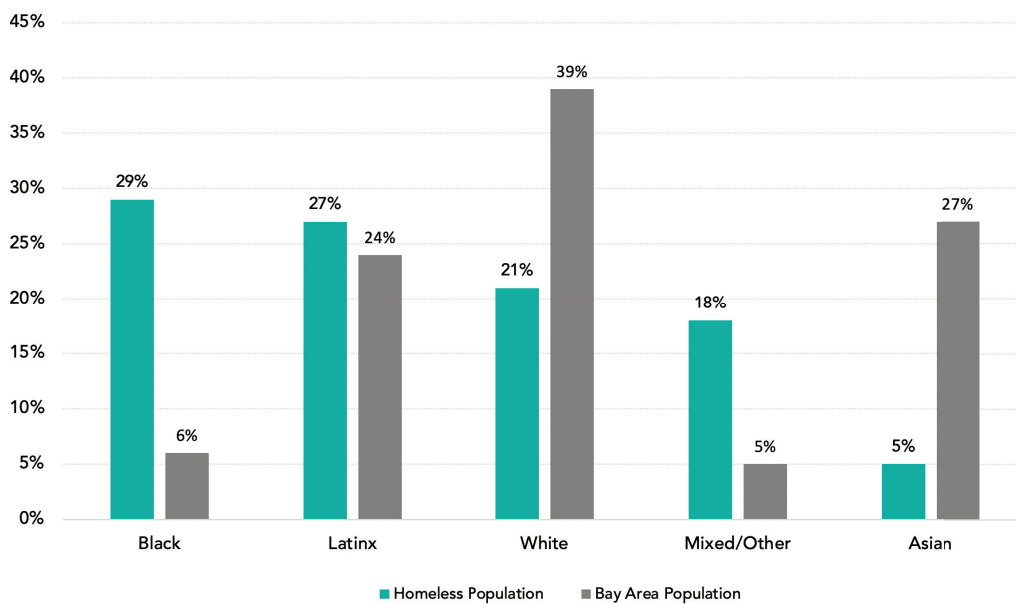
*Indicates multiple CoCs

Source: HUD Point in Time Count (2019), Zillow Median Rents. All Homes Plus Multi-Family (2019).

Analysis: Bay Area Council Economic Institute

Appendix M

Figure 13: Racial and Ethnic Over and Under Representation in Bay Area Homeless Population (2019)

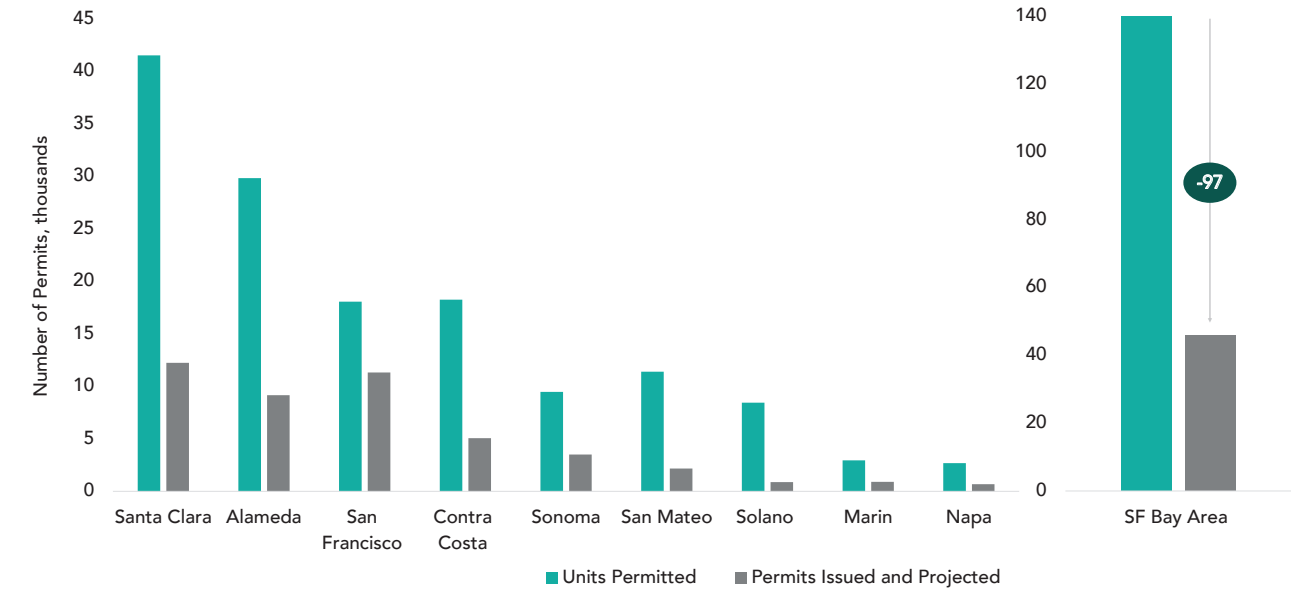


Source: HUD Point-in-Time Count 2019, U.S. Census Bureau

Analysis: Bay Area Council Economic Institute

Appendix N

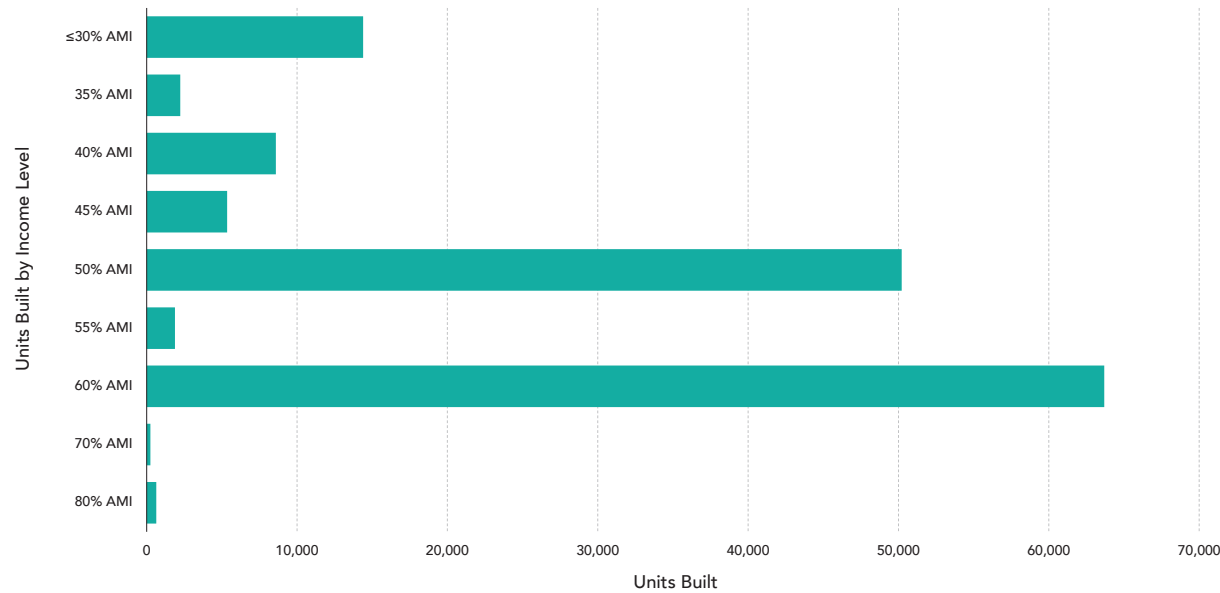
Figure 9: Very Low-Income Regional Housing Needs Allocation and Permits Issued by County (1999-2023)



Source: Association of Bay Area Governments
Analysis: Bay Area Council Economic Institute

