



Declaring a Shelter Crisis

Planning Commission

February 28, 2019



The Homelessness Crisis in San Francisco

- **7,500** people experience homelessness in San Francisco on any given night.
 - **4,300** of are unsheltered living on the streets
 - 32% of the homeless population is over the age of 51
 - 39% of people experiencing homelessness report a psychiatric condition
 - 31% report a chronic health issue
 - 41% report drug or alcohol abuse
- There are consistently over 1,100 people in the shelter waiting list



2018 Shelter Emergency

- The 2018 ordinance expedited the contracting procedures for specifically named shelter crisis sites.
- Helped expedite the opening of 340 new temporary shelter beds in 3 navigation centers
- Expedited the master lease of 50 units of permanent supportive housing at the Minna Lee Hotel
- The ordinance expires on March 1, 2019
- However the crisis on our streets continues and the 2019 ordinance will build upon the success of the more modest 2018 ordinance.



Shelter Crisis Overview

- On January 15, 2019 Mayor Breed introduced two ordinances declaring a shelter crisis.
 - **During a declared shelter crisis**, Homeless Shelters shall be P, Principally Permitted in PDR and SALI and may be permanent.
 - Streamlines the contracting process for the construction and operations of new homeless shelters and programs.
 - The ordinance allows existing navigation centers to operate for longer than two years.



Shelter Crisis Overview

- Requires HSH to undergo a robust community process prior to the opening of any site-based service like a shelter.
- To ensure accountability, the ordinance requires HSH and DPW to submit detailed annual reports on all contracts awarded under this expedited procedure.
- The proposed changes to the Administrative Code will be in effect for 5 years or until homelessness is reduced by 30%



Planning Code Changes

- **During a declared shelter crisis**, Homeless Shelters shall be P, Principally Permitted in PDR and SALI.
- Currently PDR and SALI require a CUA and limit operation to 4 years. Most Zoning districts allow Homeless Shelters.
- The ordinance will also allow shelters constructed during a shelter crisis to be permanent.



Administrative and Public Works Code Changes

- Authorized HSH and Public Works to enter into and amend contracts without requiring competitive bidding.
- This ordinance will allow HSH to operate Homeless Shelters for more than two years.



Sunset Provision

- The proposed changes to the PDR and SALI Districts in the Planning Code are in effect during a declared shelter crisis and do not sunset.
- The proposed changes to the Administrative and Public Works Code have a sunset provision of five years or on the effective date of an ordinance making the findings that there are fewer than 5,250 homeless persons in San Francisco.



Related Legislation

- This Ordinance seeks to remove the requirement for discretionary building permits for homeless shelters.
- The ordinance also adopts Appendix N of the California Building Code which only applies to emergency housing and is set to expire on January 2021.
- DBI, Fire, Public Works, and Planning will enter into an MOU that outlines the procedure for written confirmation that the project complies with all applicable zoning, health and safety standards.