

Housing Authority of the City and County of San Francisco

Our City Our Home Oversight Committee Meeting EHV Update

March 26, 2026



Emergency Housing Voucher (EHV) Program

Overview

- EHV program was established in 2021 under the American Rescue Plan Act as a one-time, 10-year commitment of federal investment to address housing instability and homelessness exacerbated by the COVID-19 pandemic.
- EHV vouchers serve individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Issue

- The program was intended to run through 2030 however HUD announced in March 2025 that under the Trump administration, funding for the program was cut from the budget.
- Housing Authority EHV funding is projected to expire around September 2026.

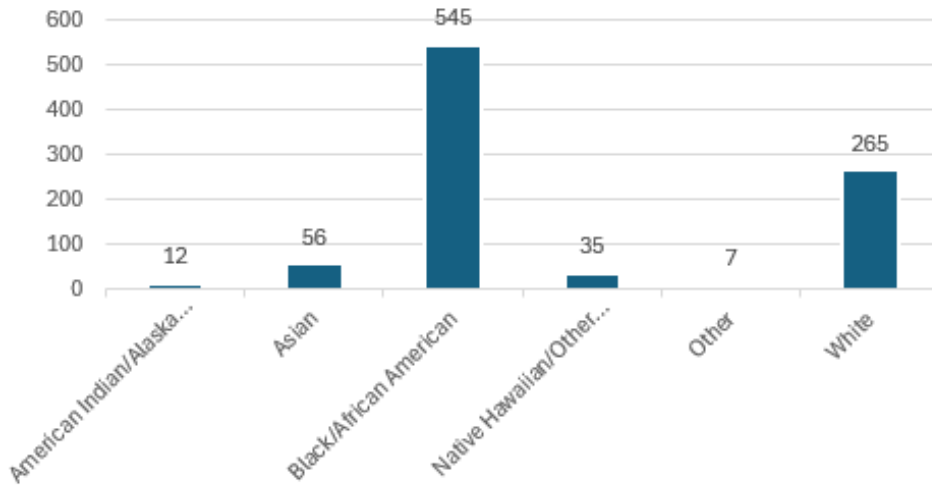


EHV Demographics

The demographic data for the EHV Head of Household is shown below. Out of the 920 total EHV households, 821 EHV households live in San Francisco (99 households have ported out to another Public Housing Agency's jurisdiction).

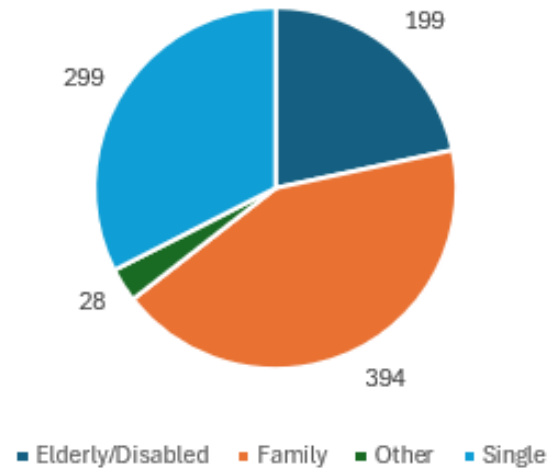
EHV Households by Race (Includes Port Outs)

EHV Households by Race (Port Outs Inc.)



EHV Households by Family Status (Includes Port Outs)

EHV Participants by Family Status (Port Outs Inc.)

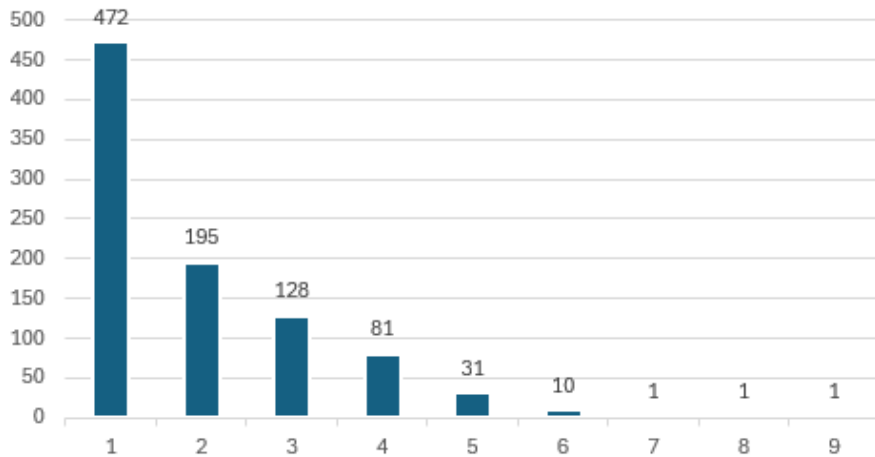


EHV Demographics (cont.)