Appendix O

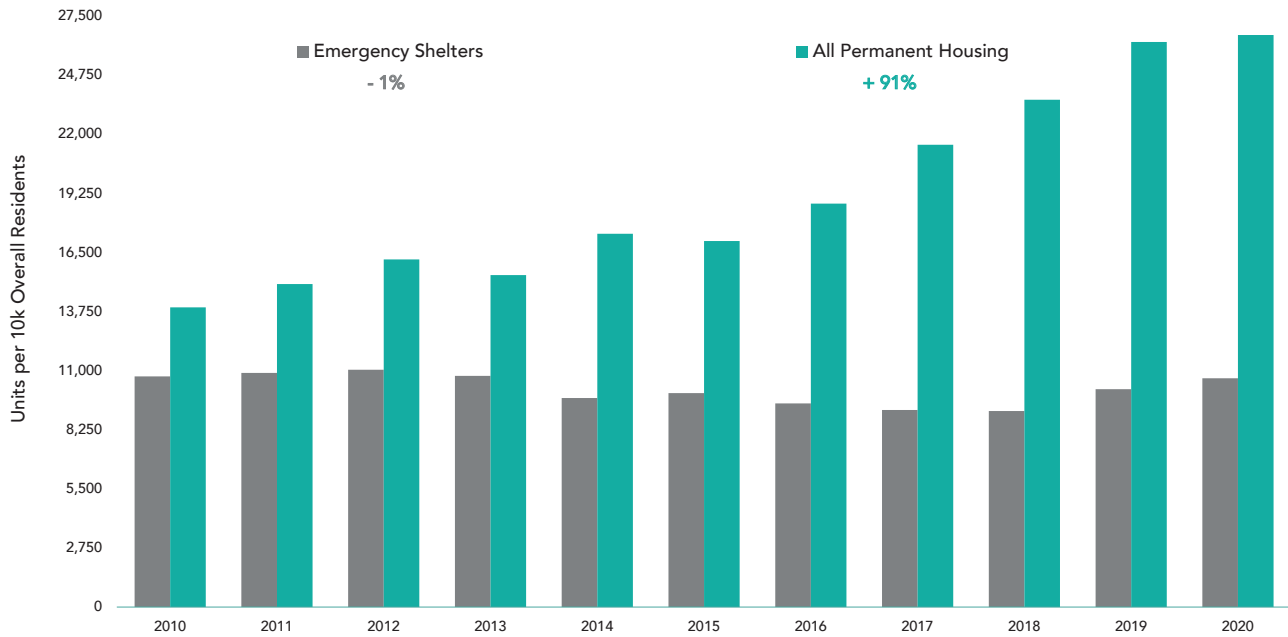
Figure 14: New Multi-Family Units Receiving California Low-Income Housing Tax Credits (2011-2019)



Source: California State Treasurer. California Tax Credit Allocation Committee. Project Mapping. List of Projects
Analysis: Bay Area Council Economic Institute

Appendix P

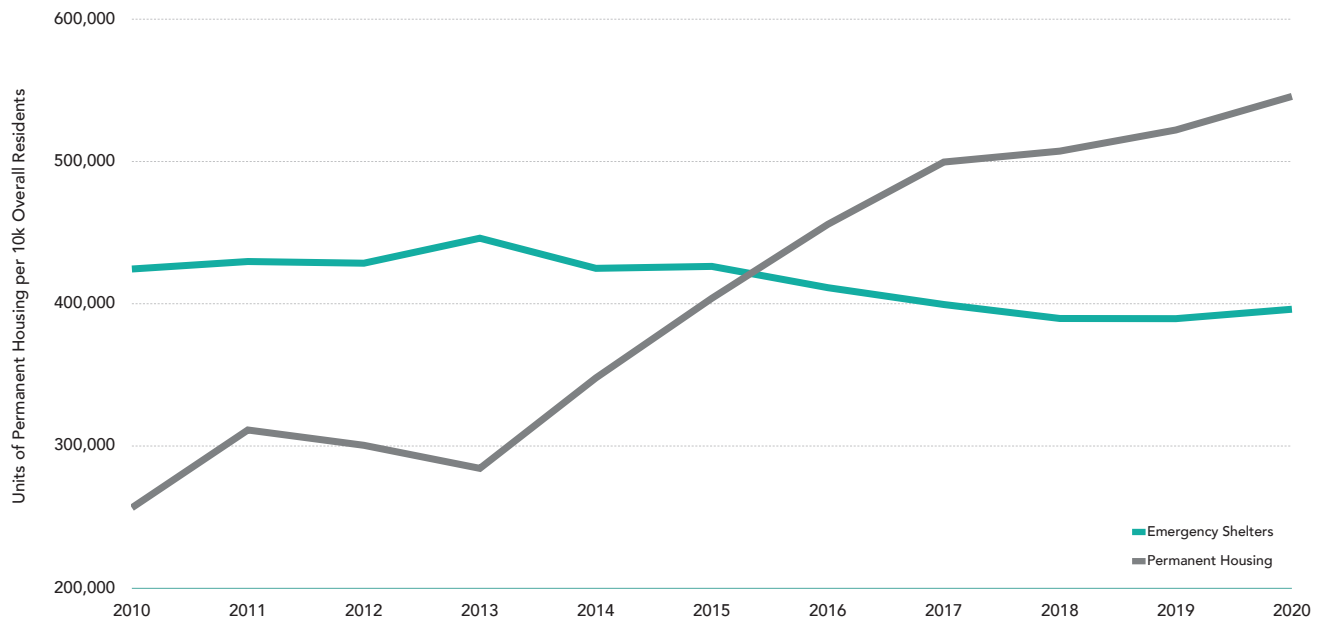
Figure 15: SF Bay Area Inventory of Permanent Housing and Emergency Shelters (2010-2020)



Source: HUD Housing Inventory Counts. Includes all Permanent Supportive Housing, Rapid Rehousing, and Other Permanent Housing
 Analysis: Bay Area Council Economic Institute

Appendix Q

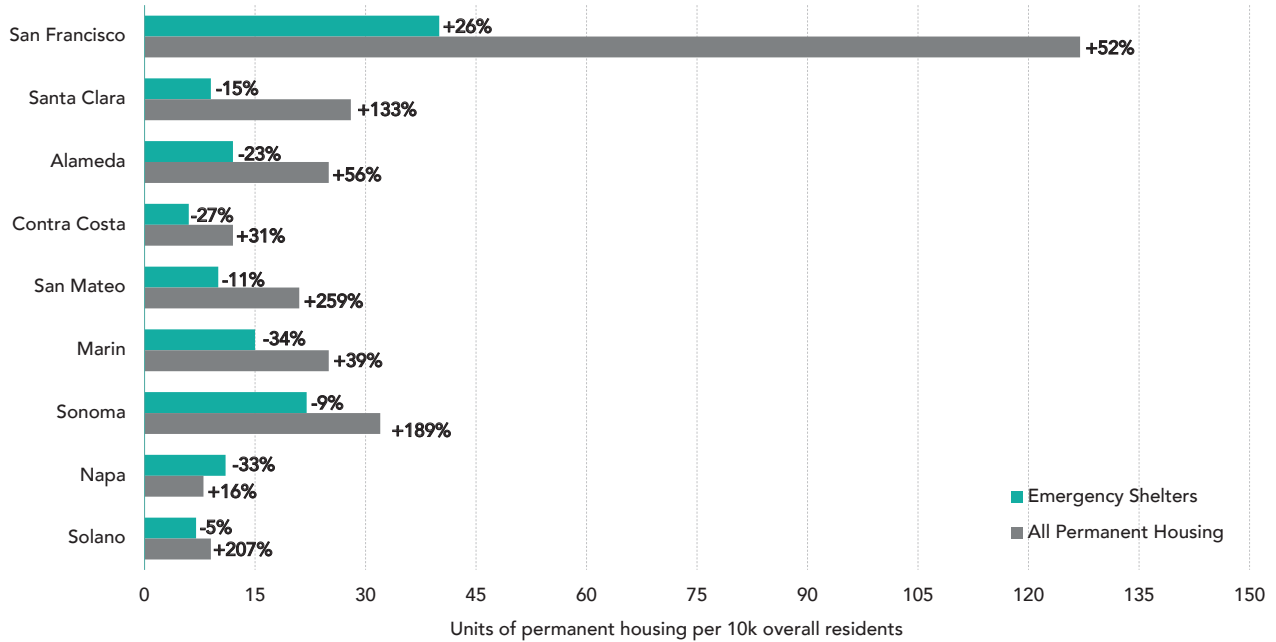
Figure 16: U.S. Total Inventory of all Emergency Shelters and Permanent Housing (2010-2020)



