



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Director's Report

Homelessness Oversight Commission | May 7, 2026



Thank you Del!

Del Seymour

- Founder and Board Vice President of **Code Tenderloin**
- Longtime Tenderloin resident, Vietnam veteran, and respected community advocate
- Brings lived experience of homelessness and incarceration to his leadership and service
- Has dedicated his work to restoring dignity, creating opportunity, and uplifting community voices
- Served for many years on the San Francisco Local Homeless Coordinating Board
- As he retires from the **Local Homeless Coordinating Board** , we thank Del for his leadership, advocacy, and lasting contributions to San Francisco's homelessness response



Retirement Announcement: Thank you Dar!

With deep appreciation for his decades of service to San Francisco

- More than 20 years of leadership advancing housing justice and ending homelessness.
- Helped develop over **4,000 units of supportive housing**
- Led major citywide initiatives, including **Project Homeless Connect, SF HOT, Care Not Cash, and the Hotel Master Lease Program.**
- Supported the rebuild and rehabilitation of over **3,000 public housing units**
- Played a critical leadership role during COVID, overseeing a **2,000+ unit SIP hotel portfolio** and the operation/demobilization of **32 SIP hotels.**
- At HSH, has overseen the full system of care, including outreach, shelter, housing connections, and stability across **12,000+ permanent housing units.**





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Home by the Bay: Family Addendum

Home by the Bay: Family Addendum

- The Family Addendum is a complementary supplement to San Francisco's Home by the Bay strategic plan
- It reflects months of collaboration with family service providers, public agencies, community advocates, and families with lived experience
- The purpose is to define strategic priorities and highlight actions that specifically address the needs of families
- This follows the publication of the Youth Addendum and the Equity Addendum in November 2025

Family Addendum Convening Process

Convening 1

11/2025

- Review family data
- Identify gaps and opportunities
- Generate strategies for families

Convening 2

12/2025

- Review data for vulnerable subpopulations and intersections
- Generate strategies that address diverse needs

Family Listening Sessions

1/2026

- Ask families about their experiences, challenges, needs, and ideas for improvements

Convening 3

1/2026

- Review all strategies that have been generated
- Prioritize the top strategies for the addendum

Convening 4

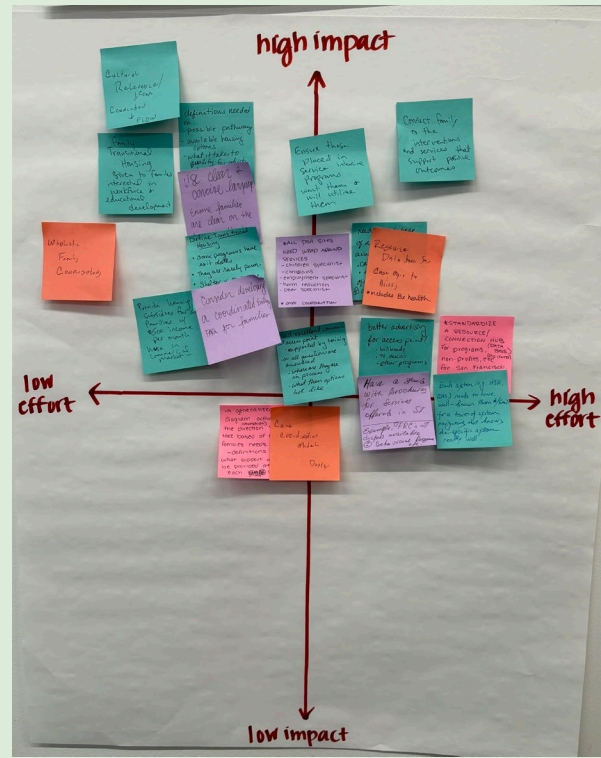
2/2026

- Deeper dive into the prioritized strategies
- Discuss specific activities that can drive the strategies forward

Convening 5

3/2026

- Review the draft addendum
- Opportunity for community feedback



Family Addendum Strategic Priorities

1. Make the system more flexible and responsive for our most vulnerable families
2. Better coordinate across city departments and partners to make it easier for families navigating multiple systems of care
3. Improve access to wraparound services, including those that support families' well-being and financial stability
4. Ensure rapid access to safe places to stay for families with urgent health or safety risks
5. Improve housing options for families
6. Expand the reach and range of homelessness prevention services

Alignment with Home by the Bay

Action Area 1

Advancing racial equity and housing justice



1. Make the system more flexible and responsive for our most vulnerable families

Action Area 2

Enhancing system performance and capacity



2. Better coordinate across city departments and partners to make it easier for families navigating multiple systems of care
3. Improve access to wraparound services, including those that support families' well-being and financial stability

Action Area 3

Strengthening response to unsheltered homelessness



4. Ensure rapid access to safe places to stay for families with urgent health or safety risks

Action Area 4

Increasing stable and successful entries into permanent housing



5. Improve housing options for families

Action Area 5

Preventing people from experiencing homelessness



6. Expand the reach and range of homelessness prevention services

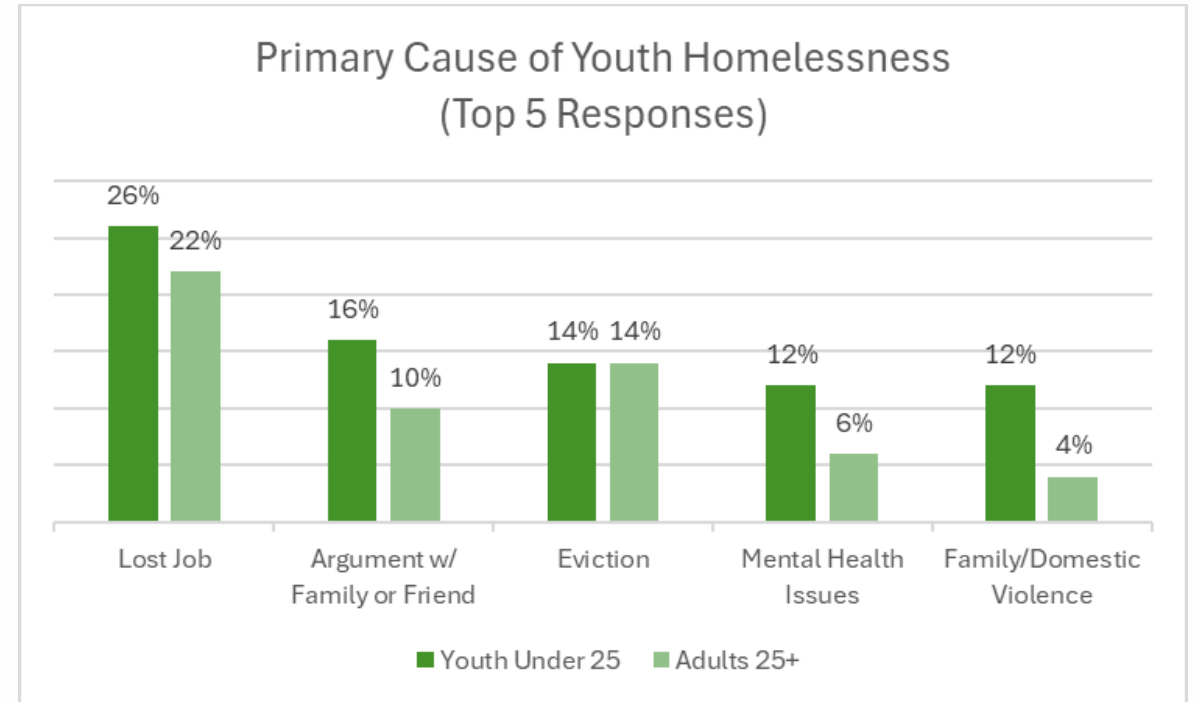


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Youth Homelessness

TAY Homelessness in San Francisco

• In Fiscal Year 2024-25, youth represented **19% (4,434)** of the **total number of people experiencing homelessness (23,561)** and **22% (2,095)** of the total number of people experiencing homelessness for the first time (9,552) in San Francisco.



Data from the San Francisco 2024 Youth Homelessness Point-In-Time Count

Youth Served by HSH: Fiscal Year 2024–2025

2,303

Youth assessed through CE

- 19% of total assessed
- 33% in housing referral status

1,100

Youth exited homelessness

- 22% of all exits
- 256 permanent housing
- 185 rapid re-housing

1,788

Youth served in shelter

- 16% of total served
- 29% exited to housing

660

TAY households receiving prevention assistance

- 8% of total served

Key Insight

Strong exits to permanent housing and rapid re-housing reflect continued progress in youth housing outcomes.