The demographic data for the EHV Head of Household is shown below. Out of the 920 total EHV households, 821 EHV households live in San Francisco (99 households have ported out to another Public Housing Agency's jurisdiction).

EHV Households by Household Size (Includes Port Outs)

EHV Households by Household Size (Ports Inc.)



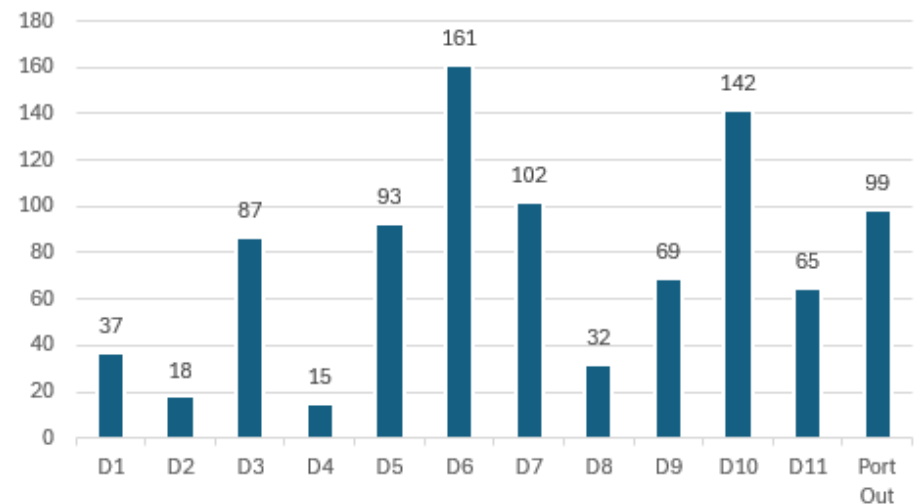
Household AMI Level (Excludes Port Outs)

Income Level	Households	Average Household Income
Extremely Low	705	\$14,054
Very Low	101	\$59,500
Low	15	\$86,771
Grand Total	821	\$20,974

*Grand Total excludes port outs.

EHV Households by District Lived In (Includes Port Outs)

EHV Household by District Lived In



EHV Planning Group

Housing Authority, Department of Homelessness and Supportive Housing (HSH) and Mayor's Office of Housing and Community Development (MOHCD) weekly coordination meetings.

Strategy

Project-Based Voucher (PBV) Program Prioritization

- Pending HUD waiver to automatically place EHV households onto PBV waitlists with EHV priority preference.
- Offer vacant PBV units to EHV households to transition to stable subsidy
- Utilize HSH-held EHV Transition Reserve of \$27M to bridge subsidy needs until PBV placements can be made

Tenant Protection Voucher (TPV) funding

- FY2026 Congress budget appropriations have passed with over \$600M for TPV funding which can be used to support EHV transitions
 - Funding distribution method remains unclear
- Access to TPVs will reduce, but not eliminate, the need to relocate households to PBV units and fully expend the Transition Reserve



Phase 1

Planning and Readiness (thru May 2026)

- Coordinated City department effort (SFHA, MOHCD, HSH) to ensure coordination in communication and outreach plans, projections on funding, modeling attrition and transition scenarios.
- HUD to provide funding allocations and guidance on EHV & TPV next steps

Phase 2

Initial Transition (June – October 2026 (or until EHV funding is exhausted))

- PBV unit placements begin late summer 2026
- Convert EHV vouchers to TPVs as available

Phase 3

Accelerated PBV Placement (November 2026 – June 2027)

- PBV transition continues

Phase 4

Stabilization and Close-Out (July – December 2027)

- City funding to subsize rents for remaining EHV households until full transition, estimated by December 2027 with combined strategy of PBV + TPV



HUD Waiver Request

- Pending HUD approval to automatically place EHV households onto PBV waiting lists with EHV priority preference

Tenant Protection Vouchers (TPV)

- TPV funding distribution method remains unclear