Source: HUD Housing Inventory Count. Includes all states, territories, Puerto Rico, and DC
 Analysis: Bay Area Council Economic Institute

Appendix R

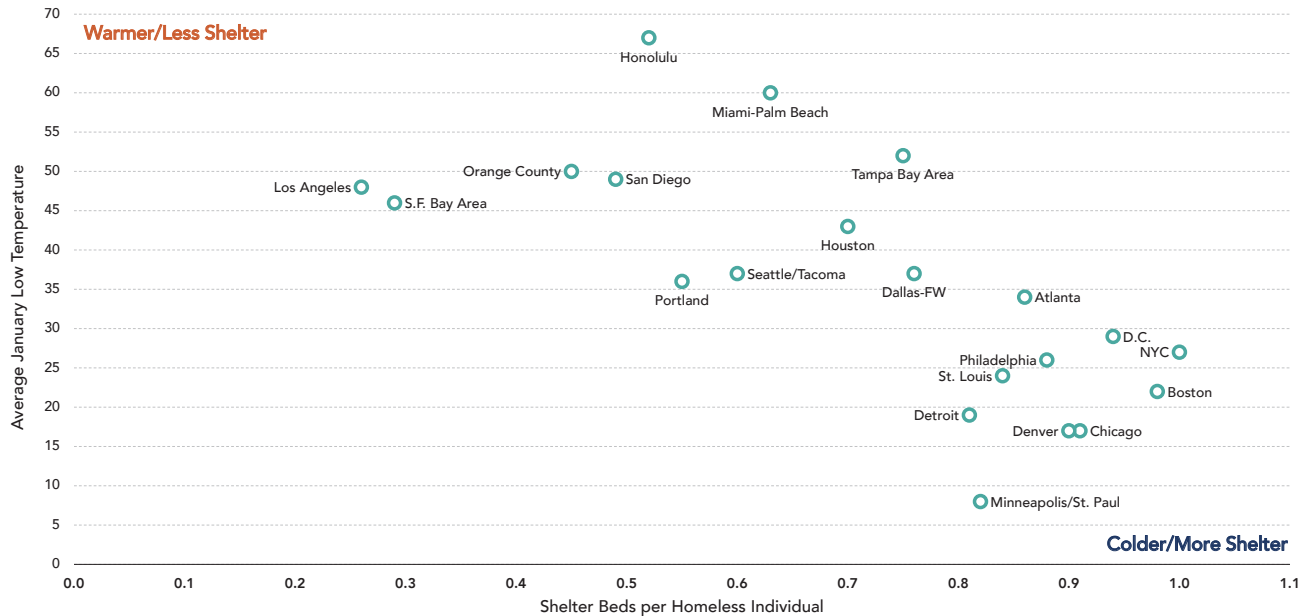
Figure 17: Shelter and Housing Solutions Provided per 10,000 Residents (2020) with Percent Change Since 2010



Source: HUD Housing Inventory Counts. Includes all Permanent Supportive Housing, Rapid Rehousing, and Other Permanent Housing
 Analysis: Bay Area Council Economic Institute

Appendix S

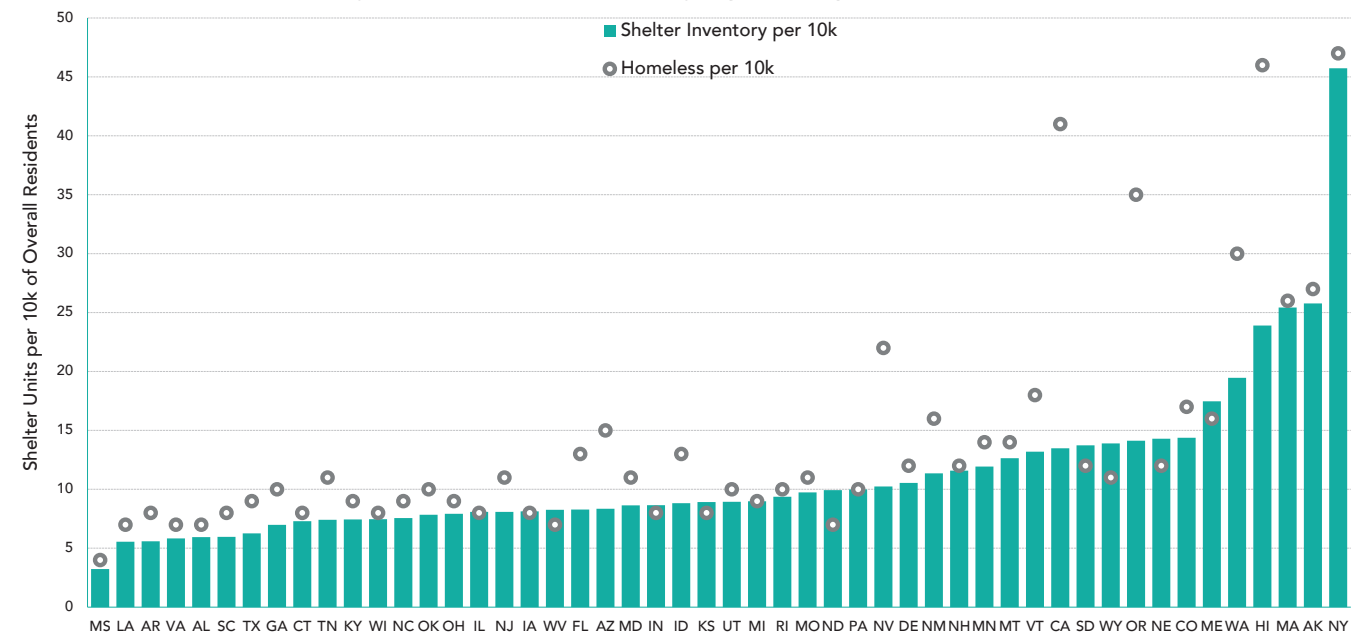
Figure 18: Shelter Inventory by Average January Low Temperature (2019)



Source: HUD Point in Time Count (2019), [CurrentResults.com](https://www.currentresults.com), data pulled from 1981-2010 NOAA Climatic Data Center.
 Analysis: Bay Area Council Economic Institute