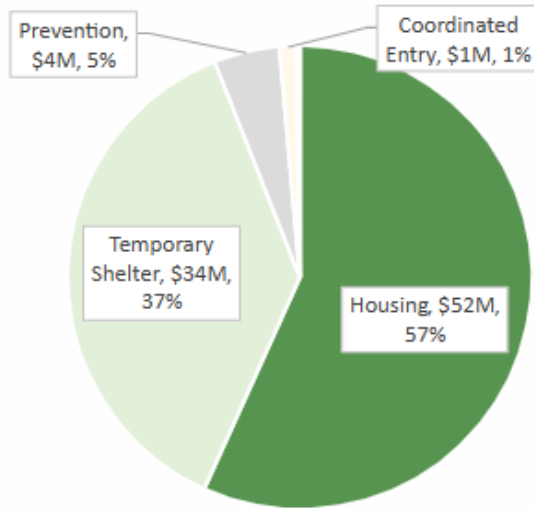
379

Youth street outreach encounters

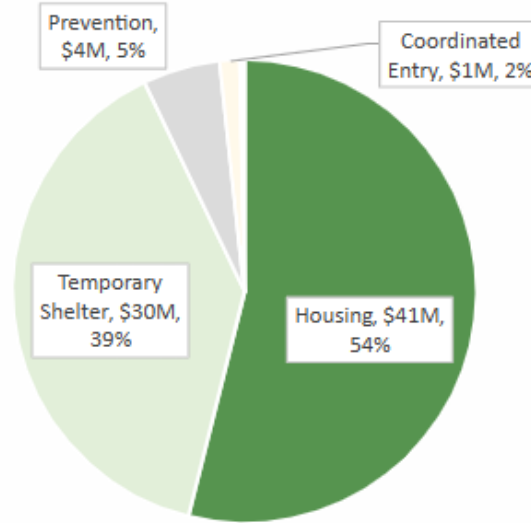
- 57% assessed for housing
- 23% exited to shelter or housing

FY25-26 & FY26-27 TAY Program Budget

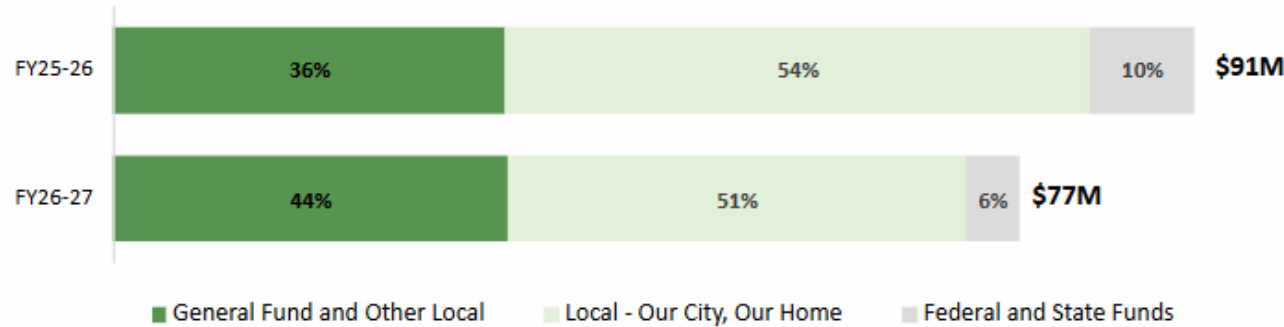
TAY FY25-26 Budget by Program



TAY FY26-27 Budget by Program



TAY Budget by Fund Source

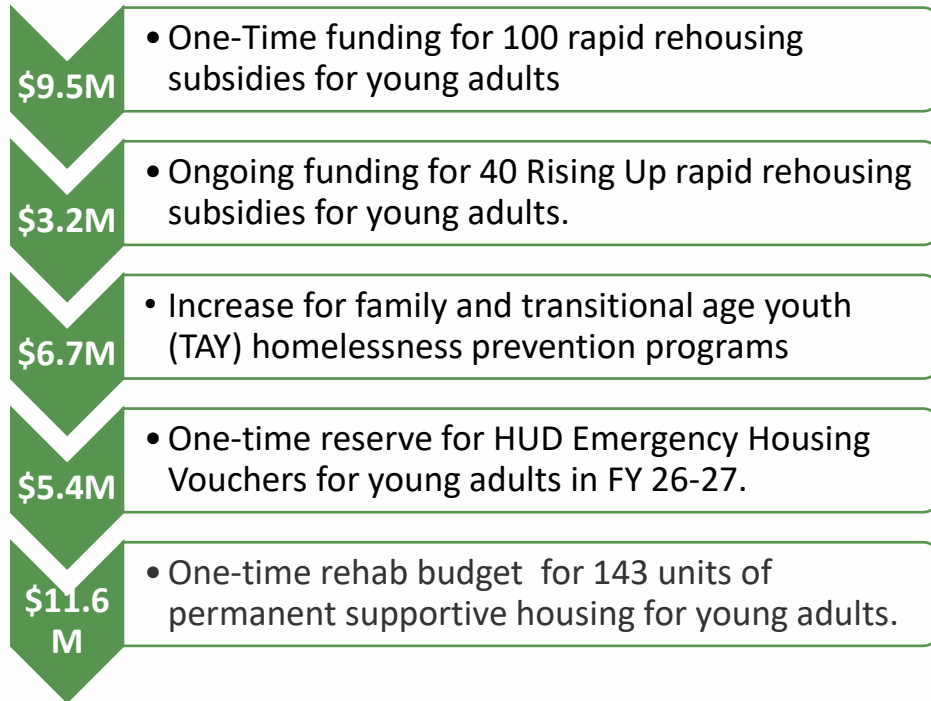


- FY 2025-26 Youth Budget: \$91M
 - \$9.5M one-time Prop C
- Youth Housing Units: 1,079 (+100 Prop C pipeline)
 - Site-Based PSH: 408
 - Scattered Site PSH: 168
 - Rapid Re-housing: 503
- Youth Shelter Beds: 322 (+34 Prop C pipeline)
 - Congregate: 127
 - Semi-Congregate: 114
 - Non-Congregate: 81

Budget Initiatives for TAY

New investments in the FY 2025-27 budget supplement over **\$40 million investments** made in FY 24-26 for young adults.

New Investments in FY 25-27 (\$36.4M)



FY 2024-26 Sustained Investments (\$47.5M)

- **50 Rapid Rehousing for Parenting Young Adults**
 - Families headed by young adults
- **Bridge Housing**
 - Procurement in process, anticipated to open later this year
- **Operate 66 new units of permanent housing for young adults**
 - 1174 Folsom and 42 Otis
- **285 Rapid Rehousing Subsidies**
 - 60 for exits from Transitional Housing
 - 50 for TAY-headed family households
 - 15 for households impacted by violence
- **25 Flexible Housing Subsidies**
 - Scattered-site permanent housing
- **12 Housing Ladder Subsidies**
 - Lower-service model for households exiting permanent supportive housing (PSH)



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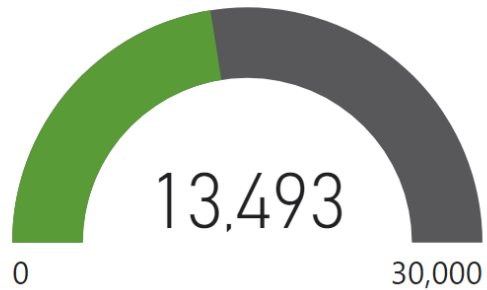
Homelessness Response System: Updates and Data*

**All data is from the Online Navigation and Entry (ONE) System unless otherwise noted. All dashboards are in HSH's [Data Hub](#).*

Systemwide Exits From Homelessness

HOME BY THE BAY GOAL: Actively support at least 30,000 people to move from homelessness into permanent housing

5 year progress to goal

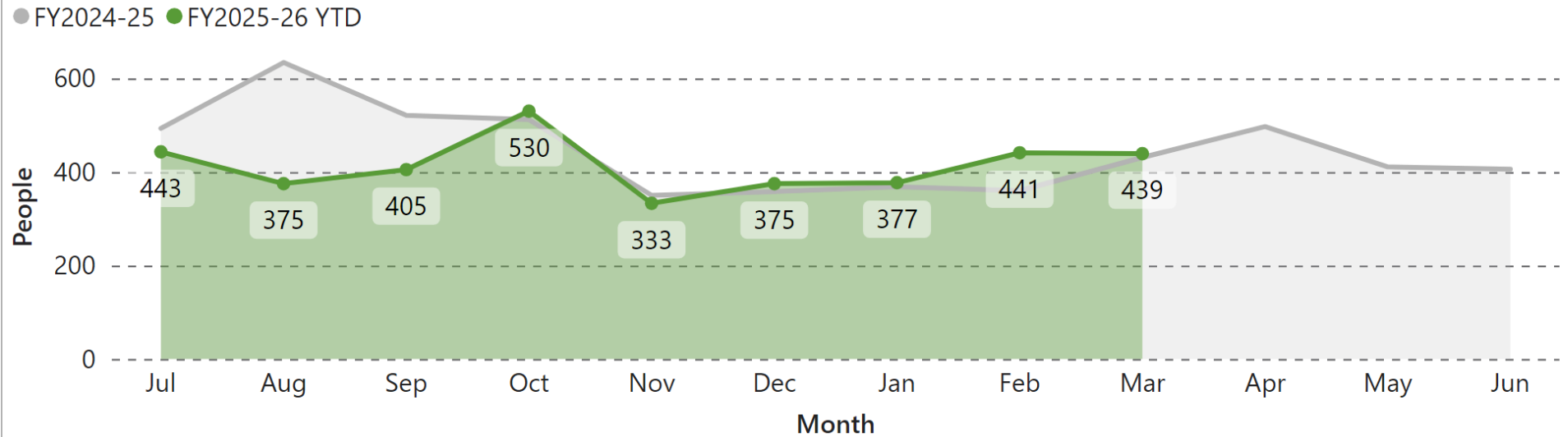


FYTD comparison

3,495
Current FYTD

3,826
Previous FYTD

Number of unique clients exiting homelessness



Fiscal Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
FY2023-24	373	513	495	693	426	493	492	489	521	492	490	404
FY2024-25	493	634	521	512	350	358	368	360	431	497	411	406
FY2025-26 YTD	443	375	405	530	333	375	377	441	439			

