

BOARD of SUPERVISORS



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

MEMORANDUM

TO: Alondra Esquivel-Garcia, Director, Youth Commission
Joy Zhan, Youth Commission

FROM: Victor Young, Assistant Clerk,
Rules Committee

DATE: November 18, 2024

SUBJECT: LEGISLATIVE MATTER INTRODUCED

The Board of Supervisors' Rules Committee has received the following matter. This item is being referred for comment and recommendation.

File No. 241038

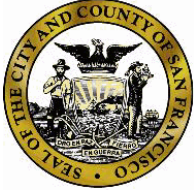
Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.

Please return this cover sheet with the Commission's response to Victor Young, Assistant Clerk, Rules Committee.

RESPONSE FROM YOUTH COMMISSION Date: _____

_____ No Comment
_____ Recommendation Attached

Chairperson, Youth Commission



City and County of San Francisco

Master Report

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

File Number: 241038	File Type: Ordinance	Status: Pending Committee Action
Enacted:	Effective:	
Version: 1	In Control: Rules Committee	
File Name: Administrative Code - Rapid Rehousing Policy	Date Introduced: 10/22/2024	
Requester:	Cost:	Final Action:
Comment:	Title: Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household’s circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City’s implementation of this rapid rehousing policy.	
Sponsors: Ronen; Walton and Peskin		

History of Legislative File 241038

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	10/22/2024	ASSIGNED	Rules Committee		
10/24/24 - President Peskin waived the 30-day rule pursuant to Board Rule No. 3.22.						

[Administrative Code - Rapid Rehousing Policy]

Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough 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. Chapter 20 of the Administrative Code is hereby amended by adding Article XX, consisting of Sections 20.20-1 through 20.20-7, to read as follows:

ARTICLE XX: RAPID REHOUSING PROGRAM

SEC. 20.20-1. FINDINGS.

(a) From 2022 through 2024, based on the City's annual Point-In-Time Count, the number of unsheltered households in San Francisco with minor children increased by 98%.

(b) High rent, wage stagnation, and the high cost of living continues to make housing in San Francisco unaffordable, and as a result, permanent rent subsidies provide families the best chance of

1 exiting homelessness. Accordingly, short-to-medium-term subsidies are an important resource for a
2 portion of the homeless population who, with appropriate support over time, are able to assume
3 responsibility for payment of rent on their own.

4 (c) The City operates a number of programs that offer families rent subsidies that last for a
5 period of time between three months and three years (“Time-Limited Subsidies”). Some families who
6 accept a Time-Limited Subsidy may be unable to assume responsibility for paying the rent on their own
7 at the end of the fixed term, leading to a return to homelessness. With additional time and support,
8 many such families could become financially self-sufficient and afford their rent on their own. For
9 example, HSH data shows a higher rate of positive outcomes for family households that were able to
10 extend their subsidy beyond 3 years.

11
12 **SEC. 20.20-2. DEFINITIONS.**

13 For purposes of this Article XX, the following definitions apply:

14 “City” or “San Francisco” means the City and County of San Francisco.

15 “Household” means any person or persons who resides, or intends to reside, in the same
16 housing unit with at least one person under the age of 18.

17 “HSA” means the Human Services Agency.

18 “HSH” means the Department of Homelessness and Supportive Housing.

19 “Rapid Rehousing Program” means the program established by this Article, and operated by
20 HSH using funding from the City’s General Fund, to provide rent subsidies to families experiencing or
21 at risk of homelessness.

22 “Time-Limited Rent Subsidy” means a recurring payment made by HSA or HSH, or an
23 organization acting on behalf of HSA or HSH, to an eligible Household to supplement their income so
24 that they may afford their rent, with a fixed term of no more than three years.