Appendix T

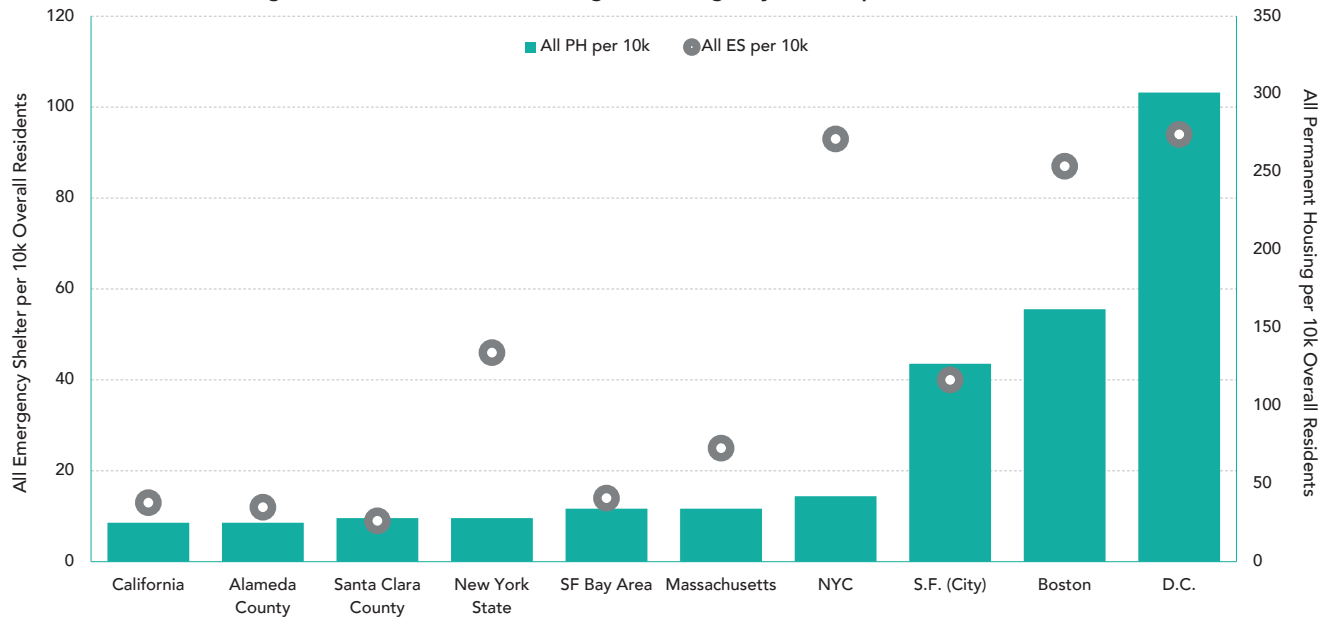
Figure 19: All Homeless and Emergency Shelters per 10k Overall Residents



Source: HUD Housing Inventory Count, U.S. Census Bureau
Analysis: Bay Area Council Economic Institute

Appendix U

Figure 20: All Permanent Housing and Emergency Shelter per 10k Overall Residents (2020)



Source: HUD Housing Inventory Count. Includes all Emergency Shelters
Analysis: Bay Area Council Economic Institute

Appendix V

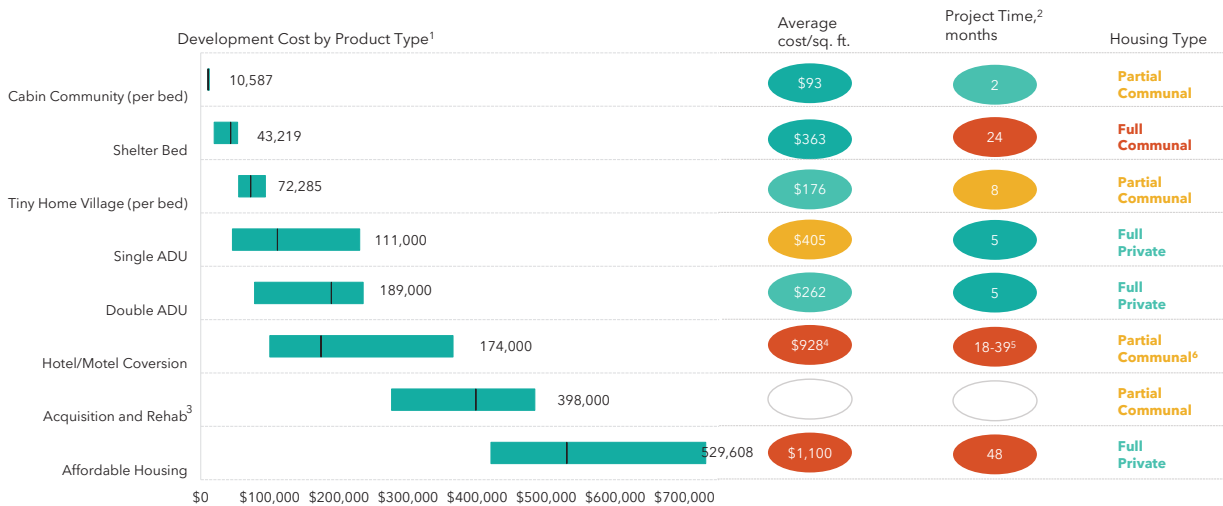
Figure 21: Different Paths to Shelter

	BARRIERS			BENEFITS		
	Permitted under state constitution	State legislation required	Voter approval required	Able to fund capex	Able to fund operations	Able to fund shelters and housing
Unfunded state mandate	NO	–	–	–	–	–
Funded state mandate	YES	YES	YES (2/3)	YES	YES	NO
Unfunded regional mandate	YES	YES	YES (50%)	NO	NO	NO
Funded regional mandate	YES	YES	YES (2/3)	YES	YES	NO
State bond funding	YES	YES	YES (50%)	YES	NO	YES
SFBAHFA	YES	NO	YES (2/3)	YES	YES	YES

Analysis: Bay Area Council Economic Institute

Appendix W

Figure 22: Supportive Housing Cost and Scalability Breakdown



¹ The range in blue reflects the minimum and maximum price for the given product. Median price is denoted in black.

² The duration between a proposal to build, convert, or install a unit and the date that said unit is opened

³ Bay Area only. From Enterprise Community Partners: *Preserving Affordability, Preventing Displacement. Acquisition-rehabilitation of unsubsidized affordable housing in the Bay Area*

⁴ Assumes 250 square foot room

⁵ 2-3 months for sale negotiation; 12-24 months for local approvals; 6-12 months for construction. Lower range includes depressed market values resulting from COVID-19 and expedited project approvals under pending legislation

⁶ When converted into transitional housing. Hotels and Motels may also be converted into permanent supportive housing, although this is less common.

Appendix X

Figure 23: Cost of Solving Homelessness in the Bay Area Under 1:2:4 Model

	Units Required	Cost/Unit (Capital)	Cost/Unit (Annual)	Total Capital	Total Annual
Transitional Shelters (1x all unsheltered homeless households)					
Cabin Communities	22,644	\$10,831	\$21,250	\$245,257,164	\$481,185,000
Homeless Prevention (4x new transitional shelters)					
Emergency Cash Assistance	90,576	-	\$4,000	-	\$362,304,000
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Other Permanent Housing (50%)					
Flexible Housing Vouchers (\$15k per homeless households + \$15k for all 1/3 homeless households for supportive services)	28,014	-	\$20,000	-	\$560,280,000
TOTAL				\$9,256,333,784	\$2,524,329,000

- Cabin Community estimates from City of Oakland
- Homeless Prevention estimates from AllHome
- Modular estimates represents regional average. Assumes 30% cost saving from current per/unit costs of subsidized housing.
- Hotel/Motel Conversion estimates from Bay Area Project Homekey projects
- Acquisition & Rehab estimates from Enterprise Community Partners
- PSH annual estimates are from San Francisco, compiled by the Urban Institute
- Flexible Housing Vouchers and annual service estimates are from AllHome

Endnotes

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Bay Area Council Economic Institute

353 Sacramento Street, Suite 1000, San Francisco, CA 94111

www.bayareaeconomy.org • bacei@bayareacouncil.org

Somera, Alisa (BOS)

From: Paul J. Greenall <pgreenall@gmail.com>
Sent: Thursday, April 28, 2022 9:50 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Paul Greenall
350 Church Street Resident

Somera, Alisa (BOS)

From: Peter DiGiammarino <peterd@intelliven.com>
Sent: Thursday, April 28, 2022 9:51 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Peter DiGiammarino
768 Funston Ave District 1

Somera, Alisa (BOS)

From: alan silverman <alansilverman185@comcast.net>
Sent: Thursday, April 28, 2022 9:52 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Alan Silverman

Marina Community Association



Virus-free. www.avg.com

Somera, Alisa (BOS)

From: Eric Knutson <sonofknute@gmail.com>
Sent: Thursday, April 28, 2022 9:57 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I'm begging u to fix homeless in SF. Been here for 7 years. Just gotten worse. Time to force people into shelter. Forget 'rights'. Majority I see in the streets cannot think for themselves. Wake up!

