City & County of San Francisco Homelessness Oversight Commission (HOC) October 1, 2026 Meeting Minutes

Meeting Date: Thursday, October 1, 2026 Meeting Time: 9:00 AM
1 Dr. Carlton B. Goodlett Place Room 416, City Hall

Commission Members:	**Daniel Lurie**	**Mike Levine, Executive Director**	**Commission Secretary**
Katie Albright (Chair) Obai Rambo (Vice Chair) Dontaye Ball Bevan Dufty Joaquin Guerrero Sharky Laguana Thomas Rocca	Mayor	Department of Homelessness and Supportive Housing	Bridget Badasow

Meeting Minutes

Homelessness Oversight Commission (HOC) Meeting
Meeting Date: Thursday, October 1, 2026

9:00 AM

1 Dr. Carlton B. Good Place
Room 416, City Hall

Members of the Homelessness Oversight Commission will attend this meeting in-person. Members of the public are invited to observe the meeting in-person or remotely online as described below. Members of the public attending the meeting in person will have an opportunity to provide public comment on every action or discussion item. In addition to in-person public comment, the Commission will hear up to 10 minutes of remote public comment on each action or discussion item.

The Commission will hear remote public comments on items in the order that commenters add themselves to the queue to comment on the item. Because of the 10-minute time limit, it is possible that not every person in the queue will have an opportunity to provide remote public comment. Remote public comment from people who have received an accommodation due to disability (as described below) will not count toward the 10-minute limit. Members of the public are encouraged to provide public comment via email. Send an email to the Commission Secretary bridget.badasow@sfgov.org by 5pm the day before the meeting to ensure your comment is received by the Commission in advance of the meeting.

Additionally, copies of today's agenda, minutes and "all" presented items can be found on the San Francisco Department of Homelessness and Supportive Housing (HSH) website. https://hsh.sfgov.org/commission-and-committees/

The HOC inaugural meeting can be seen in its entirety on SFGovTV
https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=227

ORDER OF BUSINESS:

1) **CALL TO ORDER**

Chair Albright called the meeting to order at 9:15 AM. and read the Ramaytush Oholone Land Acknowledgement

2) **ROLL CALL**

Present:
- Katie Albright (Chair)
- Obai Rambo (Vice Chair)
- Dontaye Ball
- Bevan Dufty
- Joaquin Guerrero

Excused:
- Sharky Laguana (Excused)
- Thomas Rocca (Excused)

The Homelessness and Supportive Housing Executive Director Mike Levine was present.

3) **ANNOUNCEMENTS REGARDING SOUND PRODUCING DEVICES DURING THE MEETING**

The Commission Secretary made the prohibition of sound producing devices announcement.

4) **ANNOUNCEMENTS BY THE CHAIR**

Chair Albright announced that Agenda Items 10 and 12 would be taken out of order and heard immediately following the Limelight Award. She further announced that Agenda Item 8, the Director's Report, would be presented in two parts. The first portion would cover Key Priorities for the Year Ahead and Reprocurement, followed by Commissioner comments and public comment. The Executive Director would then resume the remainder of his report, followed by an additional opportunity for Commissioner comments and public comment.

5) **COMMISSIONER COMMUNICATIONS/ANNOUNCEMENTS**

No Communications

6) APPROVAL OF SEPTEMBER 3, 2026 HOC MEETING MINUTES

PUBLIC COMMENT

No Public Comment

On motion to approve the September 3, 2026 HOC meeting minutes.

AYES:

Katie Albright (Chair)
Obai Rambo (Vice Chair)
Dontaye Ball
Bevan Dufty
Joaquin Guerrero

Excused:

Sharky Laguana (Excused)
Thomas Rocca (Excused)

Action: September 3, 2026 minutes were adopted.

7) EMPLOYEE RECOGNITION

Javarre Wison, Program Manager in Adult Supportive Housing, was recognized as HSH's October Limelight Award recipient for his exceptional leadership, analytical problem-solving skills, and ability to manage one of the division's largest and most complex portfolios with professionalism and poise. Javarre's collaborative approach, dedication to improving mental health services in permanent supportive housing, and commitment to finding practical solutions have made him an invaluable asset to the department.

9) PRESENTING THE 2026 POINT-IN-TIME COUNT REPORT/HSH Deputy Director of Planning Performance & Strategy Sarah Locher. Discussion Item.

The HOC will table this item until the November HOC meeting.

10) CONSENT CALENDAR

ALL MATTERS LISTED UNDER THIS ITEM CONSTITUTE A CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE HOMELESS OVERSIGHT COMMISSION AND WILL BE ACTED UPON BY A SINGLE ROLL CALL VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION REQUESTS DISCUSSION, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE AGENDA ITEM. APPROVAL IS REQUESTED

1. Requesting review and approval to extend the existing grant agreement with Larkin Street Youth Services for the Lark Inn TAY Shelter, for the period of July 1, 2020 to June 30, 2029, in the amount of $14,926,904 which includes a 15% contingency.

2. Requesting to amend the existing agreement contract agreement with Bayview Hunters Point Foundation for Community Improvement (Bayview Hunters Point Foundation) for Bayview Navigation Center for the period of July 1, 2025 to June 30, 2029, in an additional amount of $14,947,890 plus a 15% contingency for a revised amount of $25,737,447.

