



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

FY 23-24 OCOHO Implementation Update

Permanent Housing, Shelter/Hygiene & Prevention

February 22, 2024

<http://hsh.sfgov.org>



Overview

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- The FY 23-24 budget appropriated ~\$234.6 million for permanent housing, shelter/hygiene and prevention services, not including reserves.
- Despite revenue uncertainty, HSH has not paused on implementation of Prop C funded programs.
- The vast majority of funds are committed, but by necessity the department has had to stagger the roll-out of new programs and services, so not all funds will be fully expended by the end of the fiscal year.
- Prop C has enabled exciting and much-needed investments in the homelessness response system. HSH is proud of the significant scaling up that the system has achieved so far this year, and appreciative of the support of the OCOH Committee to make this possible.



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Permanent Housing

<http://hsh.sfgov.org>



Housing – Site Acquisitions

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City has acquired 6 new sites with 625 units and leveraged over \$135M in State Homekey funds to make Prop C funds stretch further.

Acquired in FY22-23:

- City Gardens, 333 12th St (closed in August 2022) – 200 units serving families
- 685 Ellis St (closed in December 2022) – 74 units serving adults

Acquired in FY 23-24

- 1174 Folsom (acquisition date November 2023)- 42 units serving TGNC young adults TAY

In process: 42 Otis-24 PSH units servicing chronically homeless TAY



Housing – Other Investments

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- **Rehab and seismic upgrades underway at Granada**
- **Development of new Family PSH**
 - Predevelopment funding in partnership with MOHCD for a new 73 unit family building that includes 36 PSH units; balance affordable.
 - Mercy Housing and Homeless Prenatal Program are in predevelopment for the project at 2530 18th Street
- **PSH Support Services Enhancements**
 - In FY22-23 HSH made \$19.1M in equity investments (\$12.2M from Prop C)
 - Wage enhancements effective 7/1/22; case management hiring underway
- **TAY Bridge Housing** not yet implemented (~\$1M in one-time funding)



Housing – Scattered Site Adult FHSP

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- **700 Adult Flex Subsidy Pool (FHSP) slots are in contract**
 - 584 (83%) adults are enrolled
 - 510 (72%) are placed in permanent housing
 - 116 vacant subsidy slots
- **25 Bayview FHSP slots are in contract**
 - 25 (100%) adults are enrolled
 - 22 (88%) are placed in permanent housing
- **FHSP for Women**
 - Service provider selection will commence Spring 2024
 - 50 slots of FHSP



Housing – Scattered Site Adult RRH

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Adult Rapid Rehousing (RRH) Medium Term Subsidies

- Funding for 350 medium term Rapid Rehousing (RRH) slots has been deployed to four providers
- Funding for 235 additional medium term Rapid Rehousing (RRH) slots anticipated to be deployed by FY24/25 to existing adult RRH providers
- 200 (57%) adults have been placed in permanent housing
- 113 (32%) adult RRH slots remain available

Smart Money Coaching Services

- Smart Money Coaching services were expanded to all Scattered Site Housing Programs
- Served 136 households (increase of 80 households from FY22/23)



Housing – Scattered Site TAY

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- **50 Transitional Age Youth (TAY) Flex Subsidy Pool (FHSP) slots**
 - Unity Care Group was awarded the TAY FHSP program
 - Referrals began Spring 2023
 - 48 (96%) TAY are enrolled
 - 38 (76%) are placed in permanent housing
 - 2 vacant subsidy slots
- **TAY Medium Term Rapid Rehousing subsidies for Rising Up**
 - 444 TAY enrolled and 418 (105% of target) through Rising Up
 - 165 ongoing TAY RRH slots

- **165 Family Flex Subsidy Pool slots**

- 117 (71%) families are enrolled
- 66 (40%) are placed in permanent housing

- **70 Family Housing Ladder Program**

- 39 (56%) families are enrolled
- 20 (29%) are placed in permanent housing

- The application process will begin again through an open waitlist in Spring 2024

- **Flexible funds for Family Rapid Rehousing subsidies**

- Program enhancements include subsidy extensions beyond 24 months, incentives, and an increased monthly subsidy amount

- 104 households were granted a rapid rehousing extension through this funding source



Housing – Scattered Site ETH Initiative

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• Ending Transgender Homelessness (ETH) Initiative