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Your Name]
[Your address or Supv District]
[OR your Position/Org Name]

Sent from my iPhone

Somera, Alisa (BOS)

From: Terrance Alan <terrance@sequelmedia.com>
Sent: Thursday, April 28, 2022 9:59 AM
To: Mar, Gordon (BOS); Haney, Matt (BOS); Stefani, Catherine (BOS); MandelmanStaff, [BOS]; Somera, Alisa (BOS); info@rescuesf.org
Subject: SUPPORT "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

The solution for homelessness is housing. However, the waiting line cannot be on our streets. It's time for our City to provide shelter for all those willing to accept it. I join with RescueSF in urging you to support A Place for All out of committee.

["A Place for All"](#), sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar addresses the human crisis on our streets. It establishes a City policy to shelter all willing to accept it. And it requires the City to develop enough safe and healthy off-street interim shelter for them.

Please pass ["A Place for All" \(File #220281\)](#) out of committee. Thank you.

District 8 business owner and Co-President of Castro Merchants

Terrance Alan | 415.264.1129 | 415.727.7761 conference | 10 to 10 except Sunday

Somera, Alisa (BOS)

From: Andrew Vik <andrewvik@gmail.com>
Sent: Thursday, April 28, 2022 10:03 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Andrew Vik
District 8

Somera, Alisa (BOS)

From: Brian Springfield <brian@friendsofharveymilkplaza.org>
Sent: Thursday, April 28, 2022 10:09 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: PLEASE I urge you to support "A Place for All" (File #220281)

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"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Brian Springfield
District 8

Somera, Alisa (BOS)

From: cm Orth <cmorth.90@gmail.com>
Sent: Thursday, April 28, 2022 10:13 AM
To: Somera, Alisa (BOS); Board of Supervisors, (BOS); Ronen, Hillary; Breed, Mayor London (MYR); MelgarStaff (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); Chan, Connie (BOS); Preston, Dean (BOS); Mar, Gordon (BOS); info@rescuesf.org; MandelmanStaff, [BOS]; Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Somera, Alisa (BOS)

From: jean kelly <jmksf3000@yahoo.com>
Sent: Thursday, April 28, 2022 10:18 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Jean Kelly
District 2

Sent from my iPhone

Somera, Alisa (BOS)

From: Robin Morales <robmoral4@aol.com>
Sent: Thursday, April 28, 2022 10:24 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Dear Supervisors:

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All." "A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach. Please pass "A Place for All" (File #220281) out of committee.

Thank you.

Robin Morales
85 Rico Way, San Francisco 94123

Somera, Alisa (BOS)

From: Ian Hunter <iandhunter@yahoo.com>
Sent: Thursday, April 28, 2022 10:23 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Ian Hunter
39 Seward St, SF, CA 94114

Somera, Alisa (BOS)

From: Ernest Gomes <egomes@berkeley.edu>
Sent: Thursday, April 28, 2022 11:05 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

E. Gomes
Duboce Triangle District 8 resident

Somera, Alisa (BOS)

From: Peg DiGiammarino <pegodigi@gmail.com>
Sent: Thursday, April 28, 2022 11:01 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
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"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Peg DiGiammarino
768 Funston Ave.
SF, CA 94118

Get up in the morning and be the adult into whom you want your children to grow.
Anon.

Somera, Alisa (BOS)

From: Karen <kielygomes@yahoo.com>
Sent: Thursday, April 28, 2022 11:01 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All." "A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach. Please pass "A Place for All" (File #220281) out of committee.

Thank you,

Karen Schwartz , district 8 resident and property owner

Somera, Alisa (BOS)

From: Stuart Goldstein <artyguy@sbcglobal.net>
Sent: Thursday, April 28, 2022 10:52 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Stuart Goldstein
District 8

Somera, Alisa (BOS)

From: Anne McIntyre <annelouisemcintyre@gmail.com>
Sent: Thursday, April 28, 2022 10:40 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Capt. Anne L. McIntyre
District 6

Sent from my iPhone

Somera, Alisa (BOS)

From: Arjun Sodhani <arjun.sodhani@gmail.com>
Sent: Thursday, April 28, 2022 10:41 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: Research requested for "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I like the idea behind the proposed ordinance "A Place for All."

As part of the review process of the implementation plan, I wish to suggest that a research item be added: **What causes people struggling with homelessness to come to San Francisco?** I believe understanding the answer to this will help in implementing the plan properly, help with resolving homelessness in general, and promote the general welfare of all the People of San Francisco.

I have met several people struggling with homelessness who have come here from all across the country. One man I spoke to recently came all the way to San Francisco from Denver because the police in Denver would bother him for sleeping in public at night. Another, I forget where he was from, came here in hopes of finding work, but lost the motivation to look because he would lose his benefits if his income got too high.

More insight on what draws people struggling with homeless to San Francisco can be obtained simply by speaking with the people directly. I would consider conversation with at least 100 people a sufficient amount of data.

I wish that the findings from this research be included when "A Place for All" is heard by Committee.

Please let me know if you have any questions.

Thank you,

Arjun Sodhani
PO Box 225071, San Francisco California 94122B
District 5

Somera, Alisa (BOS)

From: Jeanne Myerson <jrmyerson@yahoo.com>
Sent: Thursday, April 28, 2022 12:07 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Jeanne Myerson
District 5 resident and voter

Sent from my iPhone

Somera, Alisa (BOS)

From: sullivsj@comcast.net
Sent: Thursday, April 28, 2022 12:27 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS); 'SJ'
Subject: Please support "A Place for All" (File #220281)
Importance: High

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good day to You All!

As You All are aware, we have a human crisis on our streets.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets.

It's time for San Francisco with You All's assistance to provide adequate shelter to end our street sleeping crisis.

With that said, I join with RescueSF in urging You All to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a San Francisco policy to provide adequate shelter for people living on our streets.

It requires San Francisco to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter.

You All as Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan.

This plan incorporates a practical and sensible approach.

This legislation builds on successful shelter models where residents have safety, stability, and support services. Shelter is a key step on the path out of homelessness.

Please Pass "A Place for All" (File #220281) out of committee.

Thank you sj

sj sullivan
272 Dolores Street
District 8
sullivsj@comcast.net

Somera, Alisa (BOS)

From: Aisling Ferguson <aferguson@guaranteemortgage.com>
Sent: Thursday, April 28, 2022 12:20 PM
To: Somera, Alisa (BOS); Board of Supervisors, (BOS); Ronen, Hillary; Breed, Mayor London (MYR); MelgarStaff (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); Chan, Connie (BOS); Preston, Dean (BOS); Mar, Gordon (BOS); info@rescuesf.org; MandelmanStaff, [BOS]; Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Your Name]
[Your address or Supv District]
[OR your Position/Org Name]
--



Email: Aferguson@guaranteemortgage.com

Website: www.guaranteemortgage.com

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[See what my customers are saying about me online](#)



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Alert: For your protection, we remind you that this is an unsecured email service that is not intended for sending confidential or sensitive information. Please do not include your social security number, account number, or any other personal or financial information in the content of the email.

Somera, Alisa (BOS)

From: Marlayne Morgan <marlayne16@gmail.com>
Sent: Thursday, April 28, 2022 12:17 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Walton and Supervisors:

We know the solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Best regards,

Marlayne Morgan, President
Cathedral Hill Neighborhood Association

Somera, Alisa (BOS)

From: Esther Feuerstein <actesther@icloud.com>
Sent: Thursday, April 28, 2022 4:06 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Esther Feuerstein
One Daniel Burnham Court, #1102
San Francisco 94109

Somera, Alisa (BOS)

From: Klevin Lo <klevinlo@gmail.com>
Sent: Thursday, April 28, 2022 4:08 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Klevin Lo
1 Daniel Burnham Court, San Francisco, CA 94109

Somera, Alisa (BOS)

From: Laura Hunt <laurahuntdesign@me.com>
Sent: Thursday, April 28, 2022 4:10 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Your Name]
[Your address or Supv District]
[OR your Position/Org Name]

*Laura Hunt Design
2817 Buchanan Street
San Francisco, CA 94123
laurahuntdesign.com
415-602-2808
follow me: [instagram](#) & [houzz](#)*

Somera, Alisa (BOS)

From: Donald Graves <donaldsf@gmail.com>
Sent: Thursday, April 28, 2022 4:44 PM
To: Somera, Alisa (BOS); Board of Supervisors, (BOS); Ronen, Hillary; Breed, Mayor London (MYR); MelgarStaff (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); Chan, Connie (BOS); Preston, Dean (BOS); Mar, Gordon (BOS); info@rescuesf.org; MandelmanStaff, [BOS]; Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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--

Donald Graves
Donaldsf@gmail.com

Somera, Alisa (BOS)

From: Karin Button <msmootsie@aol.com>
Sent: Thursday, April 28, 2022 5:25 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We have owned our property since 1995. It has become so dangerous for us the walk the City. The homeless and the mentally ill people are everywhere. I am in support of the letter below. Please help clean up these issues.