3. Requesting to amend the existing contract agreement with Abode Services for Fiscal Agent - Prevention, for the period of April 1, 2024 to June 30, 2029 in an additional amount of $16,099,350, plus a 15% contingency for a revised amount of $29,062,174.

4. Requesting review and approval to amend the existing grant agreement with Conard House Inc. for the provision of Support Services, Property Management, and Master Lease Stewardship at the Allen, Aranda and McAllister Hotels for the period of July 1, 2025 to June 30, 2029, in the additional amount of $19,527,429, plus a 20% contingency for a revised amount of $32,803,756.

5. Requesting authorization to amend the existing grant agreement with Episcopal Community Services for Housing Navigation and Stabilization, for the period of July 1 2021 to June 30, 2028 in an additional amount of $5,118,064, plus a 15% contingency for a revised amount not to exceed $22,749,253

PUBLIC COMMENT

No Public Comment

On motion to approve the Consent Calendar.

AYES:

Katie Albright (Chair)
Obai Rambo (Vice Chair)
Dontaye Ball
Bevan Dufty
Joaquin Guerrero

Excused:

Sharky Laguana (Excused)
Thomas Rocca (Excused)

Action: Consent Calendar approved.

REGULAR CALENDAR

12) New Business

ITEM 12A through 12C ARE ACTION ITEMS THAT REQUIRES A SEPARATE VOTE BY THE COMMISSION

A. Requesting review and approval to enter into a new grant agreement with Five Keys Schools and Programs for 42 Otis Site Rehabilitation for the period of November 1, 2026 – October 31, 2028 in the amount of $1,747,570 , which includes a 25% contingency on the overall budget. HSH Permanent Supportive Housing Project Manager Lakessa Scott presented the item.

PUBLIC COMMENT

Charles Pitts-inquired about the availability of kitchen facilities and where architectural plans or blueprints for the project could be accessed. Staff clarified that each studio unit is equipped with kitchen facilities and agreed to follow up regarding public access to the project plans, noting that no structural work was being performed.

On motion to approve Item 12A.

AYES:

Katie Albright (Chair)
Obai Rambo (Vice Chair)
Dontaye Ball
Bevan Dufty
Joaquin Guerrero

Excused:

Sharky Laguana (Excused)
Thomas Rocca (Excused)

Action: Item 12A was approved.

B. Requesting review and approval to enter into a new grant agreement with Swords to Plowshares for 1035 Van Ness Support Services, for the period of November 1, 2026, to June 30, 2029, in the amount of $1,552,268, which includes a 20% contingency. HSH Supportive Housing Programs Manager Kristina Leonoudakis presented the item.

PUBLIC COMMENT

Chris Lee-Supportive Housing Program Manager, stated that the 124-unit building will exclusively serve veterans, including 93 residents relocating from 250 Kearny Street in December 2026, with supportive services provided by Swords to Plowshares and the Department of Veterans Affairs (VA).

On motion to approve Item 12B.

AYES:

Katie Albright (Chair)

Obai Rambo (Vice Chair)
Dontaye Ball
Bevan Dufty
Joaquin Guerrero

Excused:
Sharky Laguana (Excused)
Thomas Rocca (Excused)

Action: Item 12B was approved.

C. Housing Corporation for Family Rapid Re-housing, for the period of November 1, 2026, to June 30, 2030, in the amount of $ 4,800,382, which includes a 20% contingency. HSH Scattered Site Housing Manager Cricket Miller presented the item.

PUBLIC COMMENT

Charles Pitts- expressed concern about the availability of supportive services for families, particularly programs that address children's educational needs, learning disabilities, job training, and artistic development. Charles emphasized the importance of providing opportunities that extend beyond housing to help children pursue their aspirations, develop their talents, and achieve long-term success.

On motion to approve Item 12C.

AYES:
Katie Albright (Chair)
Obai Rambo (Vice Chair)
Dontaye Ball
Bevan Dufty
Joaquin Guerrero

Excused:
Sharky Laguana (Excused)
Thomas Rocca (Excused)

Action: Item 12C was approved.

8) DIRECTOR'S REPORT

Executive Director Levine announced a new initiative to highlight client and provider success stories at the beginning of each Director's Report to recognize the accomplishments of individuals experiencing homelessness and the organizations serving them. He shared the story of JB, a young adult who received support from the Lower Polk Transitional Age Youth Navigation Center, operated by Third Street Youth Center and Clinic. Through case management, employment assistance, and ongoing

support, JB successfully transitioned into permanent housing in January 2026. Executive Director Levine encouraged providers and community members to submit additional success stories for future recognition.

Executive Director Levine reviewed HSH's key departmental priorities, including relaunching procurement, improving safety in permanent supportive housing, implementing provider stabilization funding, and advancing policy initiatives related to the Good Neighbor Policy, residency and service eligibility requirements, and adult shelter lengths of stay. Additional priorities included expanding recovery-oriented and drug-free housing options, redesigning Coordinated Entry, implementing the Contract Lifecycle Management System, and addressing the impacts of state and federal policy changes on individuals experiencing homelessness.

Regarding the department's procurement relaunch, Executive Director Levine emphasized the need to strengthen partnerships with service providers through adequate funding, increased operational flexibility, and greater accountability for client outcomes. He explained that the department intends to shift its contracting approach from a primary focus on expense reimbursement and compliance toward performance-based agreements that prioritize service quality, measurable outcomes, and successful exits from homelessness. He noted that differences in provider performance highlight opportunities to identify effective practices and improve service delivery across the system.

