



Housing Needs and Current Housing Resources Allocation

2006 Comprehensive HIV/AIDS Housing Work Group
October 3, 2006



Introduction

This Power Point Presentation was composed in order to give Work Group members a baseline of data from multiple sources to inform their discussions. Though intended to be presented objectively, data is subject to interpretation. Work Group members are encouraged to introduce additional data, seek and provide clarification, and pose the need for additional data.



PLWAs in San Francisco

Cumulative Data

- Largest % of AIDS cases by transmission category in San Francisco: MSM (cumulative 1980-2006) 74.5%
- Largest % of living AIDS cases by Gender, Race/Ethnicity and Age at AIDS diagnosis in San Francisco: White males aged 30-49 (cumulative 1980-2006) 56% of all cases

Current Trends

- The % of AIDS diagnoses in the MSM exposure categories (MSM and MSM/IDU) in San Francisco has remained relatively constant (83% <1996 and 78% in 2006).
- African-Americans are disproportionately affected, especially African-American women.
- Persons over 50 years old make up almost 40% of persons living with HIV/AIDS (has increased ~50% from 3,270 in 2002 to 4,824 in 2005).

Sources: SF AIDS Office, Quarterly AIDS Surveillance Report (June 2006)
SFAF Website, HIV/AIDS & Transmission (March 2006)
SF HIV Health Services Planning Council (August 2006)



PLWH/A in San Francisco

- Estimated number of persons living with AIDS = 8,670

Source: SF AIDS Office, Quarterly AIDS Surveillance Report (June 2006)

- Estimated number of persons living with HIV/AIDS = 18,300

Source: HIV Health Services Planning Council (August 2006)



HIV and Homelessness in SF

- A 1996-1997 study found that 10.5% of indigent adults in San Francisco were HIV+ (5 times greater for indigent adults than in San Francisco generally).
- Non-White indigents in the study were 1.8 times more likely than Whites to have HIV infection.
- The number of homeless persons among all new cases of AIDS in SF has increased each year since 1990 (from 1% to 15%).

Source: Robertson, Marjorie, PhD, et al. "HIV Seroprevalence Among Homeless and Marginally Housed Adults in San Francisco." *American Journal of Public Health* (July 2004)



2005 Needs Assessment

- Conducted by Harder+Company
- Focused on “severe needs”/underserved population in San Francisco EMA
- Survey methodology (n=607)
- Limitations:
 - Non-random survey sample (taken from consumers who access the service system).
 - Results may not be generalized to San Francisco’s entire HIV/AIDS community.



2005 Needs Assessment: Employment Data

Not Working/Full Disability	46.8%
Disability/Looking for Work	12.3%
Not working – student, homemaker, etc.	8.2%
Not working – applied for Disability	6.8%
Employed full time	6.2%
Not working – looking for work	5.8%
Employed part-time	3.8%
Retired	3.8%
Working part-time/Disability	3.7%
Other	2.0%



2005 Needs Assessment: Income Data

< 100% of poverty level (\$0-\$9,571): 46%

100%-150% of poverty level (\$9,571-\$14,355): 39%

> 150% of poverty level: 15%



2005 Needs Assessment: Benefits Data

SSI	49.5%
Long Term Disability	26.3%
Rent Supplement	18.4%
Food Stamps	15.6%
Subsidized Housing	13.3%
General Assistance	12.8%
State Disability Insurance	12.1%
Emergency Financial Assistance	8.0%
Ineligible for Benefits	5.4%
Short Term Disability	5.2%
Other	4.1%
Bureau of Indian Affairs	3.5%
Retirement	3.2%
VA	2.7%
Annuity/Life Insurance	0.5%
WIC	0.5%
TANF/CalWorks	0.5%

2005 Needs Assessment: Housing Data, Current Residence*



Rent	40.6%
SRO with tenancy	22.1%
Own	9.6%
Treatment Facility	4.6%
Homeless – Street/Car	3.8%
Homeless – Shelter	3.8%
Living/"Crashing" (no rent)	2.6%
Parent/Relative	2.5%
Supportive Housing	2.5%
Transitional Housing	2.5%
SRO without tenancy	2.3%
Other	1.3%
Skilled Nursing	1.2%
Residential Hospice	0.3%

*It is unknown how many in the rent, SRO and own categories may be living in overcrowded situations.