Thank you.

"The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you."

Karin Button
1Daniel Burnham Ct.

Sent from my iPhone

Somera, Alisa (BOS)

From: james skolaut <jamesskolaut@gmail.com>
Sent: Thursday, April 28, 2022 6:07 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Somera, Alisa (BOS)

From: Joe Laska <joelaska@me.com>
Sent: Thursday, April 28, 2022 6:33 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Hello,

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Joe Laska
District 5 resident
San Francisco, CA 94102

Somera, Alisa (BOS)

From: Eddie and Wanda Ramos <erwmr@hotmail.com>
Sent: Thursday, April 28, 2022 7:57 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Wanda & Edward Ramos
Opera Plaza
601 Van Ness Ave. # 1129
San Francisco, CA 94102

Somera, Alisa (BOS)

From: Karena <karenayang0730@gmail.com>
Sent: Thursday, April 28, 2022 11:33 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Shu-Min Yang
1 Daniel Burnham Ct, San Francisco 94109

Somera, Alisa (BOS)

From: Kathleen O'Hara <scoutfinch99@aol.com>
Sent: Friday, April 29, 2022 6:32 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Kathleen O'Hara
1286 4th Avenue
SF, CA 94122

Somera, Alisa (BOS)

From: DAVID SAFER <dms49r@sbcglobal.net>
Sent: Friday, April 29, 2022 7:16 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

David Safer
District 2
CHA

Somera, Alisa (BOS)

From: Jerrold Scattini <jscattini@yahoo.com>
Sent: Friday, April 29, 2022 7:16 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Your Jerrold ScattiniName]

[Your address1250 Jones ST., SF 94109 or Supv District] [OR your Position/Org Name]

Sent from my iPad

Somera, Alisa (BOS)

From: james skolaut <jamesskolaut@gmail.com>
Sent: Friday, April 29, 2022 10:31 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Somera, Alisa (BOS)

From: sarah young <sarahabigail@icloud.com>
Sent: Friday, April 29, 2022 12:17 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Sarah Young
516A Oak Street, District 5



Somera, Alisa (BOS)

From: wjaeck@gmail.com
Sent: Friday, April 29, 2022 12:36 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of the committee,

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All". "A Place for All", sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach. Please pass "A Place for All" (File #220281) out of committee. Thank you.

Sincerely,
William Jaeck
Resident in District 8

Somera, Alisa (BOS)

From: Ralph Hibbs <ralph.hibbs@gmail.com>
Sent: Friday, April 29, 2022 1:14 PM
To: Mar, Gordon (BOS); Haney, Matt (BOS); Stefani, Catherine (BOS); MandelmanStaff, [BOS]; Somera, Alisa (BOS); info@rescuesf.org
Subject: My support for A Place for All

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I urge you to support “A Place for All” (File #220281)

The solution for homelessness is housing. However, the waiting line cannot be on our streets. It’s time for our City to provide shelter for all those willing to accept it. I join with RescueSF in urging you to support A Place for All out of committee.

[“A Place for All”](#), sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar addresses the human crisis on our streets. It establishes a City policy to shelter all willing to accept it. And it requires the City to develop enough safe and healthy off-street interim shelter for them.

Please pass [“A Place for All” \(File #220281\)](#) out of committee. Thank you.

Ralph Hibbs
2425 Market Street #10
SF, CA 94114

Somera, Alisa (BOS)

From: Rick St John <stjohn.rick@gmail.com>
Sent: Friday, April 29, 2022 1:36 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear All:

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Richard St John
1 Daniel Burnham Court #703
San Francisco, CA 94109

Somera, Alisa (BOS)

From: Jeff Cerf <cerfjeff@gmail.com>
Sent: Saturday, April 30, 2022 12:42 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Your Name]
[Your address or Supv District]
[OR your Position/Org Name]

Sent from my iPhone

Somera, Alisa (BOS)

From: Charles Lowey-Ball <cball54@hotmail.com>
Sent: Saturday, April 30, 2022 12:34 PM
To: Mandelman, Rafael (BOS)
Cc: MandelmanStaff, [BOS]; Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); placeforall@growsf.org; Somera, Alisa (BOS); Board of Supervisors, (BOS)
Subject: I support "A Place for All" to end street homelessness

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Dear Supervisor Mandelman,

I'm a resident of District 8. I'm reaching out to express my support for Supervisor Mandelman's "A Place for All" legislation.

For too long, the city has spent more and more money on homelessness without a concrete plan and the number of people forced to live on the streets has only increased.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

Thank you.

Sent from [Mail](#) for Windows

Somera, Alisa (BOS)

From: Julie Paul <juliepaul164@gmail.com>
Sent: Sunday, May 1, 2022 6:43 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Julie Paul
D2

Sent from my iPhone

Somera, Alisa (BOS)

From: Kathryn Hyde <rekathryn@icloud.com>
Sent: Sunday, May 1, 2022 7:47 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis.

Can we temporarily convert large vacant buildings into shelters, using individual tents inside? There are so many vacancies. We could put a team of professionals inside the with offices.

Thank you!

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Kathryn Hyde

Frederick Street, SF

415.359.7971

<https://url.avanan.click/v2/www.bookrethinkrepair.com.YXAzOnNmZHQyOmE6bzo1MmZlZjQ5YThjNzlmZWewMjEyZGJiMGQ0ODkzY2MyND02OmE0NDk6NTdlZDQxZDM2YWFlZjlyNmJjZjgzNjFIM2NmZDc0MGY4NmIxOTNkMDk0ZGY1MjY2YmY0MWUzNmI2MzIzZmlyNz00IQ>

Somera, Alisa (BOS)

From: Jamie Chong <junghiwon@gmail.com>
Sent: Sunday, May 1, 2022 3:28 PM
To: Chan, Connie (BOS)
Cc: ChanStaff (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); placeforall@growsf.org; Somera, Alisa (BOS); Board of Supervisors, (BOS)
Subject: I support "A Place for All" to end street homelessness

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Dear Supervisor Chan,

I'm a resident of District 1. I'm reaching out to express my support for Supervisor Mandelman's "A Place for All" legislation.

For too long, the city has spent more and more money on homelessness without a concrete plan and the number of people forced to live on the streets has only increased.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

I saw that you voted against making Car-Free JFK permanent last week during the final vote and I have to say I was disappointed as one of your constituents. Thankfully, it still got passed. I hope you will please take my comment into account for this important homelessness legislation, and do what is best for the city and all of its residents.

Thank you.

Somera, Alisa (BOS)

From: Jennifer Laska <jennlaska@me.com>
Sent: Sunday, May 1, 2022 8:09 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); RescueSF Coalition; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Jennifer Laska
District 5

Somera, Alisa (BOS)

From: Val flood <bovaza@gmail.com>
Sent: Monday, May 2, 2022 8:45 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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 Please pass "A Place for All" (File #220281) out of committee. Thank you.

 [Your Name]
 [Your address or Supv District]
 [OR your Position/Org Name]
855 Folsom St.....be productive!