Executive Director Levine reported on three community listening sessions held in September 2026 at the Southeast Community Center, the Women's Building, and a Civic Center location, attended by more than 160 participants, along with approximately 50 written submissions. Key concerns included improving shelter and housing conditions, strengthening referrals and coordination between service providers, expanding homelessness prevention, reforming Coordinated Entry, and addressing service gaps for older adults, individuals with complex medical or behavioral health needs, and other underserved populations. Participants also emphasized the importance of addressing racial disparities, improving accessibility, and evaluating client outcomes beyond traditional performance measures.

Executive Director Levine acknowledged differing perspectives regarding the expansion of low-barrier services versus treatment-focused and drug-free environments, as well as whether access to services should be centralized or distributed across multiple locations. He emphasized that the department remains in the early stages of community engagement and intends to continue gathering feedback from clients, providers, and other stakeholders to inform future procurement decisions.

Looking ahead, Executive Director Levine outlined the anticipated procurement timeline, noting that responses to the Request for Information were due October 15, 2026, with additional findings and procurement planning updates expected in November and December. More targeted community engagement and discussions regarding performance-based contracting are planned for the first half of 2027, followed by the release of Requests for Proposals and the awarding of grant agreements through 2028. New contracts are anticipated to take effect in 2028, with Executive Director Levine

emphasizing that maintaining client stability and ensuring thoughtful transitions between service providers will remain the department's highest priorities.

PUBLIC COMMENT

Miguel Cabrera- representing the Coalition on Homelessness, expressed concerns about the proposed procurement changes, emphasizing that existing programs continue to face significant challenges in meeting the needs of families, children, and individuals experiencing homelessness. Miguel urged the department to prioritize keeping families in San Francisco rather than relocating them to other cities through housing subsidies. He also raised concerns about the inadequacy of short-term rental subsidies, which can leave families vulnerable to homelessness when assistance expires, and advocated for sustainable housing programs that provide long-term stability.

Christin Evans- expressed concerns regarding the proposed procurement process, emphasizing the need for accountability not only among service providers but also within HSH to ensure effective services and outcomes for individuals experiencing homelessness. Christin criticized the community feedback process, citing leading survey questions and limited submission options, and recommended improvements to ensure more meaningful public participation. She also questioned the City's commitment to long-term homelessness solutions, expressed skepticism about the proposed reforms, and urged the Commission to hold the department accountable throughout the process.

Lauren Hall- representing the Supportive Housing Provider Network and Delivering Innovation in Supportive Housing (DISH), expressed appreciation for the department's presentation while raising concerns that increased costs associated with improving service quality could reduce the number of individuals served under existing funding levels. Lauren emphasized the importance of securing additional resources to expand housing and prevention services, while ensuring that the competitive procurement process recognizes providers' longstanding relationships with residents and investments in service quality. She expressed support for a fully funded, flexible, and accountable contracting model and encouraged the department to pursue increased funding to improve services without reducing housing capacity.

John Ellis- a member of a Resident Advisory Board, expressed support for improving efficiency and accountability while emphasizing the importance of shared responsibility among HSH, service providers, and residents. John highlighted the need for reasonable accommodations, accessible mental health services, and trusting relationships between residents and providers to promote housing stability and prevent costly crises. They encouraged the department to reduce administrative barriers, eliminate duplicative processes, and improve service coordination to maximize resources without reducing housing units or essential services.

Solange Cuba- representing the Coalition on Homelessness, emphasized that the redesign of the homelessness response system should be guided by individuals with lived experience of homelessness and frontline service providers, whose expertise is essential to developing effective solutions. She urged the Commission to require regular progress reports from HSH and review draft plans before decisions are

finalized. She also advocated for continued community engagement and meaningful public participation throughout the planning and implementation process.

Lucas Illa- expressed concerns that the proposed procurement reforms do not adequately address the need to expand extremely low-income (ELI) housing, emphasizing that the lack of affordable housing options contributes to challenges within the permanent supportive housing system. He advocated for increased investment in non-congregate shelters that accommodate individuals' needs for privacy, personal belongings, pets, and partners, while raising concerns about recent shelter closures. He also emphasized the importance of providing accessible community spaces where individuals experiencing homelessness can safely spend time without public scrutiny, particularly in light of the Good Neighbor Policy and restrictions on public spaces.

Christian Jimenez- representing the Coalition on Homelessness, advocated for additional community listening sessions at housing and shelter sites to ensure that individuals currently and formerly experiencing homelessness play a leading role in redesigning the homelessness response system. Christian emphasized that funding for system improvements should not come at the expense of shelter beds or other essential services and that reforms must reflect the needs and priorities of those directly impacted. Christian further stressed that accountability should be a shared responsibility between the City and service providers rather than resting solely on providers.

Maritza Salinas- a single mother of three currently residing in transitional housing, shared her experiences navigating the homelessness response system while caring for a child with disabilities. Maritza expressed concerns about discrimination, inadequate staff training on disabilities and reasonable accommodations, and repeated difficulties accessing services at Access Points and shelters, despite filing grievances. Maritza urged the department to strengthen oversight, improve staff training and accountability, and implement more effective measures to ensure families with disabilities receive equitable and appropriate services.