Data through 3/31/2026 | data as of 4/14/2026

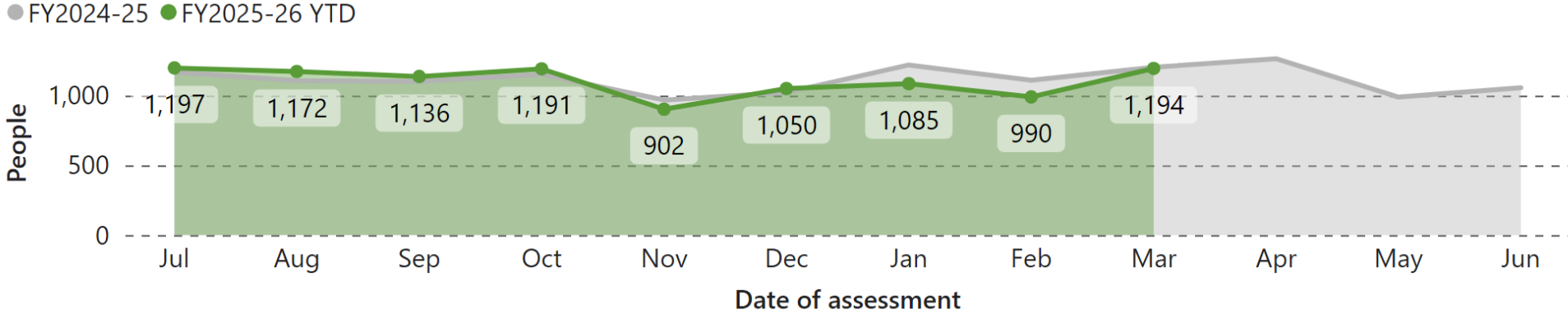
Coordinated Entry

Number assessed

9,367
Current FYTD

9,464
Previous FYTD

Number of unique clients assessed for housing



By household type

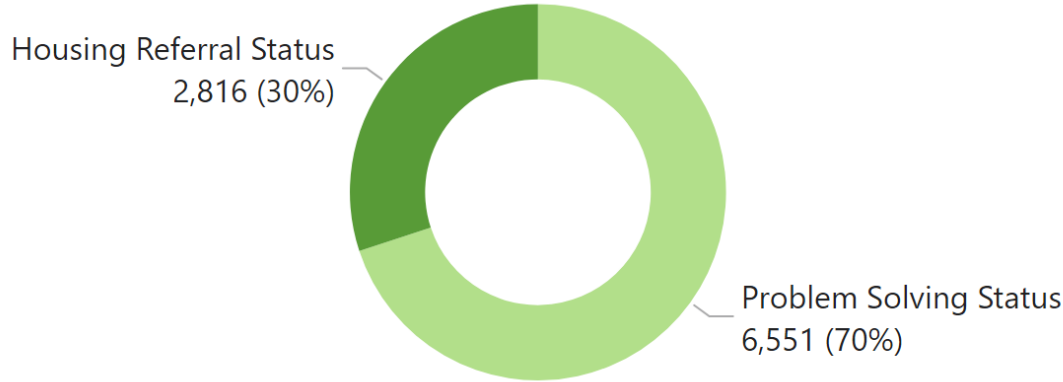
Current FYTD

	Youth*	All Households
Adult	1,674	8,261
Family	297	1,127

*Households led by youth age 18-27

By outcome of housing assessment

Current FYTD



Time to move in to housing

Median days to move in

170

Current FYTD

153

Previous FY

Average days to move in

221

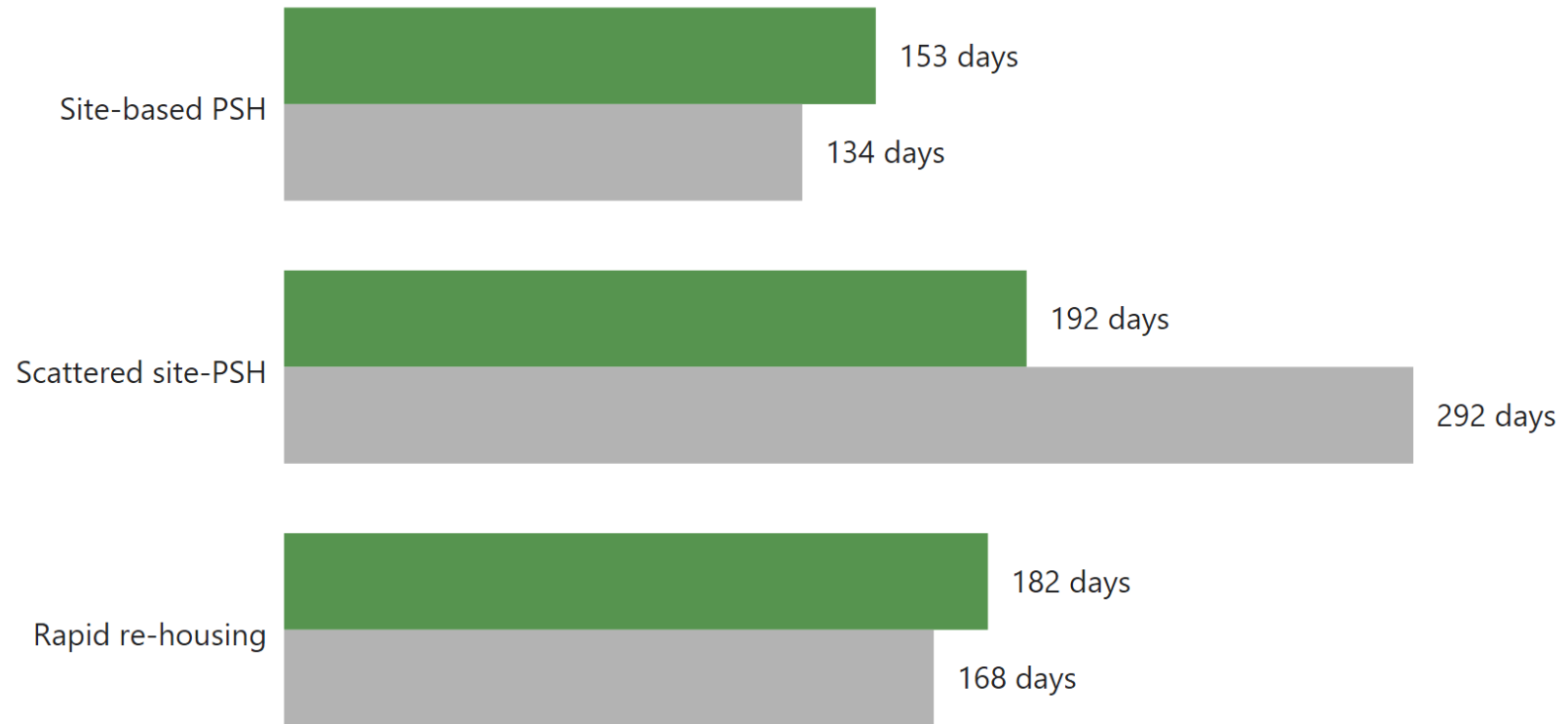
Current FYTD

197

Previous FY

Median number of days between queue placement and move in to HSH housing

● Current FYTD ● Previous FY



Homelessness Prevention

Reflects San Francisco Emergency Rental Assistance Program (ERAP) applications assigned to HSH providers

