



Mayor's Office of Housing and Community Development

HIV Housing 101

CITY AND COUNTY OF
SAN FRANCISCO

MAYOR LONDON N. BREED

February 2023

Talking points for today's training:

- Welcome
- Learning Objectives for Training:
 - Learn the history of HOPWA
 - Gain Basic HIV Housing knowledge
 - Understand SF HIV Housing Program Distinctions and Referral/Application Process'
 - Understand Relevant Housing Assistance Processes and Protocols
- Closing Questions/Requests?



Housing Opportunities for People Living with HIV/AIDS

Where did HOPWA start? How is HOPWA funding allocated to MOHCD?

HOPWA was created in 1992 through the AIDS Housing Opportunity Act.*

Promote Decent Affordable Housing – Expand availability of and access to decent, affordable rental housing (i.e., outputs).

Strengthen Communities – End chronic homelessness and move homeless families and individuals to permanent housing (i.e., outcomes) – Others: Ensure equal opportunity in housing; embrace high standards of ethics, management, and accountability; promote participation of faith-based and community organizations, etc.



HIV Housing Programs in SF

MOHCD is the Federal HUD HOPWA award grantee for the Eligible Metro Statistical Area of San Francisco (San Francisco and San Mateo counties). Because MOHCD is the grantee, HOPWA funds received are awarded through a competitive procurement process to determine a project sponsor or contractor. The following are current programs and services offered:

Tenant Based Rental Assistance – a long term on-going deep subsidy where tenants will only pay 30% of their monthly income towards rent.

Second Start – a time limited (one year) partial subsidy program that provides a standard amount of rental assistance as well as vocational rehabilitative services. This program is best suited for individuals who are seeking to either pursue education or find employment

Peter Claver (RCFCI) – a 35-unit CA state regulated residential care facility for chronically ill that provides 24-hour medical attendant care, case management, service linkage and referral, as well as on-site meals and recreational activities. RCFCIs are transitional housing programs where a person may stay for usually one year. Medical Care plans dictate a person's housing need at an RCFCI.

Leland House (TRCF) – a 45-unit transitional residential care facility that provides limited assistance with Assisted Daily Living activities and limited prepared meals. Persons staying at a TRCF for usually no longer than two years and are provided the following supportive services: case management, life coaching/planning, housing support and navigation, behavioral health services, linkage and referral to other necessary services.



HIV Housing Programs in SF

Assisted Care (TRCF) – a 12-unit transitional residential care facility that provides limited assistance with Assisted Daily Living activities and limited prepared on-site meals. Persons staying at this program must meet Transitional Age Youth eligibility (18 to 24 years of age) and usually stay no longer than two years. TRCF programs provide the following supportive services: case management, life coaching/planning, housing support and navigation, behavioral health services, linkage and referral to other necessary services.

Richard Cohen (TRCF) – a 10-unit transitional residential care facility that provides limited assistance with Assisted Daily Living activities and limited prepared on-site meals. Persons staying at this program usually stay no longer than two years. TRCF programs provide the following supportive services: case management, life coaching/planning, housing support and navigation, behavioral health services, linkage and referral to other necessary services.

Derek Silva – a 68-unit permanent supportive housing community. Supportive services provided on-site are case management, linkage and referral to services and a limited food pantry.

Brandy Moore House – a 11-unit facility located in the Western Addition neighborhood of San Francisco. This program provides transitional housing (1-2 year stay) at the facility where clients receive case management services, housing navigation support and vocational/educational support through service referral.

Maitri (RCFCI) - a 15-unit CA state regulated residential care facility for chronically ill that provides 24-hour medical attendant care, case management, service linkage and referral, as well as on-site meals and recreational activities. RCFCIs are transitional housing programs where a person may stay for usually one year. Medical Care plans dictate a person's housing need at an RCFCI.



