

1 [Administrative Code - Rapid Rehousing Policy]

2

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

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

13

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

15

16 Section 1. Chapter 20 of the Administrative Code is hereby amended by adding Article
17 XX, consisting of Sections 20.20-1 through 20.20-7, to read as follows:

18

19 **ARTICLE XX: RAPID REHOUSING PROGRAM**

20

21 **SEC. 20.20-1. FINDINGS.**

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

24

25 (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
7 own 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 two 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 Programs” means the Time-Limited Rent Subsidy programs established
20 by this Article, and operated by HSH or HSA using funding from the City’s General Fund, to
21 provide rent subsidies to families experiencing or 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, provided through a Rapid Rehousing Program to
24 an eligible Household to supplement their income so that they may afford their rent, with a fixed
25 term of no more than three years. A Time-Limited Rent Subsidy shall not include any payment to

1 a tenant or landlord for the purpose of preventing eviction by curing a tenant's nonpayment of
2 rent and/or other charges.

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

5 To prevent families from returning to homelessness and ~~increase the return on the City's~~
6 ~~investment in~~ enhance the effectiveness of the City's Time-Limited Rent Subsidies, it shall be the
7 policy of the City, subject to the budgetary and fiscal provisions of the Charter, to:

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

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

21 (c) Ensure that every Households that receives a Time-Limited Rent Subsidy ~~ies are~~ is
22 provided with notice that they may be eligible for an extension of their rent subsidy under this Article
23 XX; and

24 (d) Maximize and exhaust all available federal and state funds that may be used to
25 provide rent subsidies before expending General Funds to comply with this Article XX.

1
2 **SEC. 20.20-4. REPORTING.**

3 (a) By no later than December 1, 2025, and every year thereafter, the Homeless Oversight
4 Commission shall hold a hearing to discuss implementation of the Rapid Rehousing Program, and
5 shall issue a report including, but not necessarily limited to:

- 6 _____ (1) the number of Households served through the Rapid Rehousing Program;
7 _____ (2) the average duration of the subsidies received;
8 _____ (3) the number of Households that found permanent housing within or outside the
9 homelessness response system;

10 _____ (4) the number of unused Rapid Rehousing placements;

11 _____ (5) the number of Households that were assessed for an extension at the end of their
12 Time-Limited Subsidy;

13 _____ (6) the number of Households that were not eligible for Rapid Rehousing; and

14 _____ (7) any recommendations for changes to the City's Rapid Rehousing Program.

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

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

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

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23 **SEC. 20.20-6. SEVERABILITY.**

24 If any section, subsection, sentence, clause, phrase, or word of this Article XX, or any
25 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a

1 decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining
2 portions or applications of the Article. The Board of Supervisors hereby declares that it would have
3 passed this Article and each and every section, subsection, sentence, clause, phrase, and word not
4 declared invalid or unconstitutional without regard to whether any other portion of this Article or
5 application thereof would be subsequently declared invalid or unconstitutional.

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

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

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

17 APPROVED AS TO FORM:
18 DAVID CHIU, City Attorney

19 By: /s/
20 ADAM RADTKE
21 Deputy City Attorney

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