



# Mayor's Office of Housing and Community Development

## HIV Housing Programs in San Francisco

CITY AND COUNTY OF  
**SAN FRANCISCO**

MAYOR DANIEL LURIE

June 2025

# Talking points for today's discussion:

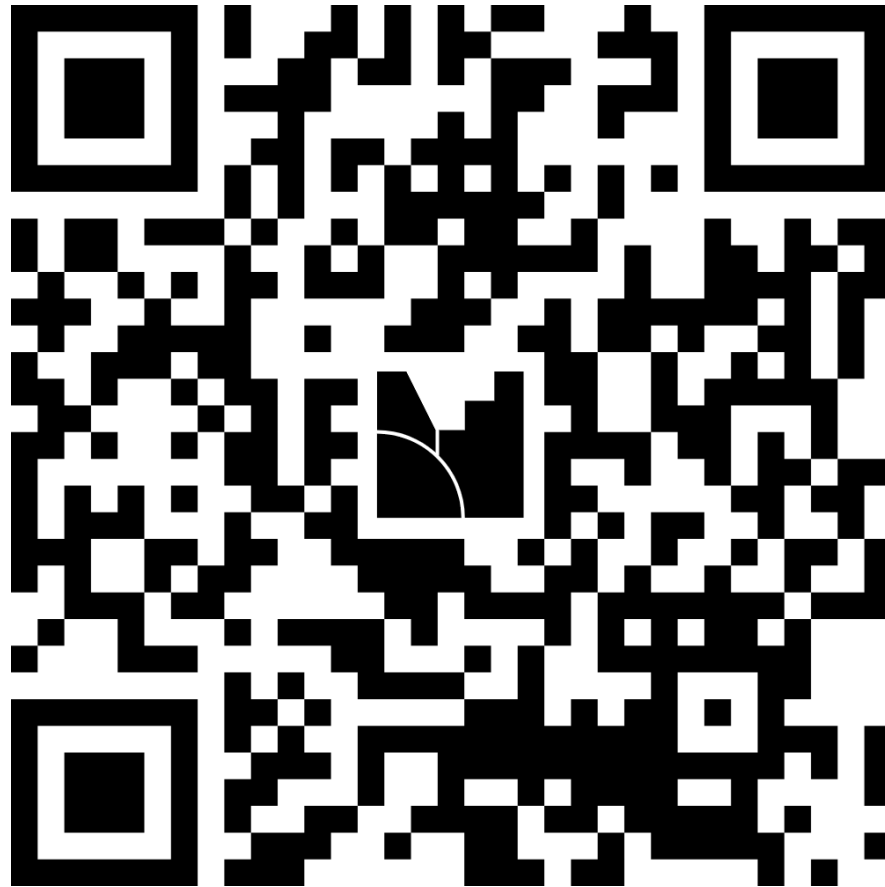
- **Learning Objectives:**

- Understand how HOPWA funds programs and services in SF
- Understand differences between HIV housing programs and the referral/application process for each
- Gain a basic knowledge of the Plus Housing program including how applicants are selected for assistance

- Closing Questions/Requests?



# Test your HOPWA knowledge?



# HIV Housing Programs in SF

For someone to be eligible for HOPWA services in San Francisco they must meet the below criteria:

- **Low income (50-80% Area Median Income depending on the program):** General HOPWA eligibility annual income maximum is 80% AMI (\$108,300 for a 1 person HH), for Plus Housing and locally funded programs annual income maximum is 50% AMI (**\$54,550 for a 1 person HH**).
- **Proof of HIV status** (letter of diagnosis from medical provider)
- **Currently live or stay in San Francisco**
- For tenant based rental subsidy eligibility, rent burden must be 50% or higher

## Current MOHCD HIV Housing Funded Programs:

Tenant Based Rental Subsidies  
Housing Legal Supportive Services  
Permanent Supportive Housing  
Transitional Housing  
Care Facilities: RCFCIs and TRCFs



Project-Based Subsidized units (approx. 450 throughout the City with various departments providing oversight and funding)

- When units become vacant, clients exiting a Care Facility are prioritized first, then Plus Housing applicants are picked at random through a lottery for referral and placement.