Basic Housing Information

- **Rental Assistance Navigation and Support:**
 - Emergency Financial Assistance: Seasons of Sharing, Catholic Charities (ERAP -usually once a calendar year funding) – funds are available for housing, medical and utility bills as well as back rent and furniture
 - Partial Rental Subsidies: Catholic Charities – Second Start, San Francisco AIDS Foundation
 - Utilize Housing Platforms such as: Craigslist, Zillow, etc.
 - These platforms allow your client to search by city, bedroom size, amenities, etc. If a client has a tenant-based subsidy, they should choose a unit of their choice.
 - When searching be sure to double check the rent amount (if it seems too good to be true it is probably spam)
 - Typically a unit listing should have the address or a map noting the unit's location, rental amount (SF – studios starting around \$1,500-\$1,600), and email or person to contact for application/viewing.
- **Common Housing Language:**
 - Rental Subsidies – Project-Based vs Tenant-Based
 - Rent Burden (monthly income ratio towards rent)



Fair Market Rate - HUD



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 San Francisco, CA HUD Metro FMR Area FMRs for All Bedroom Sizes

| Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms | | | | | |
|---|----------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|
| Year | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| FY 2023 FMR | \$2,156 | \$2,665 | \$3,188 | \$3,912 | \$4,283 |
| FY 2022 FMR | \$2,115 | \$2,631 | \$3,198 | \$4,111 | \$4,473 |

San Francisco County, CA is part of the San Francisco, CA HUD Metro FMR Area, which consists of the following counties: Marin County, CA; San Francisco County, CA; and San Mateo County, CA. All information here applies to the entirety of the San Francisco, CA HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:



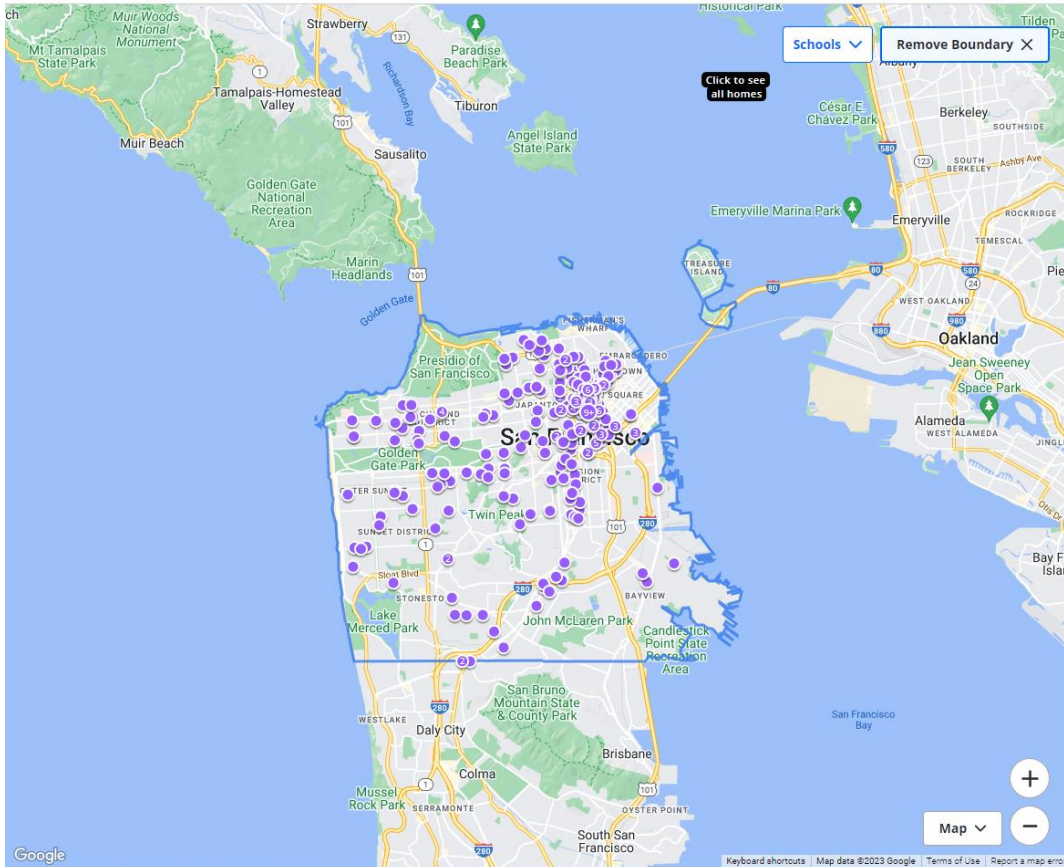
Housing Search

Buy Rent Sell Home Loans Agent finder



Manage Rentals Advertise Help Sign in

San Francisco CA Add anot... Q For Rent Up to \$2.2K 0+ bd, 1+ ba Home Type More Save search



