



Mayor's Office of Housing and Community Development

HIV Housing Programs in San Francisco

CITY AND COUNTY OF
SAN FRANCISCO

MAYOR DANIEL LURIE

June 2026

Talking points for today's discussion:

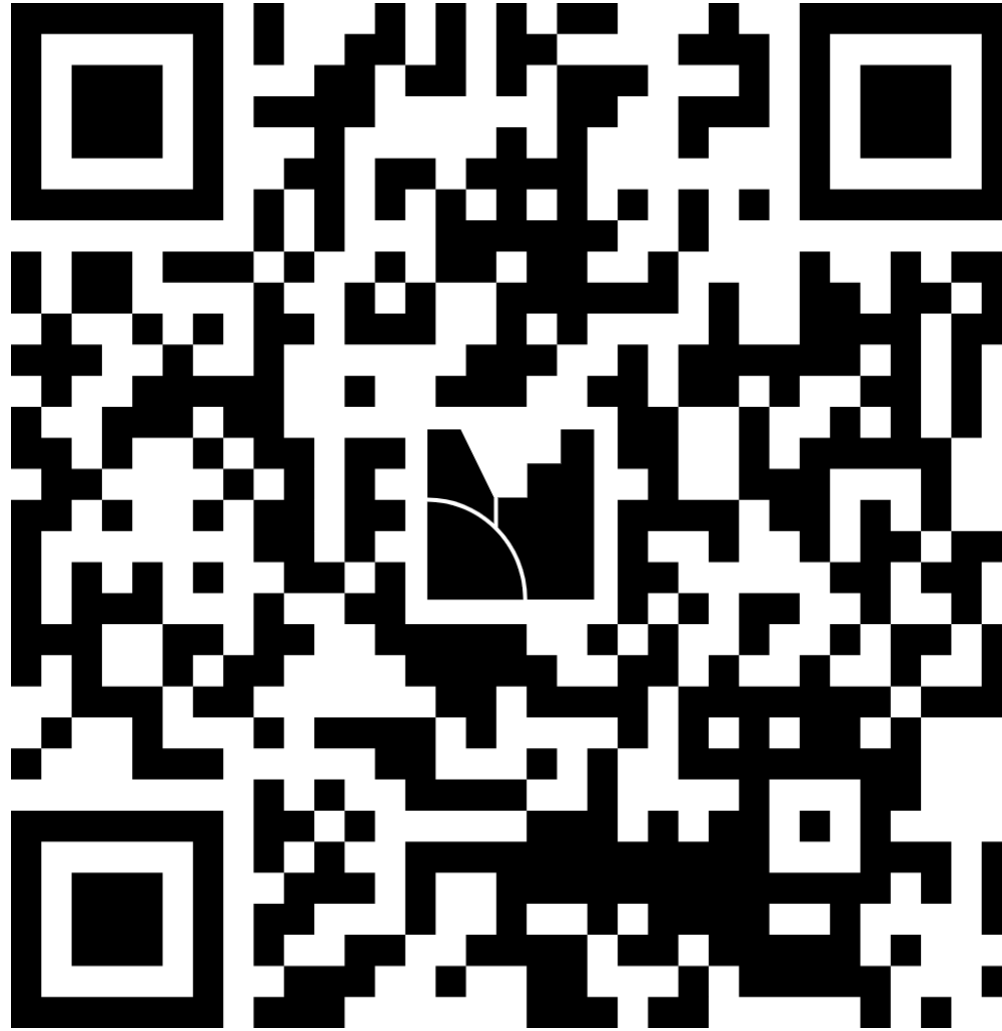
- **Learning Objectives:**

- Understand how HIV housing programs and services in SF are funded
- Understand the 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 HIV housing knowledge?



HIV Housing Programs in SF

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

- **Low income (50-80% Area Median Income depending on the program):** National HOPWA eligibility annual income maximum is 80% AMI (\$117,700 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)
- **For HOPWA programs, must 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.