Dimitri Clark- a resident of a DISH-managed supportive housing facility and member of the Resident Advisory Board, shared his personal success story of transitioning from chronic homelessness to stable housing and becoming actively involved in resident advocacy and community service. He commended the department's community listening sessions, particularly the small-group discussions, and recommended providing more advance notice to encourage greater participation. Dimitri also suggested exploring ways to prioritize individuals with longstanding ties to San Francisco for housing assistance while ensuring the process remains fair and equitable.

Maria Montano-a survivor of domestic violence and mother of two daughters, urged the Commission to advocate for long-term or permanent housing subsidies, emphasizing that existing subsidies do not provide families sufficient time to achieve financial stability and afford market-rate housing. Maria highlighted barriers to securing housing, including high rental costs, credit requirements, and limited employment opportunities, as well as concerns about the safety and suitability of temporary housing environments for families with children. Maria stressed the importance of allowing families to remain in

San Francisco, where they have established cultural and community ties, rather than being displaced to more affordable areas outside the city.

Channel Harris- expressed concerns about the challenges individuals face accessing housing assistance, rapid rehousing, and shelter services, particularly when navigating multiple circumstances, including homelessness and domestic violence. She highlighted gaps in coordination among City agencies and service providers, inconsistencies in resource allocation across Access Points, and barriers involving transportation, referrals, and the protection of personal belongings. She also raised concerns about the confidentiality and security of personal information shared across housing application systems, urging stronger safeguards against identity theft and fraud that could affect individuals' ability to secure employment, build credit, and achieve long-term housing stability.

Eva Mas- representing Senior and Disability Action, emphasized that reforms to the homelessness response system should be guided by experienced community organizations and individuals with lived experience, while prioritizing investment in housing that is genuinely affordable to extremely low-income residents. She expressed concerns that the department's approach to measuring success may overlook the diverse services provided by community-based organizations, particularly those offering essential resources, safe spaces, and support to vulnerable populations. She also cautioned against centralizing services or reducing funding for neighborhood-based organizations, emphasizing their importance to seniors, individuals with limited English proficiency, and others who rely on culturally and linguistically accessible services within their communities.

Charles Pitts- requested a more detailed breakdown of eviction data, including the reasons for evictions, and information on the proportion of service providers versus individuals with lived experience who participated in the department's community listening sessions. The speaker emphasized the need for improved community outreach and multiple pathways to accessing housing to prevent individuals from being denied services due to conflicts with staff or service providers. The speaker also questioned whether the three-person Shelter Monitoring Team has sufficient capacity to oversee shelter operations and requested greater clarity regarding grant agreements, program expectations, and the specific services provided to individuals experiencing homelessness.

Jennifer Freidenbach- acknowledged the complexity of the proposed procurement reforms and emphasized the importance of a deliberate, transparent process, requesting a January report outlining any anticipated budget reallocations or reductions in shelter beds, housing units, or drop-in services. Jennifer advocated for meaningful engagement with individuals experiencing homelessness through outreach at shelters, permanent supportive housing sites, and family programs, with sufficient advance notice and opportunities for discussion. Jennifer also recommended incorporating client-defined goals and self-determination into performance measures and contracting requirements, while emphasizing the need for continued investment in effective homelessness services.

A public member- with approximately 25 years of experience providing outreach services in the Castro emphasized the importance of prioritizing non-congregate shelter options over congregate settings. The speaker expressed concerns that congregate shelters can discourage individuals, particularly women,

from accepting services due to safety concerns and may create environments that hinder recovery from substance use. The speaker urged the department to invest in private shelter accommodations with bathrooms and kitchenettes, rather than replacing closed hotel-based shelters with congregate beds, and emphasized the importance of meaningful community participation in procurement reforms.

Aisha McCain- expressed support for performance-based contracting and stronger accountability measures, urging the department to conduct financial audits of service providers to determine whether ongoing challenges stem from insufficient funding or organizational mismanagement. Drawing on the death of her brother and concerns about resident safety, Aisha emphasized that accountability must extend beyond financial oversight to include provider performance, staff conduct, and the protection of residents. Aisha also recommended conducting listening sessions directly with residents of permanent supportive housing and shelters, without providers or advocates present, to ensure individuals can share their experiences and concerns independently.

Commissioner Comments

Commissioner Guerrero-thanked Executive Director Levine for his comprehensive report and acknowledged the department's efforts to incorporate community feedback into its procurement reform process. He emphasized the importance of learning from cities such as Milwaukee and Houston, which have demonstrated success in reducing homelessness, and expressed concerns that prioritizing transitional housing over permanent housing would limit the City's ability to achieve meaningful reductions in homelessness. He encouraged greater collaboration among City leadership, service providers, advocates, and individuals with lived experience, emphasizing the need for community-informed solutions, including accessible public spaces where unhoused individuals can safely gather. He also suggested exploring the City's Right to Return initiative as a potential means of prioritizing housing opportunities for Black San Franciscans with longstanding community ties.

Commissioner Guerrero expressed cautious support for outcomes-based contracting but stressed that accountability must be shared between service providers and the department. Drawing on his experience operating a shelter, he described how inadequate resources, staffing challenges, and safety concerns can negatively affect provider performance and urged the department to establish mechanisms for addressing operational barriers before imposing consequences for unmet performance measures. He further emphasized the importance of maintaining continuity of care, preserving relationships between residents and service providers, and ensuring that procurement transitions do not disrupt the stability and trust essential to achieving successful long-term housing outcomes.