| | |
|--|--|
| <p>\$2,195+/mo Studio 1 ba 396 sqft - Apartment for rent 901 Valencia St., 901 Valencia St, San Francisco, C...</p> | <p>\$2,195/mo 1 bd 1 ba 405 sqft - Apartment for rent 970 Geary St. 970 Geary St APT 55, San Francisco...</p> |
| <p>\$1,545+ Studio \$2,195+ 1 bd 245 Leavenworth St. 245 Leavenworth St. San...</p> | <p>\$1,725+ Studio \$1,925+ 1 bd 750 O'Farrell St. 750 O'Farrell St. San Francisco, CA</p> |
| <p>\$1,525/mo Studio 1 ba 150 sqft - Apartment for rent 1499 California St., 1499 California St #414, San...</p> | <p>\$1,695+ Studio Lofts at Seven 277 Golden Gate Ave, San...</p> |
| <p>\$1,495/mo Studio 1 ba 389 sqft - Apartment for rent 743 Daly Street, 743 Daly St #11370009, San...</p> | <p>\$1,195/mo Studio 1 ba -- sqft - Apartment for rent Studio, 41405 3100 Fulton St #11003702, San...</p> |



Basic Housing Information (cont.)

Plus Housing Waitlist:

- As of today there are approx. 700 applicants, this is a reduction from 1,500. The Plus Housing waitlist is a referral service whereby anyone living in SF, that is HIV positive and has a household annual income below 50% [Area Median Income](#) (1pHH - \$48,500 '22) can apply for either a project-based unit or a tenant based rental subsidy. Applicants are selected based on rent burden.

Submitting Complaints and Repair Requests: Clients are urged to contact the landlord for repair requests. If repairs are unresolved within a reasonable time, the subsidy provider can be contacted. The tenant may also choose to file a grievance with their landlord.

Application and Intake Process: Each rental assistance program has a referral and application process.

- RCFCIs and TRCFs use the same referral and application packet but may also request additional paperwork depending on the services provided. For more information it is best to contact the program manager.
- For local rental subsidy assistance, client must contact agency/program staff to request an application (consider – eligibility, income level, rent burden, etc.)



Housing Process'

- **Reasonable Accommodation:** If a client feels their current unit does not meet their needs, they may submit a reasonable accommodation request for accommodations to their unit. The client must submit a RA to the property manager (PM) or landlord. It is then reviewed for approval or denial the request. If the landlord can accommodate the request within their building, the tenant may be able to transfer units. If their landlord can't meet the needs of the RA request within their building, then the tenant would need to consider moving to another building.
- **Housing Quality Inspections (HQS):** These inspections are performed by a HUD certified staff member and are typically completed at lease up and on an annual basis
- **Annual Recertification:** completed annually on the date that the client enrolled into the program. Must submit all income sources from the last three months and verification of any benefits such as SSI/SSA
 - If a client's income changes it is very important that they let the program know within 30 days of any change. This disclosure could result in a change to their tenant rent portion.



Program Differences: RCFCI

RCFCI – Residential Care Facility for Chronically Ill: clients with high acuity medical needs are referred to these facilities by their HIV medical provider. These facilities are licensed through the state of California to provide care and services for people living with HIV/AIDS.

- Congregate living, shared common spaces (kitchen/bathroom)
- Cost - 60% of monthly income to program for services. Clients will typically stay for no longer than one year as dictated by their care plan.
- Provide 24 hour medical care on-site to help clients improve their health.
- Clients assessed to need a higher level care long-term will be referred to a long-term care facility
- Discharge planning will be started at enrollment/intake

Best Practices for Residential Care clients:

- Review and keep a copy of all signed rental documents
- Maintain consistent communication with HIV medical provider and program staff
- Treat other community members and program staff with respect
- Request a case manager or social worker through your HIV medical provider
- Keep receipts of all rent payments



Program Differences: TRCF

- **TRCF – Transitional Residential Care Facility:** these facilities provide transitional housing for individuals exiting an RCFCI or in need of housing within a limited care setting. The facilities provide limited meals but also provide classes to clients that develop independent living skills such as: cooking, budgeting/finance, vocational coaching, community referrals, etc.
- Cost - 30% of monthly income towards rent (see program services and fee information from each program)
- Must maintain involvement with case management and independent living classes.
- Residents usually stay no more than 2 years depending on progress with the care plan.
- TRCFs are not meant to be permanent housing



Questions/Requests

- MOHCD provides technical assistance as requested
- Participants are urged to submit training topics and needs to ensure trainings are relevant. Please email suggestions or questions to plushousing@sfgov.org