Average award amount

Current FYTD

\$5,138

Households awarded

1191

Current FYTD

1,788

Previous FYTD

Total distributed

\$6,119,684

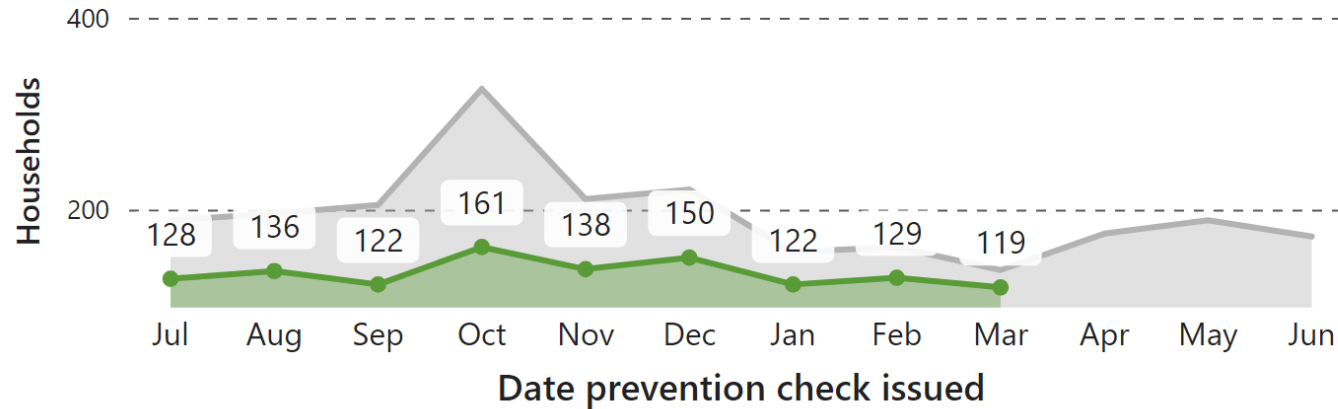
Current FYTD

\$8,617,805

Previous FYTD

Number of unique households receiving prevention financial assistance

● FY2024-25 ● FY2025-26 YTD



By household type

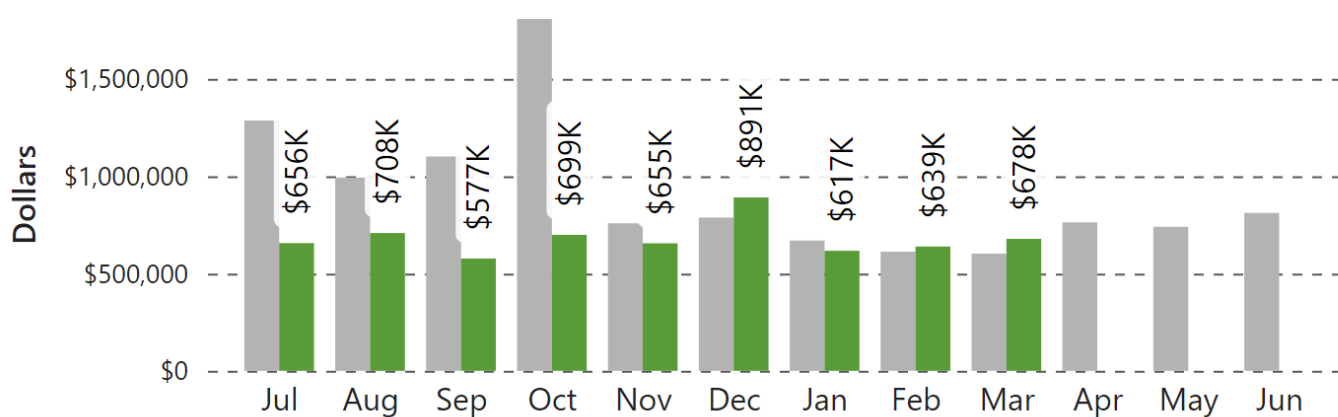
Current FYTD

	Youth*	All Households
Adult	49	571
Family	60	611

* Households led by youth age 18-27

Total amount of prevention financial assistance distributed

● FY2024-25 ● FY2025-26 YTD



By type of assistance

Current FYTD

\$14,242,080

Back Rent

\$3,084,233

Future Rent

\$5,661,927

Move In

\$4,332,413

Stipulated

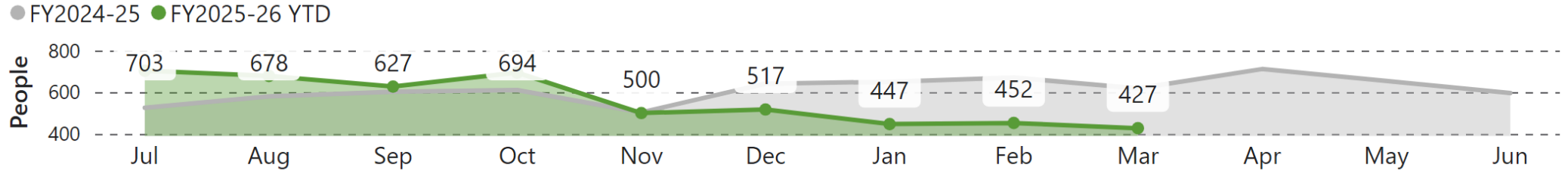
Street Outreach

HSH street outreach programs include the San Francisco Homeless Outreach Team (SFHOT) & Large Vehicle Case Management

Number of unique clients encountered

3,281
Current FYTD

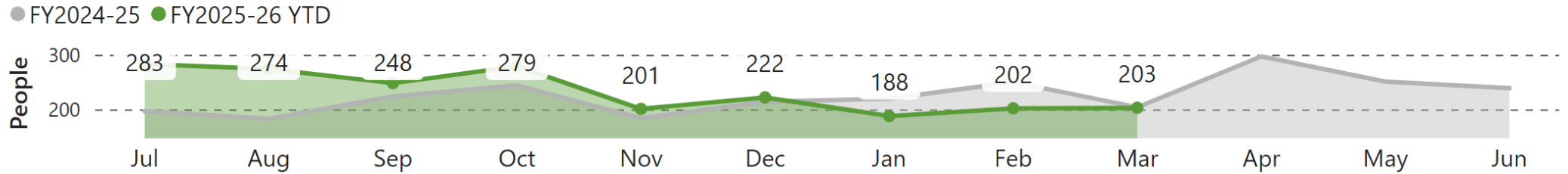
4,226
Previous FYTD



Number of unique clients assessed for housing

2,028
Current FYTD

2,583
Previous FYTD

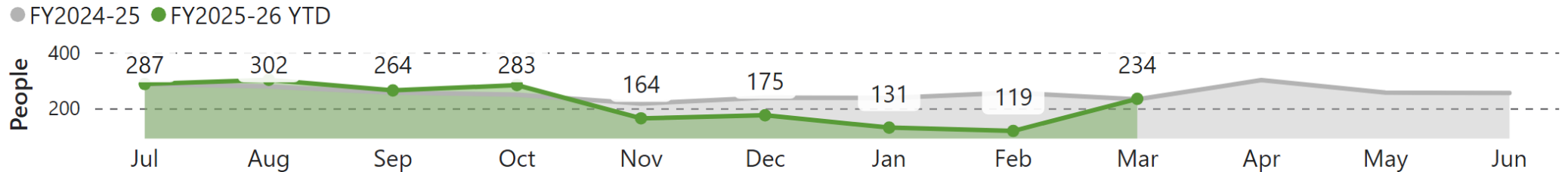


Number of shelter placements by outreach teams

*Does not include placements made by Large Vehicle Case Management using Urgent Accommodation Vouchers (UAV)

1,959
Current FYTD

3,062
Previous FYTD



Problem Solving

Average award amount

Current FYTD

\$2,117

Number resolved

553

Current FYTD

507

Previous FYTD

Total distributed

\$1,170,576

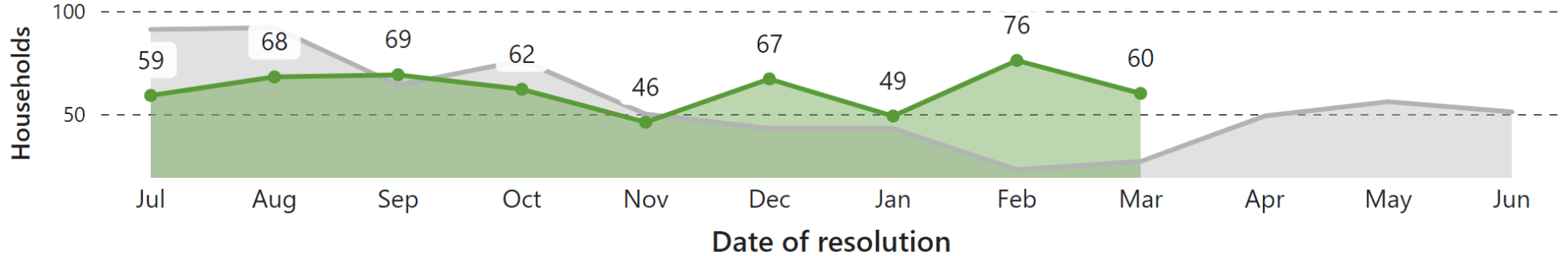
Current FYTD

\$1,472,321

Previous FYTD

Number of unique households resolved through problem solving

● FY2024-25 ● FY2025-26 YTD



By type of assistance (Top 5)

Current FYTD

Assistance Type	Amount
Move-In Assistance for housing outside the San Francisco HRS, including deposits and first month's rent	\$840,046
Furniture, such as a bed, if reasonable and directly linked to a housing resolution	\$162,166
Travel and relocation support outside of San Francisco that will result in a housing connection - airline, train or bus ticket	\$111,828
Rental Assistance after Move-in	\$28,932
Travel and relocation support outside of San Francisco that will result in a housing connection- food stipend	\$14,636