MOHCD HOPWA FY 26-27 Allocation

FY 25-26 Funding \$7,083,046

FY 26-27 Funding \$7,423,670

- Increase of \$340,624

San Mateo Portion \$928,378

- Increase of 42,597

San Francisco Portion \$6,495,292

- Increase of \$290,027
- Administrative Allowance is \$194,857

FY26-27 HIV Housing Grant Awards

Total Funding \$8,385,915 (\$3,451,871 HOPWA + \$4,456,242 GF + \$477,802 Housing Trust)

Rental Subsidies and Supportive Services \$3,620,486 (GF \$3,142,684 + HT \$477,802)

- TSP (serving approx. 170 clients)
- Assisted Health and Housing Services (160 clients)

Care Facility Operating Costs and Supportive Services \$3,586,115 (\$2,423,493 HOPWA + \$1,162,622 GF)

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

Transitional Housing and Supportive Services \$1,028,378 (\$1,028,378 HOPWA)

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

Permanent Housing and Legal Supportive Services (\$150,936 GF)

- ALRP
- Derek Silva



HOPWA Tenant Based Rental Subsidies (TBRA)

MOHCD staff administered Federal Subsidy program - \$3,796,477 HOPWA in FY 26-27

- This program is similar to SFHA's section 8 Tenant Based Subsidy Program. However, one member of the household must be HIV +
- Most Households live in market rate housing.
- Catholic Charities provides the supportive services for these households in their Assisted Health and Housing program grant from the previous slide
- Annually Households must remain eligible by completing the Recertification process and passing an HQS inspection resulting in a **new** Housing Assistance Plan with their Landlords

Program costs increase year over year for the following reasons:

- Landlord rent increases
- Households move which often results in a higher contract rent
- Income changes for households
- FY 26-27 projected increase is \$313,535 (\$23,535 above the increase of \$290,027)

MOHCD's FY 25-26 HOPWA TBRA costs are on track to be \$3,482,915



Funding FY 26-27

HOPWA

- Grants: \$3,451,871
- TBRA: \$3,796,477
- Staffing & Administration: \$198,857
- Total: \$7,447,205
- Projected gap for FY 26-27 \$23,535

Local Funding Sources

- \$4,934,044

HIV Housing services Funding Total : \$12,381,069

What are the numbers?

Here are some data points relating to service utilization and housing placement and referral for FY25-26:

RCFCI/TRCF placement and exit:

RCFCI admissions: 60

TRCF admissions: 35

RCFCI exits: 43

TRCF exits: 29

Plus Housing:

- Total # of applicants in FY25-26: 202
- Total # of subsidized unit placement: 49

Total Number of People Served: 561

Rental Subsidies – 396

Permanent Supportive Housing – 59

Transitional Housing – 16

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) - Alex Weiland aweiland@catholiccharitiessf.org 415-972-1200
- Second Start Partial Subsidy – Lucia Lopez llopez@catholiccharitiessf.org 415-972-1235
- Peter Claver (RCFCI) – Stefen Hainbuch shainbuch@catholiccharitiessf.org 415-749-3805
- Leland House (TRCF) – Brian Couture bcouture@prcsf.org 415-508-3872
- Maitri (RCFCI) – Molly Herzig molly.herzig@maitrisf.org 415-558-3006
- Richard Cohen (TRCF) – Enrique Roldan enrique@missionaction.org 415-282-6209 ext. 506
- Assisted Care (TRCF – TAY) Asha Robertson arobertson@larkinstreetyouth.org 415-509-2242
- Derek Silva – Perla Tiscareno ptiscareno@mercyhousing.org 415-553-8024
- Brandy Moore House – Francis Broome fbroome@rafikicoalition.org 415-961-7336
- Tiered Subsidy Program – Alex Weiland aweiland@catholiccharitiessf.org 415-972-1200
- ALRP Housing Legal Support – Matt Foreman 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 client's 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.

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% Unadjusted Area Median Income (1 person HH - \$54,550).

How are applicants selected for assistance?

Applicants are only contacted if they are selected for assistance.

Applicants 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 for unit referral and placement.

For people seeking a tenant based rental subsidy, what are their options?

Historically, Plus Housing did make referrals to tenant based subsidy programs but now urges people to review the subsidy providers [on this webpage](#) and request their care team make the referral based on eligibility.

For questions about the Plus Housing waitlist or if a person needs to change their application information, please email 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

Peter Claver: Phone 415-749-3809 (Fax #) 415-563-3153 or (Email) 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 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 or email Bridgette

Washington at bwashington@bakerplaces.org

Richard Cohen: Enrique Roldan 415-282-6209 ext. 506, email at enrique@missionaction.org

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

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 about HIV Housing?

For anyone seeking information about HIV housing services it is best to email plushousing@sfgov.org Someone will respond within 48 business hours.

MOHCD Contact Person:

Manuel S. Vasquez, MSCP
HIV Housing Programs Manager
1 South Van Ness Ave., 5th Floor
San Francisco, CA 94103
Ph. 628-652-5926
Email: manuel.s.vasquez@sfgov.org