Commissioner Ball-acknowledged the challenges within the current homelessness response system and emphasized the need for meaningful reforms through a collaborative process involving individuals receiving services, service providers, the Mayor's Office, and HSH. He commended the department's community listening sessions, particularly the session held in Bayview-Hunters Point, noting the importance of engaging communities whose voices are often underrepresented. While acknowledging that he had additional questions regarding the proposed reforms, he expressed appreciation for the

department's efforts to gather community feedback and optimism about the potential for positive system improvements.

Chair Albright- raised concerns regarding public testimony about potential HIPAA violations involving the handling and circulation of sensitive personal information across housing access points and service locations. She requested that the department review its practices for safeguarding confidential information and provide the Commission with an overview of its compliance with applicable privacy requirements across all programs and operations.

The Chair also acknowledged the complexity of transitioning to performance-based contracting, drawing on her previous experience as a service provider involved in a similar process with the Human Services Agency (HSA). She expressed appreciation for the department's community engagement efforts and emphasized the importance of continued collaboration among HSH, service providers, and community stakeholders throughout the procurement reform process. She also inquired whether the Department of Public Health (DPH) is undergoing a similar procurement process and, regardless of whether it is, how HSH plans to coordinate and integrate service delivery with DPH moving forward.

Chair Albright requested clarification on the department's definition of performance-based contracting and how the proposed approach would differ from existing program monitoring requirements. She noted that current contracts already include performance-related measures, such as staffing ratios, service objectives, and outcome measures, in addition to fiscal and compliance monitoring. She asked the department to explain how these existing requirements would change under the new procurement model, particularly regarding the measurement of provider performance, client outcomes, and the relationship between contract payments and demonstrated results.

The Director's Report Continued

Deputy Director Emily Cohen-provided an update on the Emergency Housing Voucher (EHV) Program, explaining that federal funding for the program was being exhausted earlier than anticipated, placing hundreds of San Francisco households at risk of losing their rental subsidies. She reported that the Board of Supervisors approved $27 million in bridge funding through the Human Services Agency (HSA) to support the Housing Authority in maintaining these households in their current residences until they can transition to other federally funded housing vouchers. She emphasized that this approach would prevent households from returning to homelessness without requiring the City to assume the long-term cost of rental subsidies.

Deputy Director Cohen also announced that the U.S. Department of Housing and Urban Development (HUD) had confirmed earlier that morning that Tenant Protection Vouchers would be available to replace expiring Emergency Housing Vouchers, providing a more reliable pathway for maintaining housing stability. She acknowledged the collaborative efforts of HSH, HSA, and the Housing Authority in securing these resources and protecting affected households from displacement.

Interim Deputy Director Dylan Schneider-provided an update on the Provider Stabilization Funding Program, announcing that the department had released applications to eligible service providers to address operating deficits while transitioning toward the new procurement process. She explained that the time-limited funding is intended to stabilize existing provider operations, including permanent supportive housing property management and supportive services, shelters, and family transitional housing, and would be restricted to deficits within existing HSH-funded agreements and scopes of work. Applications were due October 14, with funding decisions anticipated later that month and approved funding expected to be incorporated into existing agreements beginning in November on a rolling basis.

Executive Director Levine-introduced the monthly data deep dive on evictions and other exits from Permanent Supportive Housing (PSH), responding to requests from Commissioners for greater insight into housing stability and eviction trends. He reported that during Fiscal Year 2025–2026, approximately 2% of PSH households experienced court-ordered evictions, while approximately 7% exited for other reasons. Of those households, approximately 4% exited by client choice, with slightly more than half transitioning to other permanent housing and the remainder entering temporary shelters, unsheltered homelessness, institutional settings, or unknown destinations. An additional 2% of households experienced unit abandonment. Executive Director Levine clarified that transfers between PSH sites were excluded from the data and that approximately 4% of PSH households experienced a resident death during the year, which was also excluded from the reported exit figures.

Executive Director Levine highlighted significant variations in eviction rates across PSH properties, noting that approximately half of the buildings experienced no evictions, while some had eviction rates as high as 5–6%. He reported that the 10% of buildings with the highest eviction rates accounted for nearly half of all evictions despite representing approximately 18% of the portfolio's housing units. He also presented three-year trends showing a decline in eviction notices between Fiscal Years 2023–2024 and 2025–2026, alongside an increase in completed evictions from approximately 106 to 186, noting that the growth in the number of PSH units partially accounted for the increase. Executive Director Levine emphasized that these preliminary findings raised important questions regarding the factors contributing to housing instability and encouraged further discussion with Commissioners and the public to identify opportunities for improvement.

Executive Director Levine-provided an update on the San Francisco Large Vehicle Program in response to Commissioner Ball's request at the previous meeting. He reported that the initiative, involving collaboration among multiple City agencies and service providers, had successfully placed 189 households into housing citywide. Within the Bayview community, 58 active permits had been issued, 83 households had been housed, and an additional 14 households had been placed into shelter. Executive Director Levine acknowledged the progress achieved through the coordinated effort while emphasizing the need for continued engagement with individuals and families still residing in large vehicles.

Executive Director Levine also reported that the City's Continuum of Care, in partnership with community stakeholders and service providers, had submitted its application in response to the federal Notice of Funding Opportunity by the September 30 deadline. He acknowledged the ongoing legal proceedings and uncertainty surrounding the federal funding process and expressed appreciation for the collaborative

efforts involved in completing the application. He indicated that additional updates would be provided as the process progresses.