By household type

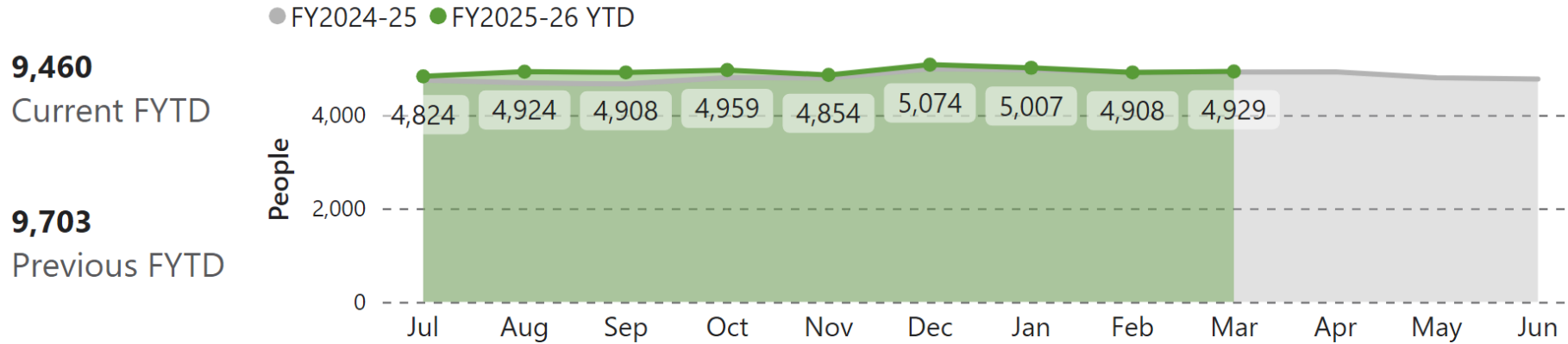
Current FYTD

	Youth*	All Households
Adult	105	419
Family	5	24

*Households led by youth age 18-27

Shelter Programs

Number of unique clients served by emergency shelter or transitional housing



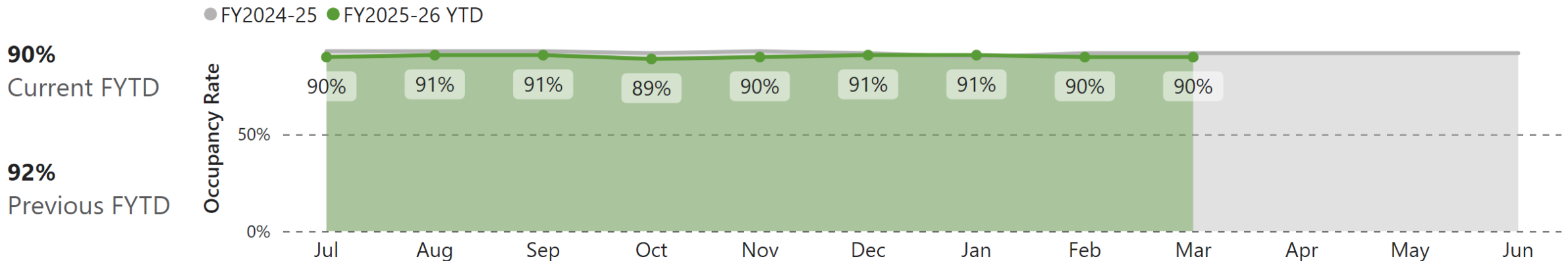
Clients by household type

Current FYTD

	Youth*	All Households
▲		
Adult	1,228	7,576
Family	364	1,815
Minor		118

* Households led by youth age 18-27

Occupancy rate of year-round emergency shelter and transitional housing (HSH-funded)



Housing Programs

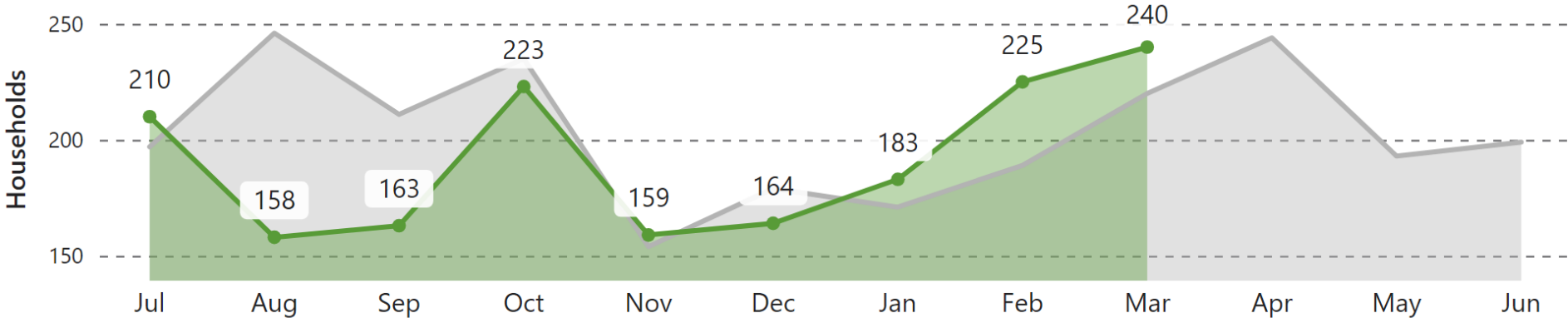
Households moved in

1,721
Current FYTD

1,792
Previous FYTD

Number of unique households moved in to permanent supportive housing or rapid re-housing

● FY2024-25 ● FY2025-26 YTD



By household type

Current FYTD

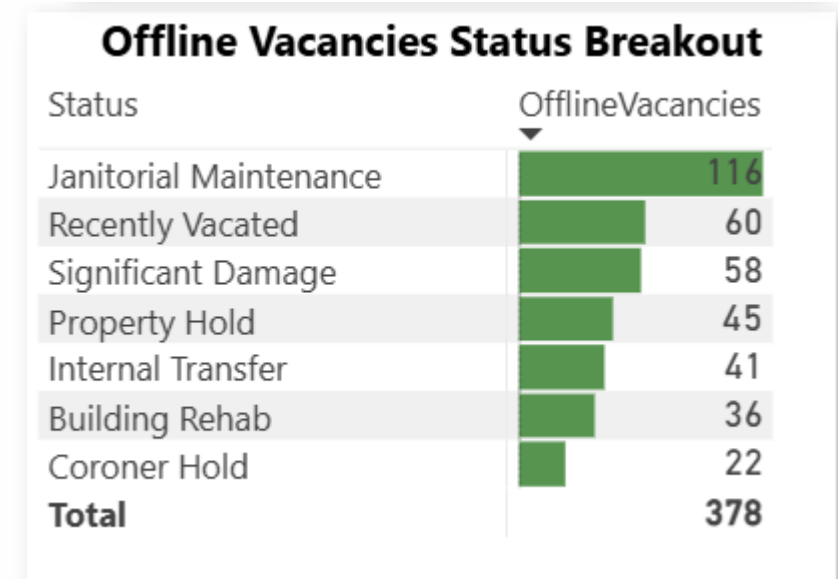
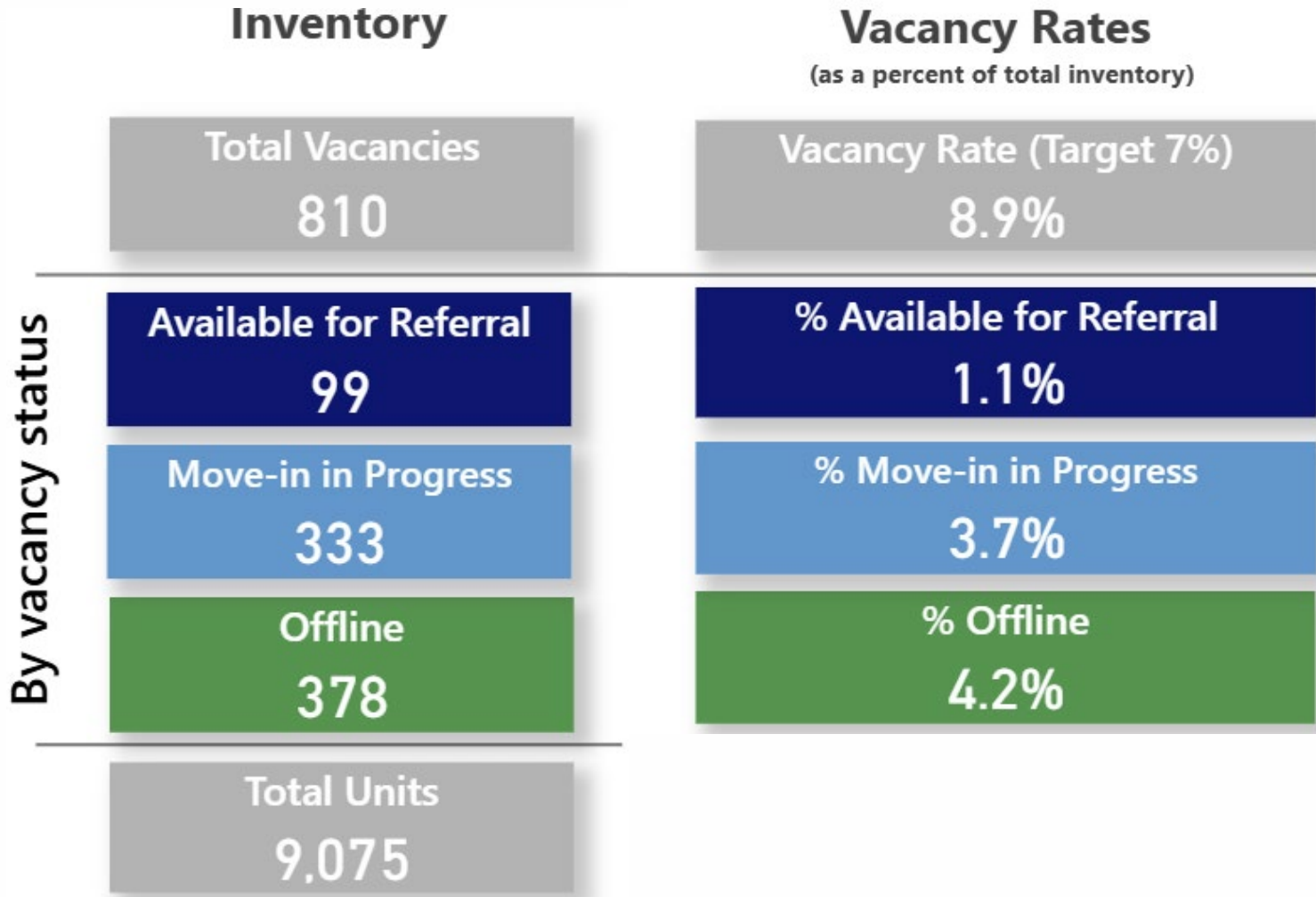
	Youth*	All Households
Adult	280	1416
Family	91	305