2005 Needs Assessment: Housing Data, General

- Respondents paid an average of \$416/month in rent (range: \$0 - \$2,800).
- 27% reported having been homeless in the past two years.
- Of those who expressed a need for rental assistance, 63.8% had received it.
- There was no difference in need for housing services between those on/not on the Housing Wait List.
- At community forums held in San Francisco in May 2005, housing was ranked as the 1st and 2nd highest need. When asked what services could be cut if necessary, housing was not mentioned.



2005 Needs Assessment

Housing Issues

- Based on average incomes and average rent paid, 85% of respondents are assumed to be rent burdened (paying >30% of income toward rent). Half of respondents paid more than 50% of their income toward rent.
- Based on average incomes, only a very small percentage of respondents can afford market rate housing (<5%).*

*According to the NLIHC, the "housing wage" (minimum wage needed to obtain/maintain market rate housing) in San Francisco is \$23.63.



Current Funding: CARE

Housing and Urban Health utilizes approximately \$6.3 million in CARE funding for housing and housing related services (of a total CARE budget of \$28 million):

Housing Services

- Housing - Emergency Housing
- Housing - Transitional Housing
- Housing - Residential Programs and Subsidies

In keeping with HRSA guidelines for CARE housing expenditures, funds for the above programs are used to support housing settings geared toward improving health outcomes for people living with HIV/AIDS.

Housing Related Services

- Case Management - Residential Case Management
- Substance Abuse - Residential Substance Abuse
- Home Health Care - Facility-based/Professional



Housing Subcategories 2005-2006, CARE Dollars

Subcategory (Number of Programs)	Description	# of Beds/Units/Slots	Unduplicated Clients
Emergency (1)	Emergency hotel stay of four weeks maximum, intended to assist clients with immediate housing crisis and subsequently help them stabilize medically.	239 Emergency hotel room/month	246
Transitional (1)	Short-term residential and transitional housing programs designed to stabilize an individual and support transition to long-term sustainable housing. All programs include substance abuse and mental health services.	3,464 Housing Days	27
Residential Programs/ Subsidies (11)	Housing programs and rental assistance/subsidies designed to assist clients in stabilizing and maintaining their health and quality of life; often linked to case management and other services to help stabilize and maintain clients' health.	212,553 Subsidy/Housing Days	693
TOTAL		216,256	966



CARE/GF Housing Funding Fiscal Year 2006-2007*

Category and Sub-Category	Care Fund	Other funding sources (not incl. GF add-backs)	Total	Percentage of Total San Francisco CARE Budget
Housing - Emergency	\$162,855	\$91,286	\$254,141	0.6%
Housing - Transitional	\$278,885	\$0	\$278,885	1.0%
Housing - Residential Programs and Subsidies	\$3,797,287	\$451,548	\$4,248,835	13.0%
Total	\$4,239,027	\$542,834	\$4,781,861	

* Does not include \$700,000 add-back



CARE Clients

- Majority are MSM (72%)
- Majority are people of color (52%)
- Increase in older clients in past three years (more over 50 years old)
- CARE clients are very low-income.
- 42% of all CARE clients live in the Tenderloin/SOMA area.
- 27% are uninsured and half are on Medi-Cal.

Source: San Francisco HIV Health Services Planning Council (August, 2006)

Potential Impact of HRSA Re-Authorization and Cuts on SF CARE Funding



- Pending re-authorization could change funding distribution formula in a way that seriously disadvantages San Francisco (version of bill approved by House on 9/20/06). 30-50% cuts likely (\$10.4 million lost in 4th year of new program).
- 75% reserved for “core medical services” would leave a vastly reduced amount for all other services (*which currently receive \$16.8 million*).
- San Francisco’s strategy as outlined by the HIV Health Services Planning Council is to apply GF add-back funding, to the extent it is available, to housing categories.