1 **SEC. 20.20-3. RAPID REHOUSING POLICY.**

2 *To prevent families from returning to homelessness and increase the return on the City's*
3 *investment in Time-Limited Rent Subsidies, it shall be the policy of the City, subject to the budgetary*
4 *and fiscal provisions of the Charter, to:*

5 *(a) Ensure that every Household that receives a Time-Limited Rent Subsidy is assessed and*
6 *prioritized through Coordinated Entry no later than two months prior to the expiration of that subsidy*
7 *to determine if the Household is at risk of returning to homelessness at the end of the fixed subsidy*
8 *term; and, where the assessment concludes that termination of the Time-Limited Subsidy is likely to*
9 *result in a Household's return to homelessness, ensure that the Household is provided with an*
10 *extension of the rent subsidy through the Rapid Rehousing Program, for a maximum subsidy term not*
11 *to exceed five years ("Extended Subsidy Term"); and*

12 *(b) Ensure that every Household that receives an Extended Subsidy Term as authorized by*
13 *subsection (a), is assessed and prioritized through Coordinated Entry to determine whether the*
14 *Household is at risk of returning to homelessness at the end of the Extended Subsidy Term; and where*
15 *the assessment concludes that a Household is likely to return to homelessness, ensure that the*
16 *Household is referred to such vacancies as exist in other City housing programs; and*

17 *(c) Ensure that Households that receive Time-Limited subsidies are provided with notice*
18 *that they may be eligible for an extension of their rent subsidy under this Article XX.*

19
20 **SEC. 20.20-4. REPORTING.**

21 *(a) By no later than December 1, 2025, and every year thereafter, the Homeless Oversight*
22 *Commission shall hold a hearing to discuss implementation of the Rapid Rehousing Program, and shall*
23 *issue a report including, but not necessarily limited to, the number of Households served through the*
24 *Rapid Rehousing Program, the average duration of the subsidies received, the number of Households*
25 *that found permanent housing within or outside the homelessness response system, the number of*

1 unused Rapid Rehousing placements, the number of Households that were assessed for an extension at
2 the end of their Time-Limited Subsidy, the number of Households that were not eligible for Rapid
3 Rehousing, and any recommendations for changes to the City's Rapid Rehousing Program.

4 (b) HSH shall be responsible for gathering information necessary to prepare the report,
5 including information from HSA, and submitting a draft report to the Homelessness Oversight
6 Commission.

7
8 **SEC. 20.20-5. NO CONFLICT WITH FEDERAL OR STATE LAW.**

9 Nothing in this Article XX shall be interpreted or applied so as to create any requirement,
10 power, or duty in conflict with any federal or state law.

11
12 **SEC. 20.20-6. SEVERABILITY.**

13 If any section, subsection, sentence, clause, phrase, or word of this Article XX, or any
14 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a
15 decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining
16 portions or applications of the Article. The Board of Supervisors hereby declares that it would have
17 passed this Article and each and every section, subsection, sentence, clause, phrase, and word not
18 declared invalid or unconstitutional without regard to whether any other portion of this Article or
19 application thereof would be subsequently declared invalid or unconstitutional.

20
21 **SEC. 20.20-7. UNDERTAKING FOR THE GENERAL WELFARE.**

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

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
ADAM RADTKE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Administrative Code - Rapid Rehousing Policy]

Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.

Existing Law

The City and County of San Francisco ("City") operates a number of time-limited rent subsidy programs that offer families rental subsidies that last for between three months and three years. These programs include the CalWORKs Housing Support Program ("HSP"), operated by the Human Services Agency (HSA) using state funding, and Rapid Rehousing programs, operated by the Department of Homelessness and Supportive Housing ("HSH") using money appropriated from the General Fund and/or from the Our City, Our Home Fund. Currently, there is no legal requirement that the City assess families at the end of their time-limited subsidy, or prioritize them through Coordinated Entry, to determine whether they may need continued support through the City's homelessness response system.

Amendments to Current Law

The proposed ordinance would declare that it is the policy of the City to: 1) assess and prioritize families through Coordinated Entry at the end of their receipt of a time-limited subsidy to determine whether termination of the time-limited rent subsidy would put the family at risk of returning to homelessness; 2) subject to the budgetary and fiscal provisions of the Charter, use General Funds to provide the family with an extended rent subsidy, for a total subsidy period not to exceed five years; 3) assess and prioritize families through Coordinated Entry at the end of their extended subsidy to determine whether the family is at risk of returning to homelessness; and 4) and where the assessment concludes that the family is likely to return to homelessness, refer the family to vacancies in other City housing programs.