# FY25-26 HIV Housing Grant Awards

You can view all conditional MOHCD grant awards on the [MOHCD webpage](#)

**Total Funding \$8,273,328 (\$3,302,000 HOPWA & \$4,971,328 GF)**

**Rental Subsidies and Supportive Services \$3,575,906 (GF)**

- TBRA Catholic Charities (serving approx. 170 clients)
- TSP (serving approx. 160 clients)

**Care Facility Operating Costs and Supportive Services \$3,570,063 (\$2,423,493 HOPWA & \$1,146,570 GF)**

- Peter Claver (RCFCI)
- Maitri Compassionate Care (RCFCI)
- Richard Cohen (TRCF)
- Leland House (TRCF)
- Assisted Care (TRCF)

**Transitional Housing and Supportive Services \$978, 507 (\$878,507 HOPWA & \$100,000 GF)**

- County of San Mateo (STRMU)
- Brandy Moore House

**Permanent Housing and Legal Supportive Services (\$148,852 GF)**

- ALRP
- Derek Silva



# What are the numbers?

Here are some data points relating to service utilization and housing placement and referral for FY24-25:

## **RCFCI/TRCF placement and exit:**

RCFCI admissions: 56

TRCF admissions: 35

RCFCI exits: 22

TRCF exits: 8

## **Plus Housing:**

- Total # of applicants in FY25-26: 258
- Total # of rental subsidy referrals: 27
- Total # of subsidized unit placement: 8

## **Total Number of People Served: 542**

Rental Subsidies – 378

Permanent Supportive Housing – 56

Transitional Housing – 18

Care Facilities - 90



# How to Refer a Client

If you have a client that could be assisted through one of the HIV housing programs mentioned, please contact the program staff directly as listed.

Clients will need to provide the following documents at time of enrollment, more documentation may be needed so please contact the program directly before starting the application process.

- HIV Letter of Diagnosis (LOD) or Proof of HIV Status signed by a medical provider
- Most recent income documents, including a benefit award letter (SSI, GA, SDI, etc.) dated within the last 30 days and 2 bank statements showing deposits to accounts



# HIV Housing Program Contacts

- Tenant Based Rental Assistance (TBRA): Michael Williams [mwilliams@catholiccharitiessf.org](mailto:mwilliams@catholiccharitiessf.org) 415-972-1336
- Second Start Partial Subsidy – Lucia Lopez [llopez@catholiccharitiessf.org](mailto:llopez@catholiccharitiessf.org) 415-972-1235
- Peter Claver (RCFCI) – Stefen Hainbuch [shainbuch@catholiccharitiessf.org](mailto:shainbuch@catholiccharitiessf.org) 415-749-3805
- Leland House (TRCF) – Brian Couture [bcouture@prcsf.org](mailto:bcouture@prcsf.org) 415-508-3872
- Maitri (RCFCI) – Molly Herzig [molly.herzig@maitrisf.org](mailto:molly.herzig@maitrisf.org) 415-558-3006
- Richard Cohen (TRCF) – Enrique Roldan [enrique@missionaction.org](mailto:enrique@missionaction.org) 415-282-6209 ext. 506
- Assisted Care (TRCF – TAY) Asha Robertson [arobertson@larkinstreetyouth.org](mailto:arobertson@larkinstreetyouth.org) 415-509-2242
- Derek Silva – Perla Tiscareno [ptiscareno@mercyhousing.org](mailto:ptiscareno@mercyhousing.org) 415-553-8024
- Brandy Moore House – Francis Broome [fbroome@rafikicoalition.org](mailto:fbroome@rafikicoalition.org) 415-961-7336
- Tiered Subsidy Program – Michael Williams [mwilliams@catholiccharitiessf.org](mailto:mwilliams@catholiccharitiessf.org) 415-972-1336
- ALRP Housing Legal Support – Matt Foreman [mattf@alrp.org](mailto:mattf@alrp.org) 415-701-1100





# Permanent and Transitional Housing

**Derek Silva (permanent supportive housing)** – a 64-unit permanent supportive housing community. Supportive services provided on-site are case management, linkage and referral to services and a limited food pantry. (Service Provider – Mercy Housing)

**Brandy Moore House (transitional supportive housing)** – 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. (Service Provider – Rafiki Coalition)



# Rental Subsidies and Supportive Services

**Tenant Based Rental Assistance** – a long term on-going deep subsidy where tenants will only pay 30% of their monthly income towards rent. (Service Provider – Catholic Charities)

**Tiered Subsidy Program (TSP)** – a long term on-going tenant based subsidy that is tailored to meet a client's income and can result in a client paying 30%, 40% or 50% of their income towards rent. Subsidy level is determined by program staff and based on a clients ability to pay on-going rent. (Service Provider – Catholic Charities) *\*General Fund Contract – NOT HOPWA*

**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. (Service Provider – Catholic Charities)

**ALRP Supportive Services** – provides access to free legal assistance for persons living with HIV/AIDS that threatens to impact their health and housing. These services will include providing counseling, consultation and direct representation in housing, benefits, employment, family, and credit matters.