- Joint planning is continuing with the Office of Transgender Initiatives, HSH, MOHCD, DPH and community based organizations
- HSH committed to providing 150 permanent rent subsidies for transgender, gender nonconforming and intersect adults
- 112 FHSP for the End Transgender Homelessness Initiative adult rental subsidies are funded through Prop C
- Two providers have been awarded



Housing – Scattered Site ETH Initiative

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Housing – Scattered Site EHV

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• **Emergency Housing Vouchers (EHV)**

- Funding to serve all 906 voucher holders has been deployed

- 1259 vouchers have been issued

- 941 vouchers utilized (housed)

- ~830 (92%) vouchers utilized towards the 906

• **Equity Goals**

- Of the vouchers issued, 90% of heads of household identified as BIPOC, including 57% Black or African American, 21% Latinx, 4.3% Asian and 2.7% Native American

- 10% of households are LGBTQ+.

• **EHV Supportive Services**

- Prop C funded support services for 391 EHV holders

- 100% of voucher holders have been offered housing location services

- 100% are offered housing-focused case management services and approximately 51% accepted services



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Shelter & Hygiene

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Shelter & Hygiene – Shelter Closures

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• Pier 94 Trailer Program

- Operated at Pier 94 with capacity of 116 trailers through January 2024
- 72% of guests moved to permanent housing during program winddown

• South Van Ness Safe Sleep

- Operated at 1515 South Van Ness with a capacity of 40 tents through October 2023
- 39% of guests moved to permanent housing during program winddown



Shelter & Hygiene – Sustaining Shelters

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• 33 Gough Cabin Site

- Continues to operate with a capacity of 70 cabins through this Fiscal Year

• Bayview Vehicle Triage Center (VTC)

- Site operating since January 2022
- Capacity of 35 vehicle spaces and up to 50 people
- Phase 2 expansion has been delayed due to significant delays in PG&E electrification; Phase 2 completion expected in July 2024; capacity will expand to 81 vehicle spaces and up to 120 people



Shelter & Hygiene – Sustaining Shelters

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• Navigation Centers

- Lower Polk TAY Nav Center operates with a capacity of 75 beds
- Bayview SAFE Nav Center operates with a capacity of 203 beds
- Division Circle Nav Center operates with a capacity of 186 beds, which includes the Prop C funded expansion of 60 beds
- Embarcadero SAFE Nav Center operates with a capacity of 200 beds
- Nav Center for Justice-Involved Adults (Billie Holiday Center) continues to operate though a workorder with Adult Probation



Shelter & Hygiene – Sustaining Shelters

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- Providence Family Services Center – Oasis Family Shelter
 - Oasis Family Shelter operates with a capacity of 54 families
 - St. Anthony's Foundation has purchased the building from the previous owners so that it can be maintained as family shelter



Shelter & Hygiene – UAVs (hotel vouchers)

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Urgent Accommodation Voucher programs all launched in 2023

- Hotel vouchers with roving case management services
- Low-barrier 24/7 access through designated referral partners and self-referral

• Family and Pregnant Persons UAV

- Launched on March 13, 2023

• Domestic Violence Survivors UAV

- Launched on October 16, 2023

• TAY UAV

- Launched on August 21, 2023



Shelter & Hygiene – In Development

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• Jerrold Commons (2177 Jerold)

- New program located in the Bayview under development
- 60 Cabins and 20 vehicle spaces
- Expected to open January 2025
- Provider selection in Fall 2024



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Prevention

<http://hsh.sfgov.org>



Successfully Implemented

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- **New Access Point for the justice-involved population**
 - The awarded community provider, SF Pre-Trial Diversion, opened their Access Point early 2023.
- **Direct cash transfer pilot for youth age 18-24**
 - Larkin Street Youth Services launch this program in March 2023.
 - Model includes unconditional cash assistance and voluntary support services



Prevention – Problem Solving

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• *In Process:*

- **Housing stability-focused services**

- Housing Location Assistance & Barrier Removal – planning to implement in April 2024, subject to Homeless Oversight Committee (HOC) approval



Prevention – Problem Solving

23

• *In Process:*

• **2-year workforce services pilot**

- Implementation of services for adults, families and TAY began Fall 2023.
- Workforce Development Referrals in partnership with OEWD- co-located services at two prevention providers: Mission Neighborhood Centers and Hamilton Families



Prevention – Targeted Homelessness Prevention

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- Redesign of SF ERAP target financial assistance to households with the highest risk of homelessness or housing loss, who are predominantly extremely low-income and have experienced a financial hardship- has been fully implemented
- HSH has assisted 2,500 households with \$15M to date



Questions?