The ordinance would require the Homeless Oversight Commission to issue a report every year on the number of families served and program outcomes, and to make recommendations on changes to rapid rehousing program.

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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

From: [Ferrigno, Jennifer \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)
Cc: [Ronen, Hillary \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Lopez-Weaver, Lindsey \(BOS\)](#)
Subject: Introduction Form: Ordinance [Administrative Code - Rapid Rehousing Program]
Date: Tuesday, October 22, 2024 2:13:53 PM
Attachments: [image010.png](#)
[ORD V8.DOCX](#)
[DIGEST v3.DOCX](#)
[Introduction Form - Ordinance \[Administrative Code - Rapid Rehousing Policy\] 10.22.24.pdf](#)
[DIGEST v3.pdf](#)
[ORD V8.pdf](#)

Dear Clerks,

Supervisor Ronen is introducing an ordinance [Administrative Code - Rapid Rehousing Program]. I have attached the introduction form as well as the ordinance and digest in both word and pdf formats. Supervisor Ronen's digital signature serves in place of a wet signature. The City Attorney has approved this as to form, as per their email below.

Supervisor Walton and President Peskin have agreed to be co-sponsors, I have cc'd their legislative aides to confirm.

Supervisor Ronen also respectfully requests a waiver of the 30-day rule to ensure this legislation has the best chance of moving through the legislative process before the end of her term.

Please let me know if you need anything from us regarding this introduction and waiver request.

Take care,

Jen

.....
Jennifer Ferrigno, Legislative Aide
San Francisco District 9 | Supervisor Hillary Ronen
jennifer.ferrigno@sfgov.org | c. 415.307.0232
(she/her/ella)

From: Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>
Sent: Tuesday, October 22, 2024 1:42 PM
To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; LEOS, JONATHAN (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: FW: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

The attached ordinance is approved as to form and the /s/ next to my name has the same effect as my signature.

Adam Radtke (he/him/él)
Deputy City Attorney, Health & Human Services



Office of City Attorney David Chiu
(415) 554-4212 Direct
Adam.Radtke@sfcityatty.org

THIS COMMUNICATION AND ANY ATTACHMENTS MAY CONTAIN LEGALLY PRIVILEGED AND/OR OTHER CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT(S) OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERY OF THIS COMMUNICATION TO THE INTENDED RECIPIENT(S) OR BELIEVE THAT YOU MAY HAVE RECEIVED THIS COMMUNICATION IN ERROR, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, COPYING, OR OTHER USE OF THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY PROHIBITED. PLEASE REPLY TO THE SENDER INDICATING THE FACT OF THE ERROR AND DELETE THE COPY YOU RECEIVED FROM YOUR COMPUTER.

From: Radtke, Adam (CAT)
Sent: Tuesday, October 22, 2024 10:44 AM
To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Pearson, Anne (CAT) <Anne.Pearson@sfcityatty.org>; Leos, Jonathan (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

Please see attached ordinance and digest for introduction today that incorporates the feedback below and edits by the Legislative Analyst Unit (LAU). Let me know if you want to see a version in track changes and if you have any questions or concerns.



Adam Radtke (he/him/él)
Deputy City Attorney, Health & Human Services
Office of City Attorney David Chiu
(415) 554-4212 Direct
Adam.Radtke@sfcityatty.org

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From: Radtke, Adam (CAT)
Sent: Monday, October 21, 2024 11:51 AM

To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Pearson, Anne (CAT) <Anne.Pearson@sfcityatty.org>; Leos, Jonathan (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

The brackets are in line 8, which you deleted. I'll take a quick look at these edits.