* Households led by youth age 18-27

By program area

Program Area	FY2025-26 YTD
Housing Ladder	33
Rapid re-housing	451
Scattered site-PSH	199
Site-based PSH	1,041

Permanent Supportive Housing Vacancies



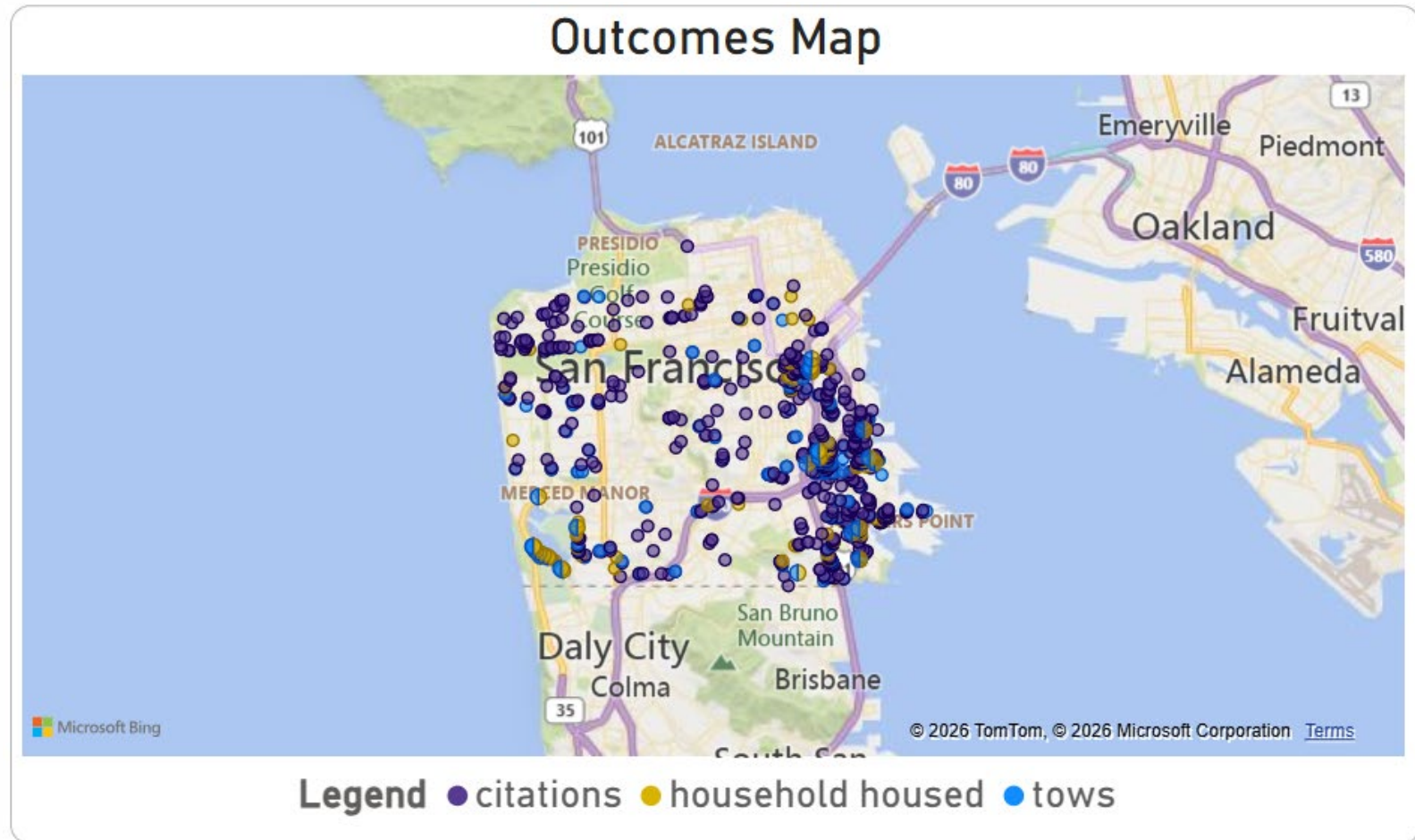


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Additional Updates

Large Vehicle Program

- October 1, 2025: Permitting began
- November 1, 2025: Enforcement began
- 115 households housed/sheltered and 215 large vehicle owners with active permits
- Data as of April 26, 2026



LVs w Active Permits

Permits were issued in October 2025 and exempt Large Vehicles from the 2 hour parking limit.

215

Sheltered or Housed Households

Number of households that have moved out of Large Vehicles and into housing or shelter through the program.

115

Buybacks Completed

LVs are removed from the street after they are voluntarily relinquished in exchange for a financial incentive.

79



Shelter Waiting List - Commission Metrics

Adult waitlist counts are based on unique requests for shelter and might not represent unique people.

Adult Shelter Waiting List

There are currently 412 people on the waiting list.

700 people joined the waiting list in March 2026.

Average time on waiting list = 15 days
(for people who accepted placement offers)

In March 2026, 141 people were placed into shelter from the waiting list. 441 people were offered shelter but did not accept (381 did not respond, and 60 declined shelter).

Family Shelter Waiting List

There are currently 319 families (883 people) on the waiting list.

111 families (302 people) joined the waiting list in March 2026.

Average time on waiting list = 37 days
(for families who accepted placement offers since January 2025)

In March 2026, 35 families (107 people) were placed into shelter from the waiting list.

Street Teams Consolidated Under DPH

Why Now?

- The City used DEM to quickly stand up a more integrated street-team structure and improve coordination across departments.
- That model is now in steady state, making this the right time to place operations in a permanent home designed for long-term care.
- The transition is a sign of progress — not a response to failure.

Why DPH?

- Street crisis is often a health crisis involving behavioral health, substance use, and chronic medical needs.
- DPH is best positioned to connect outreach directly to treatment, stabilization, medication support, and ongoing care coordination.
- Bringing outreach under one department reduces fragmentation and clarifies accountability.

Intended Impact

- More flexible deployment of five street teams based on current need, historical hotspots, and emerging hotspots.
- More standardized workflows and stronger coordination across city and contracted teams.
- Better long-term outcomes by linking people more consistently to shelter, health care, and behavioral health services.

Impact of Street Teams Reforms on HSH

What is Changing?

- HSH outreach staff and contractors that support street-team functions would transfer into DPH's operational structure effective July 1.
- 12 HSH staff positions moving and three contracts transitioning to DPH.
- Existing contracts are expected to remain in place, with amendments used to complete the departmental transfer.

What Is Staying the Same?

- HSH remains the lead department for shelter and housing.
- The goal is continuity for people being served, with stronger alignment between outreach and health care.

The transition streamlines oversight while preserving service continuity: outreach moves into a more health anchored department, and HSH continues to lead on shelter and housing connections.

Local Legislation

May 2025

HSH Legislation

Introduced on 4/28, to be heard at Budget & Finance Committee on 5/20:

- DISH SF – Property Management at Six Buildings
- SVdP – Multi-Service Center South
- SVdP – Division Circle Navigation Center
- THC – Master Lease Hotels
- THC – Crown, Winton, National Hotels

BOS Legislation

Supervisor Dorsey's ordinance to expand "Drug-Free PSH" would...

- Prohibit* the City from expanding its PSH portfolio unless it is to create "Drug-Free Housing" among other provisions.
- The ordinance passed the Public Safety & Neighborhood Services Committee with recommendation on 4/23.