Deputy Director Emily Cohen-provided an update on state and local legislation, reporting that Governor Newsom signed legislation authored by Assemblymember Matt Haney allowing greater flexibility in the use of state funding to support recovery housing operations in addition to traditional supportive housing. She also reported that legislation seeking to expand the Home and Community-Based Services Waiver Program was vetoed due to concerns about costs.

Deputy Director Cohen advised that several contract modifications, extensions, and other funding-related items would be presented to the Board of Supervisors in the coming months. She explained that the department intends to align contract extension dates with the procurement reform timeline, generally extending existing agreements through June 30, 2029, to allow sufficient time for implementation and any necessary provider transitions.

Executive Director Levine-provided an update on the department's shelter monitoring activities, reporting that the Shelter Monitoring Team continues conducting unannounced site visits, investigating complaints, and overseeing conditions across the City's 51 shelters and navigation centers. He emphasized the department's commitment to maintaining effective oversight and improving monitoring practices to ensure shelter safety and accountability. He also highlighted financial benefit programs offered through the San Francisco Treasurer's Office for nonprofit employees and encouraged service providers to share these resources with frontline staff.

Executive Director Levine announced that HomeRise's Board of Directors had decided to initiate an orderly wind-down of the organization due to the long-term financial unsustainability of its current operating model. He emphasized that the City's highest priority is protecting residents' housing stability and ensuring uninterrupted supportive services throughout the transition, reaffirming that no residents would return to homelessness as a result of the organization's closure. He explained that the Mayor's Office of Housing and Community Development would coordinate the transfer of properties to qualified operators, while HSH would oversee the transition of service contracts and programs in collaboration with HomeRise and other City partners to minimize disruptions to residents and staff.

PUBLIC COMMENT

Christine Evans-expressed appreciation for the department's data-rich report but urged greater transparency regarding the Large Vehicle Program, emphasizing the importance of reporting vehicle tows and households that remain unhoused alongside successful housing placements. She raised concerns about increasing evictions from permanent supportive housing (PSH), particularly those potentially related to nonpayment of rent, and encouraged the department to examine historical trends and the financial costs associated with eviction proceedings and legal defense. Christine also advocated for improving the housing transfer process to help residents maintain stable housing when their current placements are no longer appropriate, emphasizing the need for greater accountability and transparency regarding PSH exits.

Commissioner Rhorer-a member of the Human Rights Commission and Policy Director at Compass Family Services, emphasized the importance of presenting homelessness data at both the household and individual levels, noting that larger families often require additional resources and time to achieve housing stability. The Commissioner highlighted a new data dashboard developed by Compass Family Services that examines various measures of family homelessness, including families living in overcrowded or doubled-up households, and discussed efforts to improve the identification of homeless children and families who may not be captured through traditional Point-in-Time Counts or coordinated entry data. Commissioner Rhorer also stressed the importance of culturally responsive outreach through Family Resource Centers and addressing racial disparities in housing instability, particularly the heightened risk of eviction and homelessness among Black children and families.

Lauren Hall-expressed concern regarding the closure of HomeRise, formerly Community Housing Partnership, emphasizing its longstanding contributions to supportive housing and the shared responsibility of providers, funders, and the City in sustaining these services. Addressing the eviction data, Lauren cautioned against evaluating eviction rates without considering the complex circumstances contributing to housing instability, including violence, nonpayment of rent, and the challenges providers face in preventing evictions. She advocated for greater investment in restorative justice practices, improved coordination of resident transfers, and a collaborative approach to addressing the underlying causes of evictions rather than relying solely on enforcement measures.

Sherilyn Adams-echoed concerns regarding HomeRise's closure and expressed hope that the transition would protect residents' housing stability while providing appropriate support for affected staff. Sherilyn emphasized that youth experiencing homelessness remain underrepresented in the City's data and planning efforts, noting that 184 young people were awaiting transitional housing placements and advocating for greater recognition of transitional housing as an effective intervention for youth. She highlighted the limited availability of shelter, transitional housing, rapid rehousing, and permanent supportive housing opportunities for young people, reporting that Larkin Street Youth Services served approximately 2,500 youth during the previous year, including 1,000 new clients, and urged the City to address the growing need through a coordinated, systemic response.

Jordan Wasilewski-expressed appreciation for the department's presentation of eviction and housing exit data but emphasized the need for ongoing monitoring and accountability rather than annual reporting. Jordan raised concerns that some residents classified as voluntarily exiting permanent supportive housing (PSH) may have left due to pressure from housing providers, potentially masking informal or involuntary displacement. Jordan advocated for monthly eviction and exit data reporting, stronger departmental oversight before residents lose their housing, enforceable policies addressing nonpayment of rent, greater scrutiny of lease violations and no-fault evictions, and comprehensive legislative reforms to strengthen tenant protections and prevent displacement from PSH.

Marnie Regen-representing Larkin Street Youth Services and serving as Co-Chair of Housed for, echoed concerns about the lack of visibility of youth homelessness in the City's data, reporting that the transitional housing waitlist had increased to 186 young people, including many living on the streets, couch surfing, or residing in vehicles. Marnie emphasized the urgency of addressing unsafe living

conditions and urged the City to utilize existing budget allocations to expand hotel vouchers, rental subsidies, emergency shelter capacity, and transitional housing rather than waiting for the procurement process to conclude in 2028. Marnie also stressed the importance of transitional housing for young adults facing employment and financial barriers, advocating for its inclusion in provider stabilization funding and for stronger pathways from supportive housing into affordable housing to ensure long-term housing stability.