Adam Radtke (he/him/él)
Deputy City Attorney, Health & Human Services
Office of City Attorney David Chiu
(415) 554-4212 Direct
Adam.Radtke@sfcityatty.org

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From: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>
Sent: Monday, October 21, 2024 11:34 AM
To: Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>; Pearson, Anne (CAT) <Anne.Pearson@sfcityatty.org>; Leos, Jonathan (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: Re: Updated version of the draft ordinance for Tues Oct 22

See attached tracked changes but here is the summary:

- wherever we say "Medium-term" subsidies instead put "time limited" - there are several programs with several time limits short and medium term, so better to be general here. HSH agreed.
- Line 8: delete out data in the findings "HSH Data shows that only 54%..." clause in findings all together, data changes anyway over time, and not necessary to be in there given the department and advocates differ on the numbers and semantics of what they are capturing in their numbers
- Line 13: take out 10% number and say "For example, HSH data shows a higher rate of positive outcomes for family households that are able to extend their subsidy beyond 3 years."
- In reporting section, add a phrase to include HSA in providing the data necessary for reporting on any program that they have been administering.

And that should be it. When you ask about who we want to put in the brackets, I am not sure what you mean? Other co-sponsors?

Take care,

Jen

.....
Jennifer Ferrigno, Legislative Aide
San Francisco District 9 | Supervisor Hillary Ronen
jennifer.ferrigno@sfgov.org | c. 415.307.0232
(she/her/ella)

From: Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>
Sent: Monday, October 21, 2024 10:53 AM
To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; LEOS, JONATHAN (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

Can you send me their edits, or summarize them, and I'll take a quick look and get back to you?

Can you also send let us know who you want to put in the brackets?



Adam Radtke (he/him/él)
Deputy City Attorney, Health & Human Services
Office of City Attorney David Chiu
(415) 554-4212 Direct
Adam.Radtke@sfcityatty.org

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From: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>
Sent: Monday, October 21, 2024 10:07 AM
To: Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>; Pearson, Anne (CAT) <Anne.Pearson@sfcityatty.org>; Leos, Jonathan (CAT) <Jonathan.Leos@sfcityatty.org>

Subject: Re: Updated version of the draft ordinance for Tues Oct 22

Hi Adam,

I know you are all slammed today, but will there be a few minutes to go over a few edits? I spoke with HSH and we are pretty close and mostly in agreement on the legislation, thankfully, but there are a few suggestions we'd like to accept.

I have a staff meeting right now until 12 - but can summarize the changes if you definitely can't meet, otherwise if you have any time at all after 12, I can be flexible, just let me know.

Take care,

Jen

.....
Jennifer Ferrigno, Legislative Aide
San Francisco District 9 | Supervisor Hillary Ronen
jennifer.ferrigno@sfgov.org | c. 415.307.0232
(she/her/ella)

From: Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>
Sent: Monday, October 21, 2024 8:54 AM
To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; LEOS, JONATHAN (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: RE: Updated version of the draft ordinance for Tues Oct 22

Jennifer:

I'm attaching a clean copy of the current ordinance (titled ORD V7). I'm also attaching a comparison copy between the current ordinance and the version that you sent on Friday afternoon (titled "Comparison Version") so that you can see the changes in track changes. We've revised the Rapid Rehousing Policy section to address your concerns regarding the subdivisions. Anne also recommends that the recitals citing to "HSH data" be revised; let us know who you want to put in the brackets.

Finally, let us know whether you want to change "Short-Term Rent Subsidy" before introduction.



Adam Radtke (he/him/él)
Deputy City Attorney, Health & Human Services
Office of City Attorney David Chiu
(415) 554-4212 Direct
Adam.Radtke@sfcityatty.org

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OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERY OF THIS COMMUNICATION TO THE INTENDED RECIPIENT(S) OR BELIEVE THAT YOU MAY HAVE RECEIVED THIS COMMUNICATION IN ERROR, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, COPYING, OR OTHER USE OF THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY PROHIBITED. PLEASE REPLY TO THE SENDER INDICATING THE FACT OF THE ERROR AND DELETE THE COPY YOU RECEIVED FROM YOUR COMPUTER.

From: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>
Sent: Friday, October 18, 2024 2:12 PM
To: Radtke, Adam (CAT) <Adam.Radtke@sfcityatty.org>; Pearson, Anne (CAT) <Anne.Pearson@sfcityatty.org>; Leos, Jonathan (CAT) <Jonathan.Leos@sfcityatty.org>
Subject: Fw: Updated version of the draft ordinance for Tues Oct 22

Here is HSH's version with comments and suggestions.