**unless otherwise prohibited by law or inconsistent with conditions of funding.*

Federal Updates

The Department of Housing & Urban Development (HUD) announced on May 1st that the **2026 Continuum of Care** (CoC) Notice of Funding Opportunity (NOFO) will be published by **June 1, 2026.**

Awards to be made by **December 1, 2026**

- On April 14th, HUD Secretary Scott Turner announced that HUD would "abandon" Housing First and harm reduction policies.
- [See full statement](#)

April 2026 Contract Amendments & Renewals

Program	Provider	New Term End	New NTE	Number Served	Staffing Ratio
Flexible Housing Subsidy Pool	Abode Services	6/30/2027	\$5,237,015	70	Housing Coordinator 1:50; Case Manager 1:20
Flexible Housing Subsidy Pool for ETH	Community Forward SF	6/30/2027	\$62,400,867	62	Housing Coordinator 1:50; Case Manager 1:20
Flexible Housing Subsidy Pool for Women	Community Forward	6/30/2027	\$6,015,502	50	Housing Coordinator 1:50; Case Manager 1:20

Cont.: April 2026 Contract Amendments & Renewals

Program	Provider	New Term End	New NTE	Number Served	Staffing Ratio
Money Management	Tenderloin Housing Clinic, Inc.	6/30/2028	\$9,513,096	1,000-1,100 clients per month	N/A
250 Kearny Property Management	Swords to Plowshares	6/30/2027	\$3,528,918	131	N/A
PSH Support Services at Bayview Hill Gardens	Bayview Hunters Point Foundation	6/30/2029	\$7,317,382	72	1:20
Bristol Housing Ladder	Tenderloin Housing Clinic, Inc.	6/30/2029	\$9,999,998	57	1:60

Cont.: April 2026 Contract Amendments & Renewals

Program	Provider	New Term End	New NTE	Number Served	Staffing Ratio
PSH Support Services, Master Lease, and CoC Rental Assistancess at Auburn	Episcopal Community Services	9/30/2028	\$9,654,896	70	1:25
Emergency Stabilization, PSH Property Management and Master Lease at Kinney Hotel	Lutheran Social Services	6/30/2029	\$9,135,914	Emergency Stabilization 30 PSH	1:25
Taimon Booton Navigation Center	SF Community Health Center	6/30/2029	9,985,208	75	1:25



HR Update

Positions Update

247.5 total FTE

14 vacant positions

3 active recruitments



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Questions?

Thank you!



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Appendix Slides:

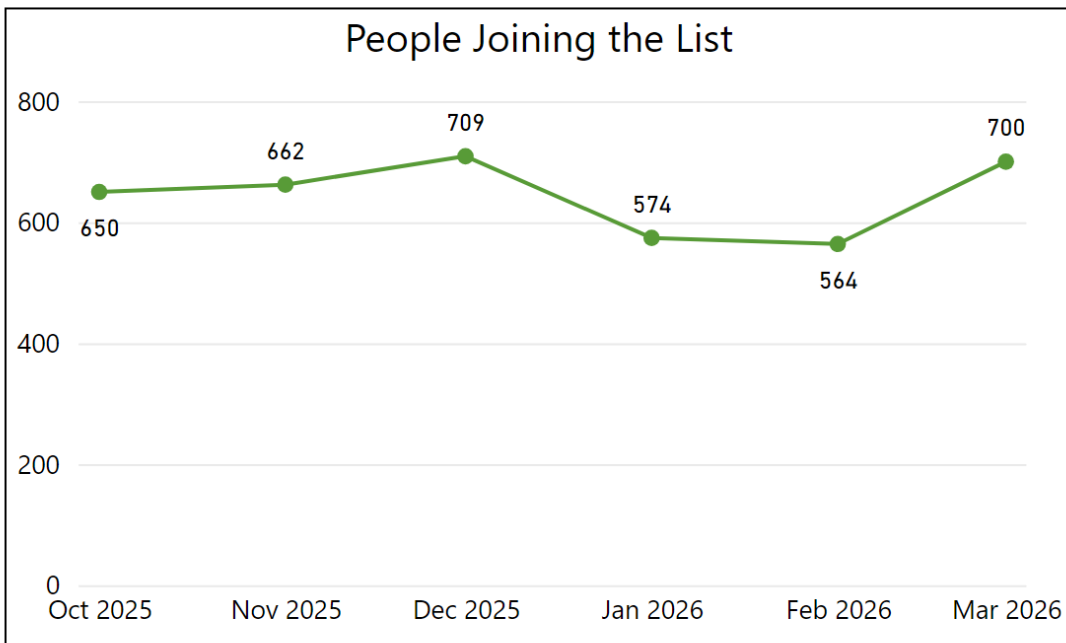
Shelter Waiting List Data Over Time



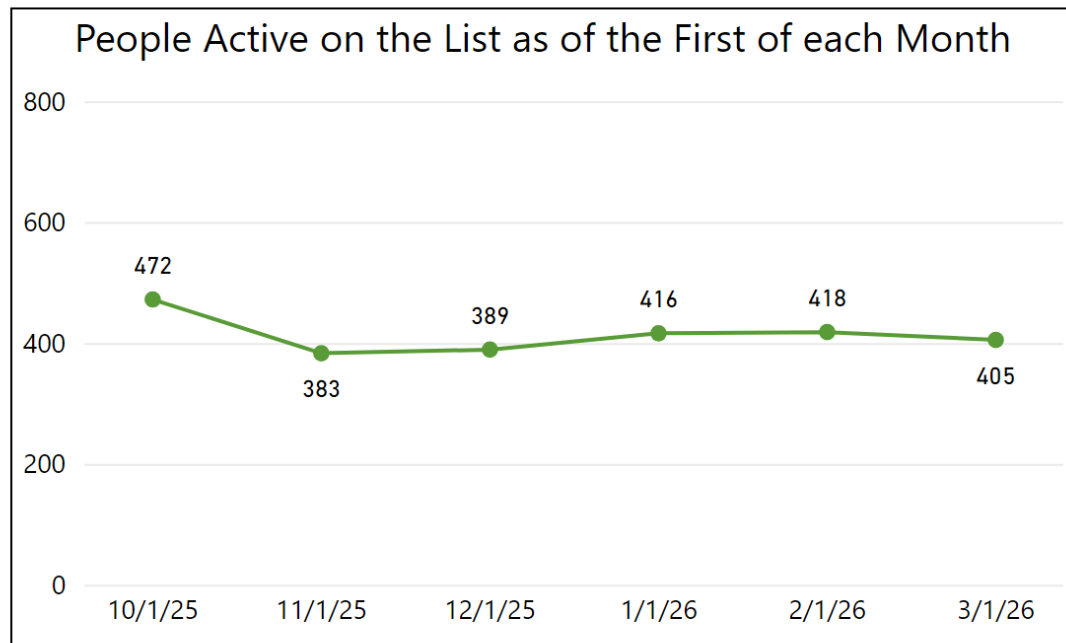
Adult Shelter Waiting List - Joining & Active

Adult waitlist counts are based on unique requests for shelter and might not represent unique people.

People Joining the List



People Active on the List as of the First of each Month





Adult Shelter Waiting List - Coming Off the Waitlist

Adult waitlist counts are based on unique requests for shelter and might not represent unique people.

Month	Placed into Shelter	Removed from the List Without Placement*
Oct 2025	130	597
Nov 2025	136	528
Dec 2025	131	536
Jan 2026	109	469
Feb 2026	120	486
Mar 2026	141	530