Tabitha Allen-representing Tenderloin Housing Clinic and the Supportive Housing Providers Network, emphasized that evictions should be a last resort and highlighted the extensive prevention efforts undertaken by supportive housing providers to maintain housing stability. She acknowledged the increasing challenges associated with tenant behavioral health needs, violence, and serious safety concerns, stressing the importance of balancing individual housing needs with the safety and well-being of other residents. Tabitha outlined several eviction prevention strategies, including referrals to behavioral health and external support services, case conferencing, rental payment plans, emergency rental assistance, money management services, and housing retention conferences involving tenants and support staff. Tabitha explained that Tenderloin Housing Clinic requires all proposed evictions to undergo review and approval by the Director of Support Services to ensure that available interventions and resources have been exhausted before proceeding with eviction notices, while acknowledging the need for continued improvements in the system.

John Ellis-a member of the Supportive Housing Provider Network Resident Advisory Board, advocated for greater opportunities for residents and people with lived experience to participate in improving the supportive housing system. He emphasized the importance of meaningful resident feedback, streamlined data collection, and stronger accountability measures that translate findings into actionable improvements without creating unnecessary administrative burdens. John encouraged the department to establish clear action plans with measurable outcomes, assigned responsibilities, and ongoing evaluations, while providing technical and operational assistance to providers experiencing challenges. He also stressed the importance of identifying emerging issues, particularly those involving mental health and resident trust, before they escalate into crises, and urged the department to adopt a continuous improvement approach grounded in transparency, collaboration, and accountability.

Charles Pitts- emphasized the importance of providing more detailed data on deaths among permanent supportive housing residents, including causes of death, noting that fatalities may result from aging and medical conditions rather than solely drug overdoses. Charles suggested that a better understanding of resident mortality could help identify opportunities to expand onsite medical services and encouraged consideration of international housing models, including Finland's approach to homelessness. Charles also raised concerns regarding accountability and enforcement of provider contracts, particularly in relation to HomeRise, resident welfare checks, and reports of violence and sexual assault in shelters. He stressed the importance of ensuring resident safety, enforcing contractual obligations, and addressing behaviors that threaten the well-being of others in supportive housing and shelter settings.

Jennifer Friedenbach- representing the Coalition on Homelessness, expressed concern regarding HomeRise's closure, emphasizing that the organization's financial challenges reflect broader systemic issues within permanent supportive housing (PSH) that require attention. Jennifer urged the City to ensure not only that residents remain housed but also that the housing properties themselves are preserved, and raised concerns about whether available funding would be sufficient to stabilize all households receiving Emergency Housing Vouchers. Regarding eviction data, she recommended examining properties with disproportionately high eviction rates, identifying successful prevention practices, and investigating residents who leave PSH due to unsafe conditions, poor treatment, or pressure from providers, noting that returns to homelessness should also be considered system failures. Jennifer also called for greater transparency in the Large Vehicle Program, including reporting the total number of affected vehicles and citations issued, and expressed concern that enforcement measures could result in individuals moving from vehicles onto the streets.

Aisha McCain-expressed gratitude for the announcement of HomeRise's closure, describing it as a meaningful step toward accountability following the death of her brother, Eric McCain, and the traumatic experiences her family endured. Aisha acknowledged the efforts of journalists, researchers, community advocates, and others who continued investigating and raising concerns, emphasizing the importance of public oversight and holding housing providers accountable for resident safety and the responsible use of public funds. Aisha stated that although no action could bring her brother back, she hoped that sharing his story would help prevent similar tragedies, strengthen protections for vulnerable residents, and ensure that housing providers prioritize the safety and well-being of those they serve.

Commissioner Comments

Commissioner Guerrero-clarified his earlier remarks regarding transitional housing, drawing on his personal experience with housing instability and his professional experience managing a 50-room transitional housing program. The Commissioner emphasized his strong support for transitional housing as an effective alternative to congregate shelter, particularly because it provides opportunities for residents to develop independent living skills, understand tenant responsibilities, and prepare for long-term housing stability. However, he explained that expanding transitional housing alone would not significantly reduce homelessness without corresponding investments in permanent and affordable housing options for residents to transition into. Commissioner Guerrero also advocated for greater investment in tenant education, particularly within underserved communities, and concluded by asking why transitional housing was not included in the Provider Stabilization Funding Program.

Chair Albright-requested that transitional-age youth (TAY) data be disaggregated on Slide 52, which presents shelter waitlist information. The Chair also asked staff to review the other appendices and consider whether presenting TAY data across additional categories and metrics would provide a more comprehensive understanding of the needs and experiences of transitional-age youth within the homelessness response system.