Sent from my iPhone

Somera, Alisa (BOS)

From: Celeste Ridlen <celeste.ridlen@gmail.com>
Sent: Monday, May 2, 2022 11:18 AM
To: Mar, Gordon (BOS)
Cc: Somera, Alisa (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); Chan, Connie (BOS); Preston, Dean (BOS); Ronen, Hillary; Marstaff (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); placeforall@growsf.org; Mandelman, Rafael (BOS); Walton, Shamann (BOS)
Subject: I support "A Place for All" to end street homelessness

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar,

I'm a resident of District 4. I'm reaching out to express my support for Supervisor Mandelman's "A Place for All" legislation.

For too long, the city has spent more and more money on homelessness without a concrete plan and the number of people forced to live on the streets has only increased.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

Thank you.

Celeste Ridlen
1296 36th Ave

May 1, 2022

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

Re: Letter of Recommendation for A Place for All (File #220281)

Dear Supervisors,

The Hayes Valley Neighborhood Association (HVNA) wishes to express our support for A Place For All. This legislation sponsored by Supervisor Mandelman, Haney, Stefani, Melgar, and Mar provides a path towards ending street sleeping by proposing a City policy to provide shelter to all who wish to accept it, and additionally requiring the City to create sufficient interim off-street shelter placements.

In Hayes Valley, we supported Safe Sleeping sites. We saw a rise in street sleeping, which grew exponentially during the early part of the pandemic, with large encampments blocking sidewalks and creating unsafe and unsanitary conditions both for the people in the encampments and immediate neighbors. We circulated a petition in support of the creation of Safe Sleeping Site at 33 Gough Street, as well as other potential locations, and found there was widespread support of this effort.

We understand that more than 70% of San Francisco voters have identified homelessness and street conditions as the top issue for the city to address. While the solution for homelessness is housing, the long waiting list leaves people with few options while awaiting a placement. A Place for All will help close the gap in shelter availability. We need this critical step from homelessness to housing.

The Board of the Hayes Valley Neighborhood Association wishes to add its voice in support of A Place for All.

Sincerely,



Jennifer Laska
President, Hayes Valley Neighborhood Association

cc: Kyle Smeallie,
Rescue SF
HVNA Board

Somera, Alisa (BOS)

From: Samuel McCormick <smlmccrmck@gmail.com>
Sent: Saturday, April 30, 2022 10:18 AM
To: Haney, Matt (BOS)
Cc: Haneystaff (BOS); Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); placeforall@growsf.org; Somera, Alisa (BOS); Board of Supervisors, (BOS)
Subject: I support "A Place for All" to end street homelessness

Dear Supervisor Haney,

I'm a resident of District 6. I'm reaching out to express my support for Supervisor Mandelman's "A Place for All" legislation.

For too long, the city has spent more and more money on homelessness without a concrete plan and the number of people forced to live on the streets has only increased.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

Thank you,

Sam

—

Prof. Dr. Samuel McCormick
Communication Studies, San Francisco State University
Clinical Psychology, Pacifica Graduate Institute
<http://faculty.sfsu.edu/~mccrmck>

Author of [The Chattering Mind: A Conceptual History of Everyday Talk](#) (Chicago: University of Chicago Press, 2020)

Lectures on [Anxiety](#) continue May 4th

Somera, Alisa (BOS)

From: johanna johannaspilman.com <johanna@johannaspilman.com>
Sent: Tuesday, May 3, 2022 12:58 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear All:

Many of us wonder about the City's inability to place people into temporary housing outside the tents on SF streets and neighborhoods.

I absolutely support proposal drafted by Sups. Mandelman, Haney, Stefani, Melgar and Mar. let's do it. There is money for it but it requires persistence and will. Do it!

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Your Name]
[Your address or Supv District]
[OR your Position/Org Name]

Johanna Spilman
415-305-0954
johanna@johannaspilman.com

Somera, Alisa (BOS)

From: Daphne Alden <daphne.alden@me.com>
Sent: Tuesday, May 3, 2022 11:42 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS)
Cc: ChanStaff (BOS); StefaniStaff, (BOS); PeskinStaff (BOS); Marstaff (BOS); PrestonStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Waltonstaff (BOS); SafaiStaff (BOS); Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); placeforall@growsf.org; Somera, Alisa (BOS); Board of Supervisors, (BOS)
Subject: I support "A Place for All" to end street homelessness

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm reaching out to express my support for Supervisor Mandelman's "A Place for All" legislation.

For too long, the city has spent more and more money on homelessness without a concrete plan and the number of people forced to live on the streets has only increased.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

Thank you.

Somera, Alisa (BOS)

From: Milo Trauss <milotrauss@gmail.com>
Sent: Monday, May 2, 2022 12:08 PM
To: Mandelman, Rafael (BOS)
Cc: MandelmanStaff, [BOS]; Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); placeforall@growsf.org; Somera, Alisa (BOS); Board of Supervisors, (BOS)
Subject: I support "A Place for All" to end street homelessness

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mandelman,

I'm a resident of District 8. I'm reaching out to express my support for your "A Place for All" legislation. Thank you for your leadership and vision in bringing this proposal forward!

For too long, the city has spent more and more money on homelessness without a concrete plan and the number of people forced to live on the streets has only increased.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

Thank you.
Milo Trauss
Noe Valley

Somera, Alisa (BOS)

From: Nathan Gheen <ngheen@gmail.com>
Sent: Friday, May 6, 2022 2:50 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am an Emergency Department nurse at Saint Francis. The waiting line for housing cannot be on our streets and in our emergency departments. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Nathan Gheen RN MSN CEN
655 Goettingen Street
San Francisco, CA 94134

Somera, Alisa (BOS)

From: José Capó <jose@josecapo.com>
Sent: Friday, May 6, 2022 1:58 PM
Cc: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

José Capó
72 Prosper St, District 8

Somera, Alisa (BOS)

From: Michael Ducker <miradu@miradu.com>
Sent: Friday, May 6, 2022 1:55 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS)
Cc: ChanStaff (BOS); StefaniStaff, (BOS); PeskinStaff (BOS); Marstaff (BOS); PrestonStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Waltonstaff (BOS); SafaiStaff (BOS); placeforall@growsf.org; Somera, Alisa (BOS); Board of Supervisors, (BOS)
Subject: I support "A Place for All" to end street homelessness

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Hello!

I'm a voter in D5 and I'm reaching out to express my support for Supervisor Mandelman's "A Place for All" legislation.

I believe we need to end the homelessness crisis and that we should efficiently use our city's resources to shelter as many people as possible. Supervisor Mandelman's "Place for All" would finally require the city to develop a plan to do that.

I hope you will support this plan.

Thank you.

-Michael Ducker
1949 McAllister St 94115
miradu@miradu.com

Somera, Alisa (BOS)

From: Brian Key <brian@briankey.com>
Sent: Friday, May 6, 2022 12:58 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Cc: José Juan Capó
Subject: I urge you to support "A Place for All" (File #220281)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Brian Key
72 Prosper St, District 8

Somera, Alisa (BOS)

From: Karen <kielygomes@yahoo.com>
Sent: Friday, May 6, 2022 11:13 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All." "A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach. Please pass "A Place for All" (File #220281) out of committee.

Thank you, Karen Schwartz, District 8 resident

Somera, Alisa (BOS)

From: Debbie Horn <dhornster@gmail.com>
Sent: Friday, May 6, 2022 11:11 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Debbie Horn
323 Lexington district 9
Bartender

Sent from my iPhone

Somera, Alisa (BOS)

From: David Troup <david@troup.net>
Sent: Friday, May 6, 2022 11:06 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

David Troup
2224 15th St, SF

Somera, Alisa (BOS)

From: Andrew Vik <andrewvik@gmail.com>
Sent: Friday, May 6, 2022 10:57 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Andrew Vik
District 8 (lifetime resident)

Somera, Alisa (BOS)

From: Robin Morales <robmoral4@aol.com>
Sent: Friday, May 6, 2022 10:23 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Dear Supervisors:

The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All." "A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach. Please pass "A Place for All" (File #220281) out of committee.

