



City and County  
of San Francisco

# Shelter in Place Hotels Rehousing Plan

May 2021 Update



# Successes

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By **working together**, we can make a significant impact on our community. Together we have:

- Moved thousands of people off the streets
- Protected people experiencing homelessness from the worst impacts of COVID-19
- Vastly improved street conditions
- Put the necessary resources in place to house people coming out of the SIP hotels
- Dramatically expand ongoing resources to house people experiencing homelessness from within and outside the SIP program



# SIP Hotels: Background & Rehousing

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- 25 SIP hotels activated since April 2020 as emergency measure
  - Total: Over **3,600** guests served and **392** rehoused
  - May 11, 2021: **2,189** guests housed in **1,973** rooms
- COVID-19 Recovery → Rehousing
  - FEMA funds (currently reimbursing SIP hotels) ending on **Sept. 30, 2021**
  - CCC leading rehousing effort – partnering with HSH, HSA, DEM, providers
  - **Rehousing Cohort** (entry pre-Nov 15, 2020) will be offered housing
  - Entry post-Nov. 15, 2020: will be offered available housing or shelter



# Placement Context: Number of Guests

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Description	Estimated Number of Individuals
<b>Total People in SIP Hotels (May 2021)</b>	~2,200
<b>Rehousing Cohort (pre-Nov. 2020 entry - offered housing)</b>	~1,800
<b><i>Likely to Decline Housing/Exit Without Placement</i></b>	~300 - 600
<b><i>Total Rehousing Placements Needed</i></b>	~1,200 – 1,500 ( up to 300 declined offers)
<b>Total people, post-Nov. 2020 entry (offered housing or shelter)</b>	~500



# Rehousing Cohort Housing Interventions

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Category	Exit Strategies	Estimated Number of Guests in Each Category
<b>Category A:</b> Housing Referral Status	<ul style="list-style-type: none"><li>• Adult, TAY, family or senior PSH (including scattered-site)</li><li>• TAY and family RRH</li></ul>	~580
<b>Non-Housing Referral Status:</b>		
<b>Category B:</b> COVID-vulnerable, 60+	<ul style="list-style-type: none"><li>• Senior scattered-site PSH</li></ul>	~300
<b>Category C:</b> COVID-vulnerable, under 60	<ul style="list-style-type: none"><li>• Adult, TAY and family RRH</li><li>• Adult medium-term subsidies</li></ul>	~156
<b>Category D:</b> Non-COVID-vulnerable, under 60	<ul style="list-style-type: none"><li>• Short term housing assistance (up to 12 months)</li></ul>	~195



# Strategies and Updates

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- Utilize batch referral to expedite placements.
- Make three housing offers: if all three declined, guest removed from priority group and offered shelter.
- Open 25% of adult housing placements to community queue; increase this proportion as SIP winds down.
  - For Category A guests (PSH)
- Investigate acquiring small number of SIP hotels for PSH.
- All families in SIP are Category A and are referred to RRH.



# Rehousing Timeline

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SIP hotels to close early 2022 with quarterly 25% reduction in rooms.

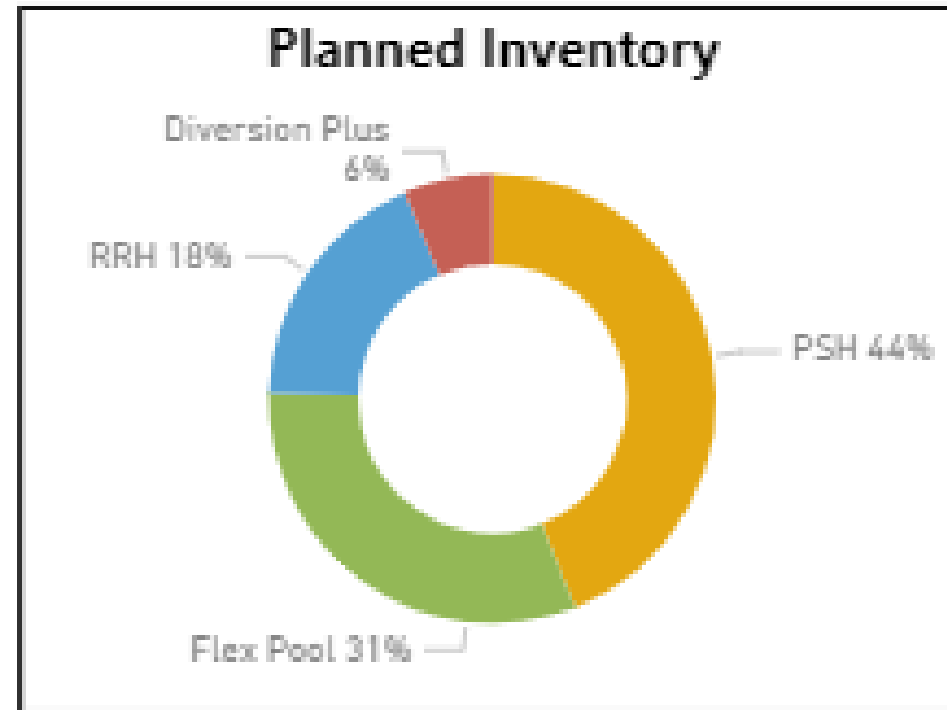
Quarter	Rehousing Cohort: Housing Placements	SIP Hotels Closing
Q2 2021	118	1
Q3 2021	375	8
Q4 2021	558	7
Q1 2022	215	6
Q2 2022	0	1
<b>Total</b>	<b>1,266</b>	<b>23</b>



# Available Housing Resources

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- Existing Permanent Supportive Housing
- Newly acquired Project Homekey PSH units
- Expansion of Flexible Housing Subsidy Pool
- New federal housing resources
- Expansion of Temporary Housing Subsidies (Rapid Rehousing, short- and medium-term subsidies, and other Problem Solving resources)
- More information on [DataSF](#)



Funded housing resources expected to open by June 2022. *Source: DataSF*





# Key Assumptions

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- To support this rehousing process, demobilize hotels and free up providers to support reactivation of shelters, new guest placement must stop in SIP hotels **by June 1, 2021**.
- Shelter capacity will continue to increase gradually to pre-COVID-19 levels, adding **~1,000 beds** with an estimated **20% turnover rate**; **200-600 beds** available per month
- **Safe Sleep** will continue.
- Staggered hotel demobilization: **1 month** to close out a site after all guests have exited
- Guests will continue to be referred to **Coordinated Entry** for assistance.
- Plan assumes **limited** relocation of guests from one SIP hotel to another



# Financial Analysis

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- Without continued FEMA support, SIP hotels are an expensive intervention relative to the alternatives in San Francisco's homelessness and housing response system.
- The estimated cost is **\$261 a night per room** in the system, or more than **\$7,800 a client per month**.
- The current program costs approximately **\$19 million per month**.



# Reintegration of SIP Program with HSH

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With the closure of the CCC, HSH will assume responsibility for:

- Ongoing operation of the Alternative Shelter Program through wind-down and demobilization
- The SIP Rehousing effort, through which all guests will be exited from the Alternative Shelter Program
- Ongoing operations of Safe Sleep sites
- Transport operations needed to support the SIP Rehousing and shelter reinflation



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# Questions?

Thank you.