13) GENERAL PUBLIC COMMENT

AT THIS TIME, MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ITEMS OF INTEREST TO THE PUBLIC

THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION THAT ARE NOT ON THIS MEETING AGENDA. WITH RESPECT TO AGENDA ITEMS, YOUR OPPORTUNITY TO ADDRESS THE COMMISSION WILL BE AFFORDED WHEN THE ITEM IS REACHED IN THE MEETING. EACH MEMBER OF THE PUBLIC MAY ADDRESS THE COMMISSION FOR UP TO THREE MINUTES. THE BROWN ACT FORBIDS THE COMMISSION FROM TAKING ACTION OR DISCUSSING ANY ITEM NOT APPEARING ON THE POSTED AGENDA, INCLUDING THOSE ITEMS RAISED AT PUBLIC COMMENT. PLEASE SEE PAGE 2-3 OF THIS AGENDA FOR INFORMATION REGARDING INSTRUCTIONS FOR MAKING PUBLIC COMMENT.

Christin Evans-requested additional information regarding the planned transition of approximately 1,500 HomeRise housing units, particularly whether residents would remain in their current homes under new property management or be required to relocate. Drawing on lessons learned from the closure of the Shelter-in-Place hotel program, she emphasized the importance of a transparent transition process, regular progress reports, and accountability measures to track resident outcomes and prevent displacement. Christin expressed concern that previous housing transitions had resulted in some residents temporarily returning to homelessness due to delays in securing replacement housing and urged the department to proceed cautiously, provide further clarification at the next Commission meeting, and prioritize the stability and well-being of affected residents.

14) DATA OFFICER REPORT

Commissioner Guerrero-will provide a Data Report during the Nonmember 5, 2026 HOC meeting.

PUBLIC COMMENT

No public comment

15) GENERAL PUBLIC COMMENT

(Continued if needed)

No public comment

16) COMMISSION MATTERS:

Commissioner Dufty expressed concern regarding the proposed closure of the South of Market Hospitality House drop-in program, noting that he attended a rally at City Hall in support of preserving the services. He emphasized the importance of drop-in centers in providing dignity, essential resources, and opportunities to connect individuals experiencing homelessness with public benefits, particularly in light of anticipated federal policy changes. Commissioner Dufty clarified that the program falls under the Department of Public Health (DPH), rather than HSH, and requested that DPH provide a presentation to the Commission explaining the proposed closure and its potential impact on the City's homelessness response system. Commissioner Dufty also acknowledged Joe Wilson and community advocates for their efforts to preserve the program.

Commissioner Guerrero echoed Commissioner Dufty's concerns regarding the proposed closure of the South of Market Hospitality House drop-in program, emphasizing that drop-in centers serve as essential community spaces, or "third spaces," for individuals experiencing homelessness. He cautioned that closing

these facilities would further limit safe indoor gathering spaces and potentially result in more individuals spending time on the streets.

PUBLIC COMMENT

No public comment

17) ADJOURN

The Chair-adjourned the meeting at 1:00 PM

Respectfully submitted,

Bridget Badasow
Commission Secretary

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact Administrator, by mail to Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415.554.7724; by fax at 415.554.7854; or by email at sotf@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on the City's website at https://sfgov.org/sunshine/

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, (415) 252-3100, FAX (415) 252-3112, website: sfgov.org/ethics.

DISABILITY ACCESS

The Homelessness Oversight Commission meetings are held at City Hall Room 416, at 1 Dr. Carlton B. Goodlett Place, San Francisco on the first Thursday of each month at 9am. The building and meeting room are wheelchair accessible. This meeting will be broadcast and captioned on SFGovTV. Remote public participation is available for people with disabilities, as well as all members of the public. Instructions for how to join the meeting remotely are included at the beginning of this agenda. Captions can be enabled if participating remotely via WebEx.

Sign Language Interpretation is also available upon request. If requesting remote Sign Language Interpretation, please submit an accommodation request a minimum of four (4) business hours prior to the start of the meeting. Allowing a minimum of 48 business hours for all other accommodation requests (for example, for other auxiliary aids and services) helps ensure availability. To request accommodation, please contact Bridget Badasow at bridget.badasow@sfgov.org.

LANGUAGE ACCESS

Per the Language Access Ordinance (Chapter 91 of the San Francisco Administrative Code), Chinese, Spanish and or Filipino (Tagalog) interpreters will be available upon requests. Meeting Minutes may be translated, if requested, after they have been adopted by the Commission. Assistance in additional languages may be honored whenever possible. To request assistance with these services please contact bridget.badsow@sfgov.org at least 48 hours in advance of the hearing.

LANGUAGE ASSISTANCE 415.646.4470: For free interpretation services, please submit your request 48 hours in advance of meeting./Para sa libreng serbisyo sa interpretasyon, kailangan mag-request 48 oras bago ang

miting./Para servicios de interpretación gratuitos, por favor haga su petición 48 horas antes de la reunión./ 如果需要免費口語翻譯，請於會議之前 48 小時提出要求。Đối với dịch vụ thông dịch miễn phí, vui lòng gửi yêu cầu của bạn 48 giờ trước cuộc họp./ Для бесплатных услуг устного перевода просьба представить ваш запрос за 48 часов до начала собрания./ Pour les services d'interprétation gratuits, veuillez soumettre votre demande 48 heures avant la réunion./무료 통역 서비스를 원하시면 회의 48 시간 전에 귀하의 요청을 제출하십시오./ 無料通訳サービスをご希望の場合は、会議の 48時間前までにリクエストを提出してください。 /บริการให้ความช่วยเหลือในหลายภาษาด้านภาษาฟรี ณ ที่ประชุ

To assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

PROHIBITION OF SOUND PRODUCING DEVICES

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (67A.1 Sunshine Ordinance: Prohibits the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).