Get [Outlook for iOS](#)

From: Schneider, Dylan (HOM) <dylan.schneider@sfgov.org>
Sent: Friday, October 18, 2024 12:30 PM
To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Cohen, Emily (HOM) <emily.cohen@sfgov.org>
Subject: Re: Updated version of the draft ordinance for Tues Oct 22

Hi Jen,

Thanks again for sharing this. We've reviewed and have some clarifying questions and a few recommended edits for accuracy.

Happy to jump on a call to discuss if helpful.

Our team is working on an analysis to understand impacts and policy considerations of this proposed legislation. We likely won't have this fully ready by the time we meet Wednesday, but will plan to share what we have.

Thank you,
Dylan



Dylan Schneider, MPA (She/Hers)
Manager of Legislative Affairs
San Francisco Department of Homelessness and Supportive Housing
dylan.schneider@sfgov.org | O: 628.652.7742

Learn: hsh.sfgov.org | Follow: [@SF_HSH](#) | Like: [@SanFranciscoHSH](#)

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From: Schneider, Dylan (HOM) <dylan.schneider@sfgov.org>
Sent: Wednesday, October 16, 2024 5:05 PM
To: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Cohen, Emily (HOM) <emily.cohen@sfgov.org>
Subject: Re: Updated version of the draft ordinance for Tues Oct 22

Hi Jen,

Thanks for sharing, will take a look and get back to you tomorrow.

Thank you,
Dylan



Dylan Schneider, MPA (She/Hers)
Manager of Legislative Affairs
San Francisco Department of Homelessness and Supportive Housing
dylan.schneider@sfgov.org | O: 628.652.7742

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From: Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>
Sent: Wednesday, October 16, 2024 4:23 PM
To: Cohen, Emily (HOM) <emily.cohen@sfgov.org>; Schneider, Dylan (HOM) <dylan.schneider@sfgov.org>
Subject: Updated version of the draft ordinance for Tues Oct 22

Hi Dylan and Emily,

The City Attorney revised the latest draft to add this legislation to Chapter 20 of the Administrative Code (Social Services), and to add the following legal provisions since this legislation applies to state programs: No Conflict with Federal or State Law, Severability, and Undertaking for the General Welfare.

Attached is the most up-to-date version.

Take care,

Jen

.....
Jennifer Ferrigno, Legislative Aide
San Francisco District 9 | Supervisor Hillary Ronen
jennifer.ferrigno@sfgov.org | c. 415.307.0232
(she/her/ella)

[Administrative Code - Rapid Rehousing Policy]

Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
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Board amendment deletions are in ~~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. Chapter 20 of the Administrative Code is hereby amended by adding Article XX, consisting of Sections 20.20-1 through 20.20-7, to read as follows:

ARTICLE XX: RAPID REHOUSING PROGRAM

SEC. 20.20-1. FINDINGS.

(a) From 2022 through 2024, based on the City's annual Point-In-Time Count, the number of unsheltered households in San Francisco with minor children increased by 98%.

(b) High rent, wage stagnation, and the high cost of living continues to make housing in San Francisco unaffordable, and as a result, permanent rent subsidies provide families the best chance of

1 exiting homelessness. Accordingly, short-to-medium-term subsidies are an important resource for a
2 portion of the homeless population who, with appropriate support over time, are able to assume
3 responsibility for payment of rent on their own.

4 (c) The City operates a number of programs that offer families rent subsidies that last for a
5 period of time between three months and three years (“Time-Limited Subsidies”). Some families who
6 accept a Time-Limited Subsidy may be unable to assume responsibility for paying the rent on their own
7 at the end of the fixed term, leading to a return to homelessness. With additional time and support,
8 many such families could become financially self-sufficient and afford their rent on their own. For
9 example, HSH data shows a higher rate of positive outcomes for family households that were able to
10 extend their subsidy beyond 3 years.

11
12 **SEC. 20.20-2. DEFINITIONS.**

13 For purposes of this Article XX, the following definitions apply:

14 “City” or “San Francisco” means the City and County of San Francisco.

15 “Household” means any person or persons who resides, or intends to reside, in the same
16 housing unit with at least one person under the age of 18.

17 “HSA” means the Human Services Agency.

