

REVISED LEGISLATIVE DIGEST
(Amended in Committee – February 20, 2020)

[Administrative Code - Navigation Centers, Transitional Housing Facilities, and Permanent Housing Facilities for the Homeless]

Ordinance amending the Administrative Code to require the Department of Homelessness and Supportive Housing (HSH) to open a Navigation Center, transitional housing facility, or permanent housing facility for formerly homeless persons (New Homeless Facilities), within six months in each of two supervisorial districts where no Navigation Center currently exists, and to open at least one New Homeless Facility within 36 months in each supervisorial district where no Navigation Center currently exists; to revise the operational standards for Navigation Centers by, among other things, allowing Navigation Centers to serve up to 130 residents, and specifying that each Navigation Center must allow residents to reside at the Center for at least 90 days, and to continue in residence so long as they are participating in assigned services; to require each New Homeless Facility to develop a “Good Neighbor Policy” and a plan to conduct outreach to people experiencing homelessness in the surrounding neighborhood; to require HSH to develop “Fair Share Siting Criteria” to inform the selection of sites for New Homeless Facilities; to require all City departments that have site control over real property within the City and County of San Francisco to produce a list of sites that could support a New Homeless Facility; to provide that the Shelter Monitoring Committee shall have the power and duty to visit and monitor conditions at Navigation Centers, in addition to shelters; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

Local law requires the City and County of San Francisco (the “City”) to open and operate no fewer than eight Navigation Centers, which are temporary, low-barrier-to-entry shelters that, through case management and social service programs, aid in moving homeless people off the streets and into permanent housing or transitional or stable supportive housing that eventually leads to permanent housing.

Navigation Centers must comply with a variety of operational requirements. Among other things, they must: serve no more than 100 clients at a time, offer showers, bathrooms, and places to store client’s belongings, allow clients to keep their pets with them, provide access to health services, including mental health services, drug and alcohol treatment, and harm reduction interventions, and offer intensive case management to help connect people to housing.

Local law requires the City to locate Navigation Centers in areas accessible to homeless people, and when selecting a site for a Navigation Center, to give first priority to unused or

vacant sites owned or controlled by the City, second priority to sites owned or controlled by the City that are being used for other purposes but could feasibly be converted to Navigation Centers, and third priority to private property or property owned by other, non-City public agencies, that could be leased or acquired by the City. Local law does not otherwise impose any limits or requirements with respect to the location of Navigation Centers.

Amendments to Current Law

The proposed ordinance would require the Department of Homelessness and Supportive Housing (“HSH”) to open a New Homeless Facility within six months in each of two Supervisorial districts where no Navigation Center currently exists, and to open at least one New Homeless Facility within 36 months in each Supervisorial district where no Navigation Center currently exists. New Homeless Facilities are defined to include:

- Navigation Centers;
- Permanent housing facilities for formerly homeless persons, including, but not limited to, permanent supportive housing, cooperative living, and master-leased residential units; and
- Transitional housing facilities, including, but not limited to, safe overnight parking lots, residential facilities with behavioral health services; housing for people exiting residential treatment facilities, and tiny homes.

After selecting a site where a New Homeless Facility may be located, but before approving the opening of a New Homeless Facility on that site, the Director of HSH, in consultation with the member of the Board of Supervisors who represents the district in which the identified site is located, would be required to conduct a thorough community outreach process with neighboring residents and businesses, neighborhood associations, and merchant associations on the site selection. The community outreach process must consist of no fewer than three community meetings.

The proposed ordinance would require HSH to adopt Fair Share Siting Criteria that include a feasibility analysis for siting New Homeless Facilities in all districts without a Navigation Center and to inform the selection of sites for New Homeless Facilities that consider the fair geographic distribution of such facilities among communities as well as communities’ needs for services, the efficacy of service delivery, and the social and economic impact of New Homeless Facilities on their surrounding areas.

The ordinance would allow the City to operate at least one New Homeless Facility to meet the needs of each of the following populations: persons with alcohol dependency; homeless persons between the ages of 18 and 29 (transitional-aged youth) who have experienced street homelessness; transgender and gender non-conforming individuals who may be experiencing homelessness; individuals who live in cars and recreational vehicles; persons aged 62 and above, and veterans.

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The ordinance would require all City departments that have site control over real property within the City and County of San Francisco, including the Recreation and Park Department, to produce a list of sites that could support New Homeless Facilities.

The ordinance would revise the City's existing operational requirements for Navigation Centers by, among other things, allowing Navigation Centers to serve up to 130 residents, and specifying that each Navigation Center must allow residents to reside at the Center for at least 90 days, and to continue in residence so long as they are participating in assigned services.

The ordinance would also authorize the Shelter Monitoring Committee to visit and survey conditions at Navigation Centers, in addition to City shelters.

Background Information

This legislative digest reflects amendments to File No. 190418 that were approved by the Government and Oversight Committee on February 20, 2020.

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