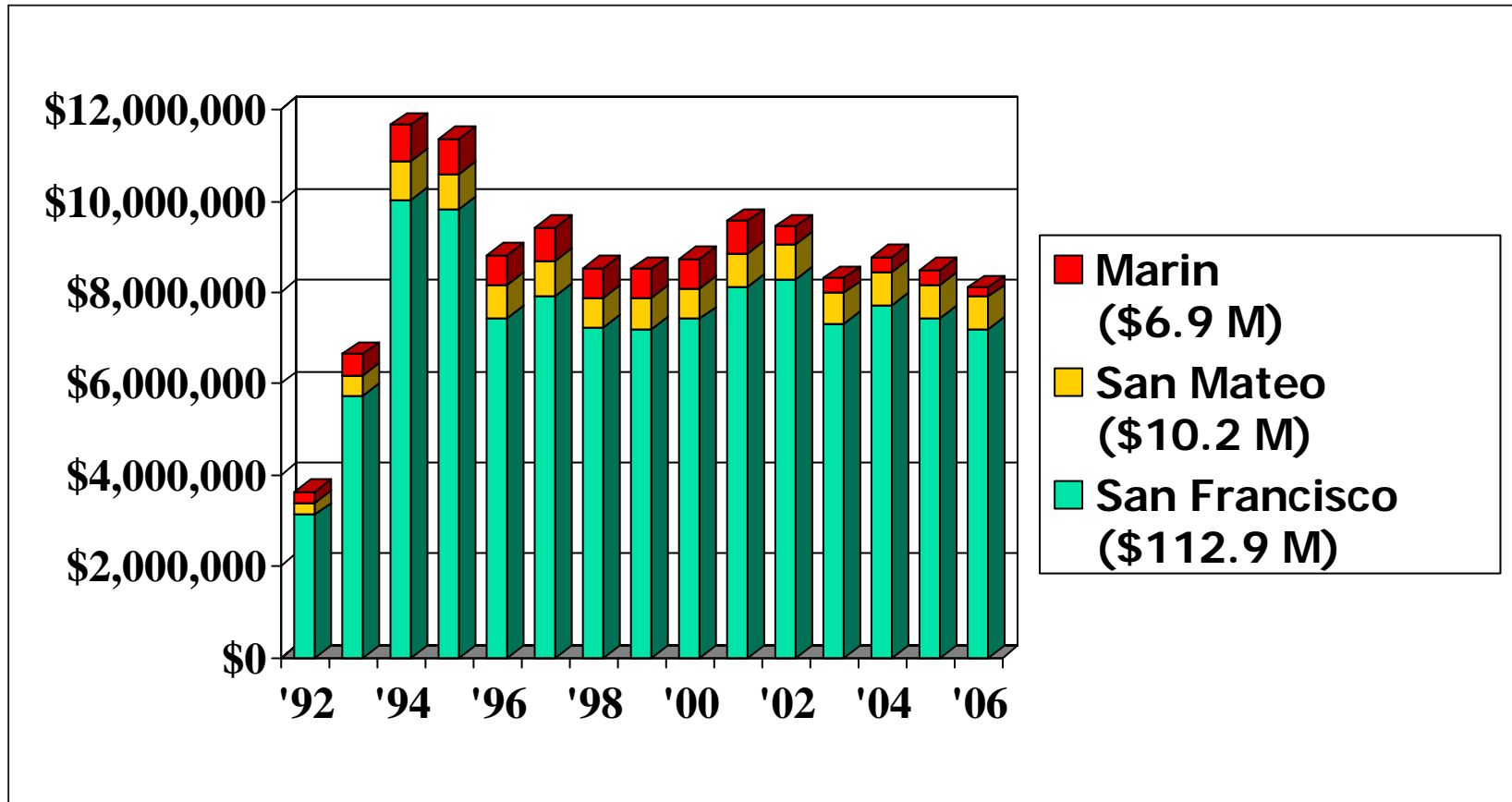


Current Funding: HOPWA

- Administered by the San Francisco Redevelopment Agency (SFRA)
- SFRA has provided HOPWA funds for the development of over 425 units of affordable housing for very low income people living with HIV/AIDS.
- SFRA has used HOPWA formula allocations to fund supportive services and operating contracts for 308 units in 13 different housing programs
- SFRA administers two HOPWA funded rental subsidy programs, serving 402 households
- SFRA uses a portion of the annual allocation of HOPWA funds to support residential facilities for the chronically ill

HOPWA Formula Funds

(Cumulative Total thru 9/30/06 = \$129.9 M)