18 “HSH” means the Department of Homelessness and Supportive Housing.

19 “Rapid Rehousing Program” means the program established by this Article, and operated by
20 HSH using funding from the City’s General Fund, to provide rent subsidies to families experiencing or
21 at risk of homelessness.

22 “Time-Limited Rent Subsidy” means a recurring payment made by HSA or HSH, or an
23 organization acting on behalf of HSA or HSH, to an eligible Household to supplement their income so
24 that they may afford their rent, with a fixed term of no more than three years.

1 **SEC. 20.20-3. RAPID REHOUSING POLICY.**

2 To prevent families from returning to homelessness and increase the return on the City's
3 investment in Time-Limited Rent Subsidies, it shall be the policy of the City, subject to the budgetary
4 and fiscal provisions of the Charter, to:

5 (a) Ensure that every Household that receives a Time-Limited Rent Subsidy is assessed and
6 prioritized through Coordinated Entry no later than two months prior to the expiration of that subsidy
7 to determine if the Household is at risk of returning to homelessness at the end of the fixed subsidy
8 term; and, where the assessment concludes that termination of the Time-Limited Subsidy is likely to
9 result in a Household's return to homelessness, ensure that the Household is provided with an
10 extension of the rent subsidy through the Rapid Rehousing Program, for a maximum subsidy term not
11 to exceed five years ("Extended Subsidy Term"); and

12 (b) Ensure that every Household that receives an Extended Subsidy Term as authorized by
13 subsection (a), is assessed and prioritized through Coordinated Entry to determine whether the
14 Household is at risk of returning to homelessness at the end of the Extended Subsidy Term; and where
15 the assessment concludes that a Household is likely to return to homelessness, ensure that the
16 Household is referred to such vacancies as exist in other City housing programs; and

17 (c) Ensure that Households that receive Time-Limited subsidies are provided with notice
18 that they may be eligible for an extension of their rent subsidy under this Article XX.

19
20 **SEC. 20.20-4. REPORTING.**

21 (a) By no later than December 1, 2025, and every year thereafter, the Homeless Oversight
22 Commission shall hold a hearing to discuss implementation of the Rapid Rehousing Program, and shall
23 issue a report including, but not necessarily limited to, the number of Households served through the
24 Rapid Rehousing Program, the average duration of the subsidies received, the number of Households
25 that found permanent housing within or outside the homelessness response system, the number of

1 unused Rapid Rehousing placements, the number of Households that were assessed for an extension at
2 the end of their Time-Limited Subsidy, the number of Households that were not eligible for Rapid
3 Rehousing, and any recommendations for changes to the City's Rapid Rehousing Program.

4 (b) HSH shall be responsible for gathering information necessary to prepare the report,
5 including information from HSA, and submitting a draft report to the Homelessness Oversight
6 Commission.

7
8 **SEC. 20.20-5. NO CONFLICT WITH FEDERAL OR STATE LAW.**

9 Nothing in this Article XX shall be interpreted or applied so as to create any requirement,
10 power, or duty in conflict with any federal or state law.

11
12 **SEC. 20.20-6. SEVERABILITY.**

13 If any section, subsection, sentence, clause, phrase, or word of this Article XX, or any
14 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a
15 decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining
16 portions or applications of the Article. The Board of Supervisors hereby declares that it would have
17 passed this Article and each and every section, subsection, sentence, clause, phrase, and word not
18 declared invalid or unconstitutional without regard to whether any other portion of this Article or
19 application thereof would be subsequently declared invalid or unconstitutional.

20
21 **SEC. 20.20-7. UNDERTAKING FOR THE GENERAL WELFARE.**

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

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
ADAM RADTKE
Deputy City Attorney

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[Administrative Code - Rapid Rehousing Policy]

Ordinance amending the Administrative Code to declare that it is City policy to provide up to five years of rapid rehousing assistance to an eligible household where the City has assessed the household's circumstances and concluded that a shorter-term subsidy will create a risk of returning to homelessness; and requiring the Homelessness Oversight Commission to hold an annual hearing and issue an annual report analyzing the City's implementation of this rapid rehousing policy.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
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