Thank you.

Robin Morales
85 Rico Way
District 2

Somera, Alisa (BOS)

From: Aisling Ferguson <aferguson@guaranteemortgage.com>
Sent: Friday, May 6, 2022 9:12 AM
To: Somera, Alisa (BOS); Board of Supervisors, (BOS); Ronen, Hillary; Breed, Mayor London (MYR); MelgarStaff (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); Chan, Connie (BOS); Preston, Dean (BOS); Mar, Gordon (BOS); info@rescuesf.org; MandelmanStaff, [BOS]; Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

[Aisling Ferguson
1448 Valencia st
District 8

--



Email: Aferguson@guaranteemortgage.com

Website: www.guaranteemortgage.com

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Somera, Alisa (BOS)

From: Jim Connelly <jim-connelly@comcast.net>
Sent: Friday, May 6, 2022 9:04 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Jim Connelly
Green Street
San Francisco

Somera, Alisa (BOS)

From: Nancy Stiner <ndsnpal@gmail.com>
Sent: Friday, May 6, 2022 8:59 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Nancy Stiner
[445 Wawona St
San Francisco, CA 94116

Somera, Alisa (BOS)

From: Cathi Vogel <cathivogel@gmail.com>
Sent: Friday, May 6, 2022 8:51 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Ann C Vogel
3543 Divisadero
SF. 94123
[OR your Position/Org Name]

Sent from my iPhone

Somera, Alisa (BOS)

From: cm Orth <cmorth.90@gmail.com>
Sent: Friday, May 6, 2022 8:35 AM
To: Somera, Alisa (BOS); Board of Supervisors, (BOS); Ronen, Hillary; Breed, Mayor London (MYR); MelgarStaff (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); Chan, Connie (BOS); Preston, Dean (BOS); Mar, Gordon (BOS); info@rescuesf.org; MandelmanStaff, [BOS]; Haney, Matt (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Somera, Alisa (BOS)

From: Sean Karlin <sean.karlin@gmail.com>
Sent: Friday, May 6, 2022 8:08 AM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); info@rescuesf.org; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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Please pass "A Place for All" (File #220281) out of committee. Thank you.

Sean Karlin
800 Innes Ave Hunters Point, D-10

Somera, Alisa (BOS)

From: Carolyn Kenady <carolynkenady@gmail.com>
Sent: Thursday, May 5, 2022 8:47 PM
To: Chan, Connie (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Mar, Gordon (BOS); Preston, Dean (BOS); Haney, Matt (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Board of Supervisors, (BOS); Breed, Mayor London (MYR); RescueSF; Somera, Alisa (BOS)
Subject: I urge you to support "A Place for All" (File #220281)

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The solution for homelessness is housing, but the waiting line for housing cannot be on our streets. It's time for our City to provide adequate shelter to end our street sleeping crisis. I join with RescueSF in urging you to support "A Place for All."

"A Place for All," sponsored by Supervisors Mandelman, Haney, Stefani, Melgar, and Mar, establishes a City policy to provide adequate shelter for people living on our streets. It requires the City to develop an implementation plan that expands the number and types of shelter, including tents, cabins, navigation centers, and traditional shelter. The Board of Supervisors will have an opportunity to review the plan, costs, and funding sources before approving the final plan. This is a sensible approach.

Please pass "A Place for All" (File #220281) out of committee. Thank you.

Carolyn Kenady
District 8
San Francisco



San Francisco Council of District Merchants Associations

SFCDMA

Masood Samereie
President

Suzie Ferras
Vice-President

Janet Tarlov
Vice-President

Morgan Mapes
Secretary

Tracey Sylvester
Secretary

Anisa Alazrais
Treasurer

May, 05 2022

Supervisor Raphael Mandelman
San Francisco Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: "A Place For All" Proposed Legislation

Dear Supervisor Mandelman,

San Francisco Council of District Merchants Associations (SFCDMA) has served to protect, preserve and promote small business merchant corridors in San Francisco for over 70 years. SFCDMA represents over 34 local merchant associations and also advocates for all small business merchants in every one of our neighborhood commercial districts. We surveyed our membership to identify their most concerning issues, and "Homelessness, public safety, drug sale, drug use, criminal activity, clean streets and quality of life" were named as top concerns.

SFCDMA is in support of your Proposed Legislation to establish "A Place For All" which provides facilities to the unhoused individuals for sleeping overnight at the shelter sites with access to sanitary and services in a secure setting. We believe that this program is a step in the right direction to help mitigate the large number of unhoused individuals at night that would otherwise sleep on city sidewalks or in other public spaces. These sites give people access to rest and stability while offering opportunities to connect with needed services. These sites reduce visible homelessness as well as potential conflicts between those who are housed and those who are not.

SFCDMA thanks you for your efforts to address the urgency that our neighborhood businesses face, especially now as we emerge from the COVID-19 Pandemic, to reopen our doors in a secure, clean and safe environment where our customers and employees can return without running the gauntlet of encampments along our neighborhood commercial corridors.

Best Regards,

Masood Samereie, President
San Francisco Council of District Merchants Associations

cc: Mayor London Breed, Supervisor Catherine Stefani, Supervisor Gordon Mar, Supervisor Connie Chan, Clerk for the Public Safety and Neighborhood Services Committee, Clerk of the Board, to be distributed to all Supervisors

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
Dennis Herrera, General Manager, Public Utilities Commission
Jeffrey Tumlin, Executive Director, Municipal Transportation Agency
Elaine Forbes, Executive Director, Port of San Francisco
Phil Ginsburg, General Manager, Recreation and Park Department
Trent Rhorer, Executive Director, Human Services Agency
Andrico Penick, Director, Real Estate Division

FROM: Alisa Somera, Clerk, Public Safety and Neighborhood Services Committee
Board of Supervisors

DATE: April 14, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Public Safety and Neighborhood Services Committee has received the following proposed legislation, introduced by Supervisor Mandelman on March 22, 2022:

File No. 220281 Administrative Code - Shelter Expansion Program

Ordinance amending the Administrative Code to require the Department of Homelessness and Supportive Housing ("HSH") to submit to the Board of Supervisors and the Mayor a plan to implement a program to provide unsheltered persons in San Francisco with a safe place to sleep overnight ("Place for All Program"), including a cost estimate of implementation; requiring HSH to fully implement the Place for All Program; and affirming the Planning Department's determination under the California Environmental Quality Act.

You are being provided this informational referral since the legislation may affect your department.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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April 14, 2022

File No. 220281

Lisa Gibson
Environmental Review Officer
Planning Department
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson:

On March 22, 2022, Supervisor Mandelman introduced the following legislation:

File No. 220281 Administrative Code - Shelter Expansion Program

Ordinance amending the Administrative Code to require the Department of Homelessness and Supportive Housing ("HSH") to submit to the Board of Supervisors and the Mayor a plan to implement a program to provide unsheltered persons in San Francisco with a safe place to sleep overnight ("Place for All Program"), including a cost estimate of implementation; requiring HSH to fully implement the Place for All Program; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board
By: Alisa Somera, Clerk
Public Safety and Neighborhood Services Committee

(Attachment)

c: Devyani Jain, Deputy Environmental Review Officer
Joy Navarrete, Environmental Planner
Don Lewis, Environmental Planner

(Attachment)

c: Dylan Schneider, Department of Homelessness and Supportive Housing
Emily Cohen, Department of Homelessness and Supportive Housing
Bridget Badasow, Department of Homelessness and Supportive Housing
Masood Ordikhani, Public Utilities Commission
John Scarpulla, Public Utilities Commission
Kate Breen, Municipal Transportation Agency
Janet Martinsen, Municipal Transportation Agency
Joel Ramos, Municipal Transportation Agency
Boris Delepine, Port of San Francisco
Elizabeth LaBarre, Human Services Agency