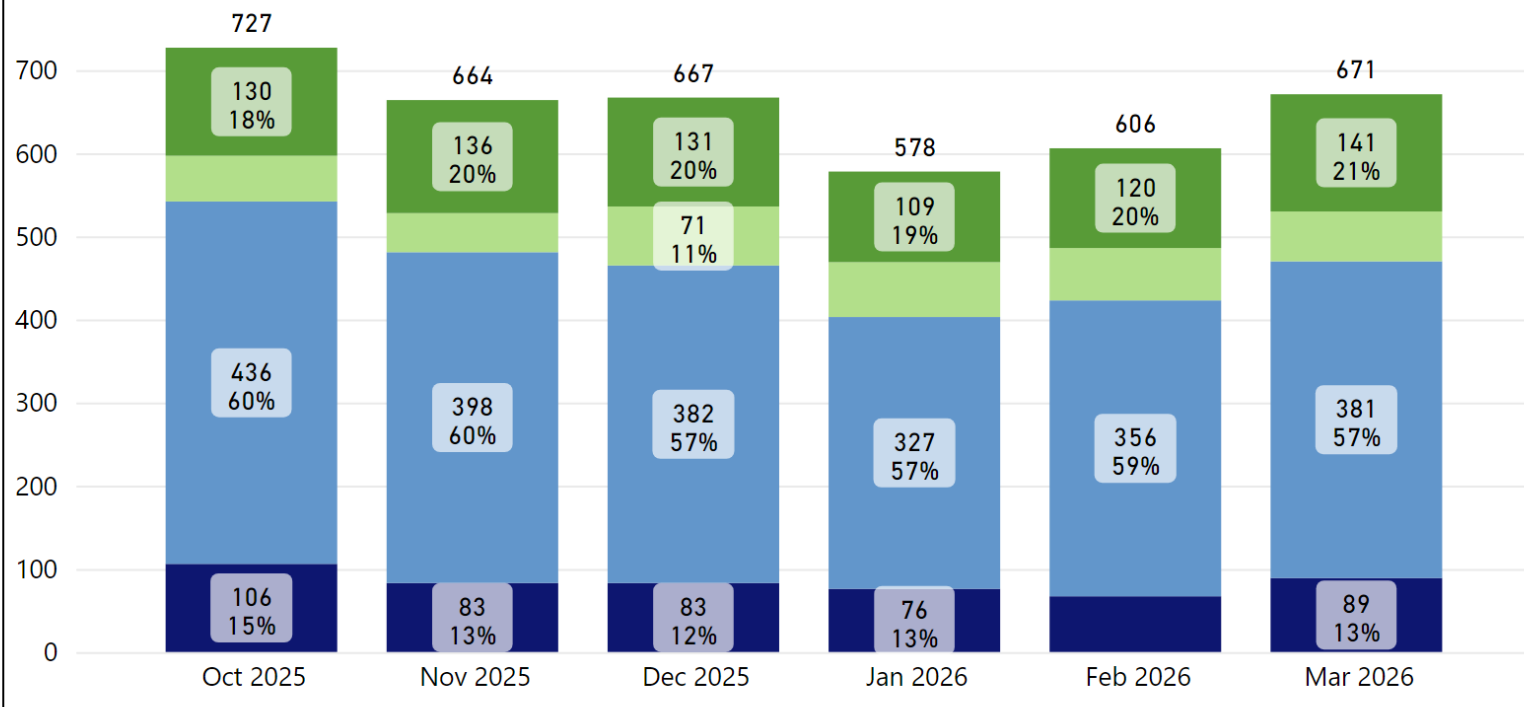
*Reasons someone may be removed from the adult shelter waiting list without being placed into shelter include not responding to a shelter offer within three days, declining a shelter offer, or already having a shelter bed.

Adult Shelter Waiting List - Waitlist Removal Reasons

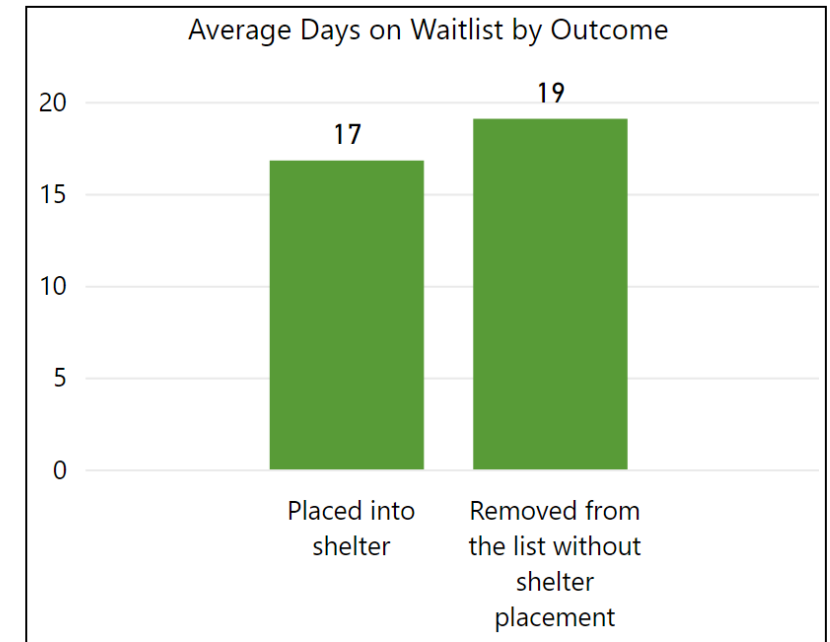
Adult waitlist counts are based on unique requests for shelter and might not represent unique people.

Adults Who Came Off the Shelter Waiting List Each Month by Reason

● Placed into shelter ● Offered shelter but declined ● Offered shelter but did not respond ● Already had a shelter bed



Average Days on Waitlist by Outcome

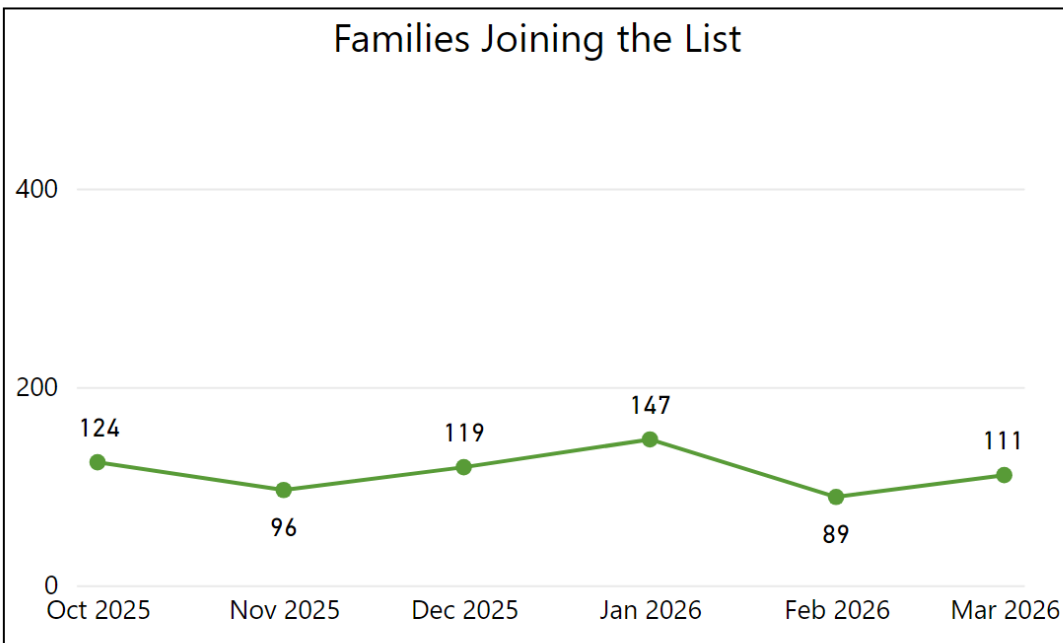




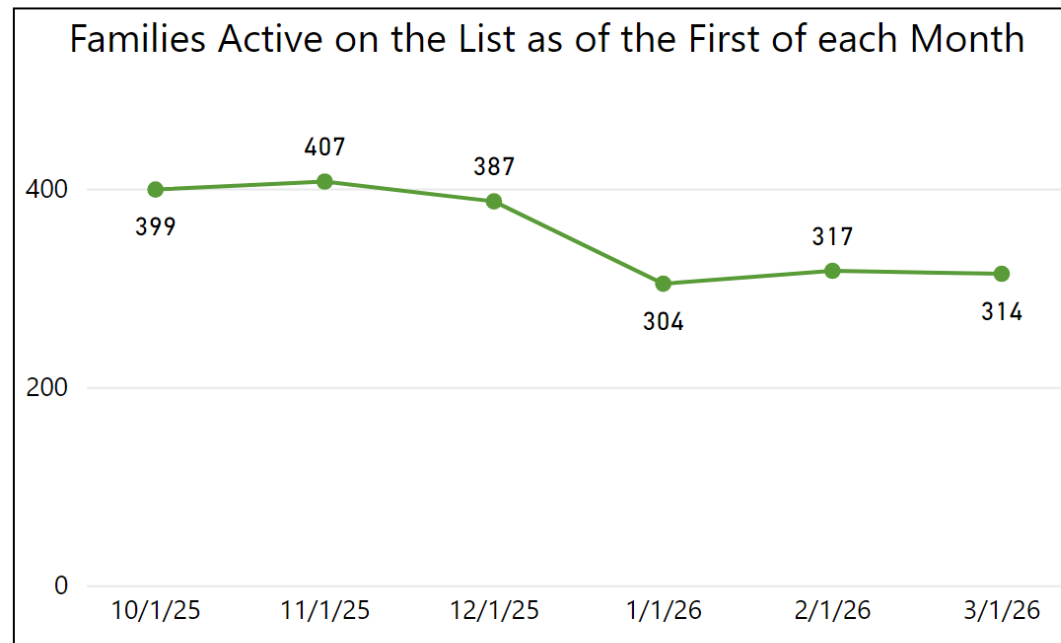
Family Shelter Waiting List - Joining & Active

Family counts are based on unique Heads of Household.

Families Joining the List



Families Active on the List as of the First of each Month





Family Shelter Waiting List - Coming Off the Waitlist

Family counts are based on unique Heads of Household.

Month ▲	Placed into Shelter*	Removed from the List Without Placement**
Oct 2025	36	71
Nov 2025	28	94
Dec 2025	35	158
Jan 2026	34	101
Feb 2026	23	67
Mar 2026	35	82

*Starting in December 2024, placements into shelter from the list include placements into Hamilton Family Emergency Center, a 44-bed congregate shelter.

**Reasons a family may be removed from the family shelter waiting list without being placed into shelter include not responding to a shelter offer, declining a shelter offer, or becoming housed.

Family Shelter Waiting List - Coming Off the Waitlist

Family counts are based on unique Heads of Household.