# Care Facilities (RCFCI and TRCF)

**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. (Service Provider – Larkin Street Youth 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. (Service Provider – Mission Action)

**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. (Service Provider – Maitri)

**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. (Service Provider – Catholic Charities)

**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. (Service Provider – PRC)

# Plus Housing Waitlist

## **What is the Plus Housing waitlist?**

*The Plus Housing waitlist is a referral list for anyone living with HIV/AIDS in San Francisco who meets below eligibility criteria and is in need of either a project-based subsidized unit or referral to a tenant based rental subsidy.*

## **Who can apply to the Plus Housing waitlist?**

*Anyone who currently lives in San Francisco and is HIV positive, has an annual income at or below 50% Area Median Income (1 person HH - \$54,550) and has a rent burden of 50% or more.*

## **How are applicants selected for assistance?**

*Applicants are only contacted if they are selected for assistance.*

*Applicants who identify on their application as 'stably housed' will be referred to tenant-based subsidy programs when subsidies become available and are prioritized based on rent burden. Some rental subsidy programs have specific criteria (rent burden of 70% or higher, female only, etc.)*

*For applicants that identify as 'unstably housed', they are selected through a random lottery for placement into a unit. Some units are within communities that have specific eligibility criteria (rent burden of 70% or higher, female only, etc.).*

## **Are people experiencing homelessness eligible to apply to the Plus Housing waitlist?**

*No, anyone who identifies as homeless must request housing assistance services through the Department of Homelessness and Supportive Housing/Coordinated Entry. If a person is not prioritized after requesting assistance through HSH, that person can apply as 'transitionally housed'.*

*For questions about the Plus Housing waitlist or if a person needs to change their application information, please email [plushousing@sfgov.org](mailto:plushousing@sfgov.org)*

# Group Discussion – Case Study

Break Into Groups of 4-5 participants

Case Study:

John Doe is a 35 year old HIV positive cis-gender man. John has been couch surfing on his cousin's couch in San Francisco for three months since losing his job. He currently has no income and is not connected to HIV care. He has a history of evictions and his credit score is very low. He has been searching for a unit but is being turned down due to his eviction and credit history. John also has an emotional support animal, a small dog.

Ask Audience to outline and report back:

- What are the next steps to get John housed?
- Type of Housing needed – what are his options?
- What program would John be eligible for and what should he apply for?



# 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 (fee waivers can be requested to the facility). 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 (MOHCD will email a comprehensive list of other care facilities in San Francisco)
- Discharge planning will be started at enrollment/intake



# How to make a referral to a RCFCI program?

## How to Refer a Client to a RCFCI:

Clients referred to a RCFCI program are required to have a referral completed by a qualified medical provider which includes:

- Medical History and Physical Exam/Discharge Summary within 60 days of referral
- Tuberculous Clearance within 90 days of referral
- Proof of Income at time of referral including source and benefit amount for past 3 months
- Proof of medical insurance eligibility including source and insurance ID number
- Medication list of all medications within 30 days of referral and signed by a licensed healthcare practitioner (MD/NP/PA)
- Proof of COVID-19 vaccination series and booster vaccination (not required but preferred)
- Physician's Report - Daily Living Assessment required

For more information it is best to contact the respective program staff listed below:

**Maitri:** Phone 415-558-3006 (Fax #) 415-558-3010 or (Email) [molly.herzig@maitrisf.org](mailto:molly.herzig@maitrisf.org)

**Peter Claver:** Phone 415-749-3809 (Fax #) 415-563-3153 or (Email) [shainbuch@catholiccharitiessf.org](mailto:shainbuch@catholiccharitiessf.org)



# RCFCI Intake and Application Process:

## **Prospective recipients of RCFCI services must meet each of the following criteria:**

- Be 18 years of age or older
- Have an AIDS diagnosis from a primary care physician
- Be certified by a qualified health care professional to need regular or ongoing assistance with ADL
- Be a resident of San Francisco
- Have an income of \$63,950 or less annually
- Have a San Francisco medical provider
- Accept and abide by the program's admissions agreement

