



City and County
of San Francisco



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Rapid Rehousing Policy

Rules Committee | November 18, 2024



HSH Rapid Rehousing Programs

- **Rapid Rehousing (RRH)** provides time-limited subsidies to households experiencing or at risk of homelessness with wrap around services.
- As of October 2024, HSH has 1550 **slots** of Rapid Rehousing serving Adults, Families and Young Adults, **~470** serving families.
- **HSH Rapid Rehousing programs have a success rate of ~70%.**
 - 70% of RRH participants exit the program to **permanent housing** situations.
- **52%** of HSH's Rapid Rehousing programs are funded through HUD CoC dollars and have a **2-year** subsidy cap.
- The vast majority of families served by Rapid Rehousing exited to permanent housing **within 3 years (92%).**
 - **7%** exited to permanent housing **within 4 years**, and **1% within 5 years.**

Family Households Exiting to Permanent Housing by Duration of Subsidy	
0 – 6 months	158
6 months – 1 year	159
1 – 2 years	785
2- 3 years	499
3 – 4 years	120
4- 5 years	19
Total	1,740

HSA Rapid Rehousing Program

- The **CalWORKs Housing Support Program (HSP)** provides time-limited subsidies to families on CalWORKS who are experiencing or at risk of homelessness. HSP is administered by HSA, but referrals are made through the City's Coordinated Entry System.
- Number of housing placements depends on State funding levels:
 - FY 23-24 – **156 slots**, with funding from a one-time expanded appropriation
 - FY 24-25 – projecting **96 slots**, after the one-time funding expires
- HSP subsidies are for **1 year**, with **extensions available** to prevent families from exiting into homelessness. Annual state allocations, however, are capped so every person extended prevents us from serving a new family.
- **71% of families** who participated in CalWORKs HSP **exited with stable housing**. On average, these families were in HSP for **18 months** before they exited.
- Among **662 families housed** prior to July 2023: **71%** were subsidized for **over 1 year**, **14%** were supported in HSP for **2+ years** and only **4%** for **3+ years**

Proposed Ordinance: Fiscal Impacts

This policy would have **fiscal impacts** and require new funding in order to be implemented.

The city estimates it would cost **\$32 million** more **annually** to implement the option for all families in the City's RRH portfolio to extend up to 5 years.

- Anticipate the take-up rate of families extending their subsidies would increase if city policy was up to 5-years across all time-limited subsidy programs.
- Average annual cost of family time-limited subsidy is **~\$47,000**.
- New family households not served by RRH would be waiting longer for resources in shelter or on the street.

Proposed Ordinance: Trade-Offs

There are **operational impacts** to the City's RRH portfolio and larger system of care if the proposed policy were implemented.

- HSH and HSA data reflect that **~70%** of families in RRH **exit to stable housing** situations.
 - The ability to extend up to 5 years may **increase this success rate slightly**, but at the cost of **less families being served** or **higher annual cost** of the program.
- **CalWORKS HSP clients** placed outside the county must transition their public benefits (CW, MC, CF) to their new county. The receiving county should also be providing any extended CalWORKS HSP subsidies to families in their care, rather than bifurcating the system of care and adding unnecessary costs to SF.



City and County
of San Francisco

Questions?

APPENDIX: HSH RRH Notification Protocol

- All non-profit providers of RRH are **required to notice households 90 days prior to the end of their subsidy** and work with them on exit planning or additional assistance, that can include subsidy extensions.
- HSH RRH providers are **required to issue the following notices** and document notices and client files in the ONE System:
 - 90-day, 60-day and 30-day notice to Household
 - 90-day notice to Landlord
 - Formal exit letter to Landlord and Household (upon confirmed exit from the program)

Example: Client Notice

We are writing to inform you that your housing assistance with the Rapid Rehousing program will come to an end in XX|days.

Rapid Rehousing is a time-limited program. Your subsidy began on **XX/XX/XXXX** and will end on **XX/XX/XXXX**. [Provider] will pay your rental assistance for the last time in MONTH YEAR. After **MONTH 2024**, [Provider] will no longer pay your housing subsidy.

Don't worry! Before your assistance comes to an end, we will do everything we can to support you in making an exit plan. If you can make rental payments on your own, you may stay in your unit. If you are unable to make rental payments, we will work together to identify your next steps.

Please reach out to your case manager to begin exit planning and to talk through any questions you may have. If we are unable to reach you during this time, it will impact our ability to help you prepare for your next steps.