Current Funding: HOPWA

For fiscal year 06-07, HOPWA funding will be allocated in the following manner:

➤ Capital Projects:	\$338,337
➤ Support Services and Operating:	\$3,252,383
➤ Rental Assistance:	\$3,436,613
TOTAL:	\$7,027,333



Current SFRA HOPWA Priorities

- Sustain rental subsidies and housing advocacy services for people with HIV/AIDS
- Sustain services and operating subsidies linked to five licensed residential care facilities for people with HIV/AIDS
- Assess capital needs of existing projects and fund improvements as necessary to provide housing for people with HIV/AIDS



Residential Care Facilities for the Chronically III (RCF-CIs)

- Five HOPWA-funded RCF-CIs in San Francisco (113 beds)
- 24-hour care and supervision
- Intensive supportive services
- State Licensed



RCF-CI Clients

- Are referred to RCF-CI through the HWL (except for 23 beds reserved for persons with late-stage AIDS)
- Majority survive on incomes <\$1,000 per month and rely on Medi-Cal/Medicaid.
- Majority have history of homelessness.



HOPWA Supportive Services, RCF-CIs

Program	# of Beds	# Clients (FYE 6/06)	Annual Cost
Leland House	45	53	\$ 1,450,020
Peter Claver Comm.	32	39	\$ 710,252
Maitri	14	47	\$ 492,167
Cohen Residence	10	12	\$ 479,350
Larkin-Assisted Care	12	27	\$ 348,144
Total	113	177	\$ 3,479,933



HOPWA Rental Assistance Programs

Subsidy Type	# Proposed Households
Deep Rent (SF Housing Authority/CCCYO)	280
Partial Rent (CCCYO) *	122
Total	402

* Funded by Formula & SPNS



Deep Rent Subsidies vs. Shallow Rent Subsidies

- Deep subsidies cover the difference between 30% of a tenant's income and the "market rate" (with designated ceiling) of his/her rental unit.
- Shallow subsidies (also called "partial" rent subsidies) provide a flat rental subsidy per tenant.



Deep Rent Subsidies vs. Shallow Rent Subsidies

Deep Subsidies

Funding Source	# of Slots	Funding Amount
CARE	259	\$2,587,569
HOPWA	280	\$3,009,415
GF	44	\$439,687
Total	583	\$5,986,632

Deep subsidies, on average, amount to \$855 per client per month.

Shallow Subsidies

Funding Source	# of Slots	Funding Amount
CARE	232	\$815,761
HOPWA	122	\$341,687
GF	58	\$203,628
Total	412	\$1,346,038

Shallow subsidies, on average, amount to \$272 per client per month.



Housing Wait List (HWL)

The Housing Wait List was developed in 1995 to provide San Francisco's low income residents living with HIV/AIDS:

- A variety of housing options, and
- Equitable access to housing.

The HWL is a referral tool/body only and does not provide the actual housing.



Housing Options under HWL

- Independent housing, which includes subsidies and studio apartments;
- High level care, which includes programs such as Residential Care Facilities for the Chronically Ill (RCFCI), providing on-site support and nursing services;
- Residential programs, often with a specialty focus such aftercare for graduates of recovery programs or buildings that provide support services on site;
- 23 housing providers accept referrals from the HWL.



Who is on the HWL?

- Total number of consumers on the HWL is 7,452 with 1,341 confirmed deceased and 998 permanently placed
- Total number of active consumers is about 2,430
- Due to the volume of active clients on the HWL, the waitlist is currently closed
- 99% of consumers on the HWL want and are waiting for a subsidy



Other Funding for Low-Income and Special Needs Housing

- General Fund (Local)
- HUD – McKinney (Federal)
- SAMHSA (Federal)
- AB2034 (State/Mental Health)
- Prop. 36 (State)
- Tax Credit programs
- Private Contributions/Agency Fund Raising



Data Gaps and Guiding Questions

■ Efficacy of Current Housing Models

- How effective are the HIV/AIDS housing programs in place currently? (Pros and Cons)
- General lack of standard success indicators across similar programs.
- Are there other models the City should try? (Focus of upcoming 11/7 Work Group meeting)

■ Indicator of Actual Need

- How many PLWAs in San Francisco actually need housing services? How large in the gap between available housing and need?