## **RCFCIs are prohibited by regulation from accepting or retaining a resident who:**

- Requires in-patient care in an acute hospital
- Requires treatment and/or observation by the appropriately skilled professional for more than eight hours per day in the facility
- Has communicable TB or any reportable disease (except HIV/AIDS)
- Requires 24-hour intravenous therapy
- Has a psychiatric condition(s) and is exhibiting behaviors which could present a danger to self or others
- Has a Stage II or greater decubitus ulcer
- Requires renal dialysis treatment in the facility
- Requires life support systems including, not limited to, ventilators and respirators
- Has a diagnosis that does not include a chronic life-threatening illness
- Has primary diagnosis of Alzheimer's
- Has a primary diagnosis of Parkinson's disease

## **Application Process:**

RCFCI programs require a longer application than TRCFs, additional sections/information includes: Detailed admission criteria check list and documentation of terminal illness (Hospice only) by a medical provider and release of information.





# 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



# How to make a referral to a TRCF program?

## How to Refer a Client to a TRCF:

Clients referred to a TRCF program are required to have a referral completed by a community provider which includes:

- History and Physical within 60 days of referral
- Tuberculous Clearance within 90 days of referral
- Infestation Clearance within 30 days of referral
- Proof of Income at time of referral including source and benefit amount for past 3 months
- Proof of medical insurance eligibility including source and insurance ID number
- Medication list of all medications within 30 days of referral and signed by a licensed healthcare practitioner (MD/NP/PA)

For more information it is best to contact the respective program staff listed below:

**Leland House:** Brian Couture 415-508-3987, email at [bcouture@bakerplaces.org](mailto:bcouture@bakerplaces.org) or email Bridgette

Washington at [bwashington@bakerplaces.org](mailto:bwashington@bakerplaces.org)

**Richard Cohen:** Enrique Roldan 415-282-6209 ext. 506, email at [enrique@missionaction.org](mailto:enrique@missionaction.org)

**Larkin Street Assisted Care:** Asha Robertson 415-509-2242

[arobertson@larkinstreetyouth.org](mailto:arobertson@larkinstreetyouth.org)

**\*Larkin Street only serves Transitional Age Youth (TAY), only clients who are below 24 years of age should be referred to this program.**



# TRCF Intake and Application Process:

## **Intake Process:**

Client intake is required for all clients who request or are referred to a TRCF. The intake determines eligibility and includes demographic data, emergency contact information, next of kin and eligibility documentation.

## **Assessment and Education:**

Assessment: At a minimum, each client will be assessed to identify strengths and gaps in their support system as a means to move towards independent housing.

Education: Upon intake, the facility staff will provide the client with information about the facility and its services, including policies and procedures, confidentiality, safety issues, house rules and activities, client rights and responsibilities and grievance procedures.

## **Needs and Services Plan:**

Based upon the initial assessment, a needs and services plan that identifies resources for permanent housing and referrals to appropriate medical and social services will be completed for each participant prior to admission.

## **Application Process:**

TRCF programs use the same application as the RCFCI programs with omission of the following sections: Detailed admission criteria check list and documentation of terminal illness (Hospice only) by a medical provider and release of information.



# New Units for PLWHA

## Units in the pipeline for PLWHA:

Address	# of units for PLWHA	Estimated lease up
1515 SVN	5	Winter 2027
160 Freelon	5	Winter 2028
967 Mission	5	Jan-28
1939 Market St	5	2028
650 Divisadero	5	2028
250 Laguna Honda	5	2028
249 Pennsylvania	5	2028
1234 Great Highway	5	2028
1979 Mission	5	2028

# Questions/Requests?

- Each program is funded by several City and County departments such as MOHCD and DPH. Each funder can provide technical assistance and capacity building for staff as requested.
- MOHCD welcomes suggestions for future housing trainings and is available to answer any questions clients or their supports and providers may have.

MOHCD Grant Coordinator for RCFCI and TRCF programs:

**Manuel S. Vasquez, MSCP**  
**Housing Programs Manager**  
**1 South Van Ness Ave., 5<sup>th</sup> Floor**  
**San Francisco, CA 94103**  
**Ph. 628-652-5926**  
**Email: [manuel.s.vasquez@sfgov.org](mailto:manuel.s.vasquez@sfgov.org)**

