



SAN FRANCISCO HUMAN SERVICES AGENCY  
**Department of Disability  
and Aging Services**

# DAS Housing Subsidies Program Analysis

Presentation to the Dignity Fund Oversight and Advisory Committee

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# Agenda

- Community Need for Affordable Housing
- Project Purpose
- Housing Subsidies Program Overview
- Methodology
- Client Profile
- Program Trends
- Key Findings



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# **Community Need for Affordable Housing Resources**

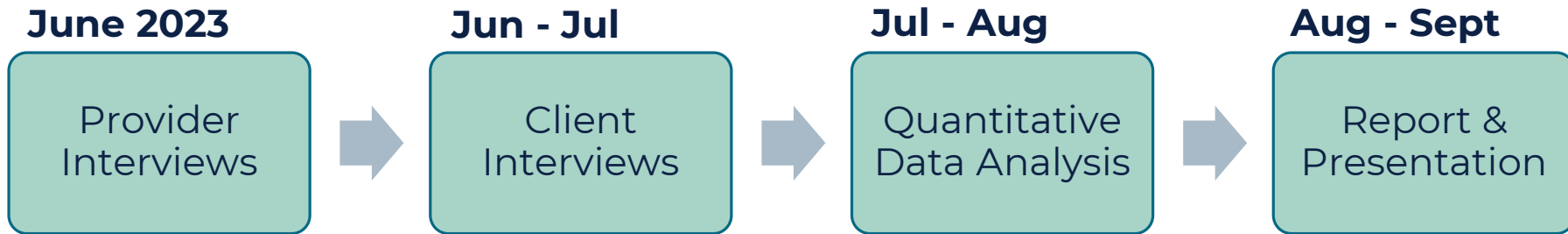
# Project Purpose

To understand program administration, observe program trends, and identify future opportunities for the Housing Subsidies program

## Research Questions:

1. What services are being provided? How have services levels changed over time?
2. What budget investments has DAS made in the Housing Subsidies program?
3. Who is accessing DAS Housing Subsidies?
4. What are clients' needs? Are there any unmet needs?
5. What opportunities are there to strengthen the Housing Subsidies program?

# Methodology



## Quantitative Data

- Client Enrollments (California GetCare)
- Services Provided (Community Providers)
- Budget (SFHSA)

## Stakeholder Interviews

- 7 staff from 3 contracted providers who deliver housing subsidies to clients (45 min – 1 hour)
- 8 clients who represented services from 3 providers (20 – 30 min)
- 2 DAS Office of Community Partnership staff



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# **Housing Subsidies Program Overview**

# Program Overview

**Housing Subsidies Program** administers funding to community partners to distribute subsidies and rental assistance with the goal of supporting older adults and adults with disabilities at risk of eviction.

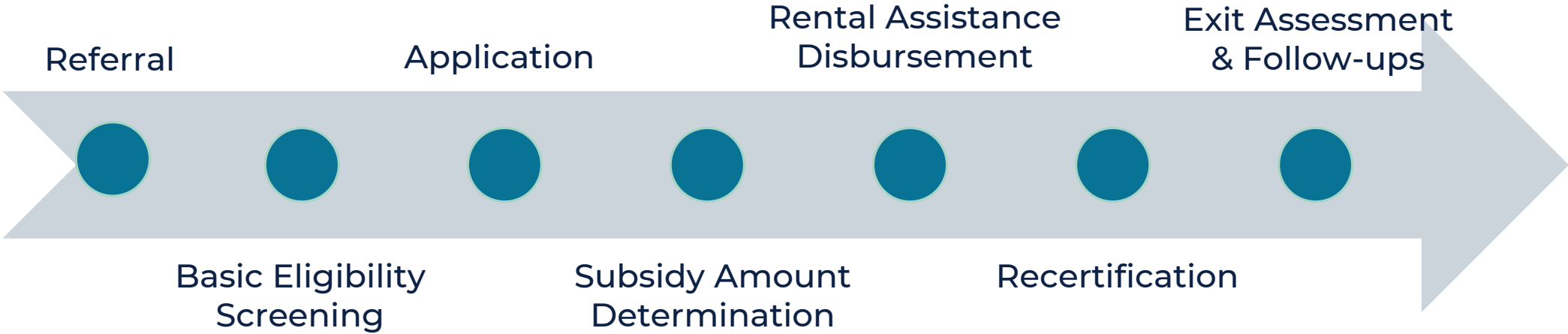
## Administrative Snapshot:

- Total program budget was **\$4.3M in FY 2022-23**
- The program enrolled **403 clients in FY 2022-23**

## Current Community Partners:

- Catholic Charities
- Eviction Defense Collaborative
- Self-Help for the Elderly

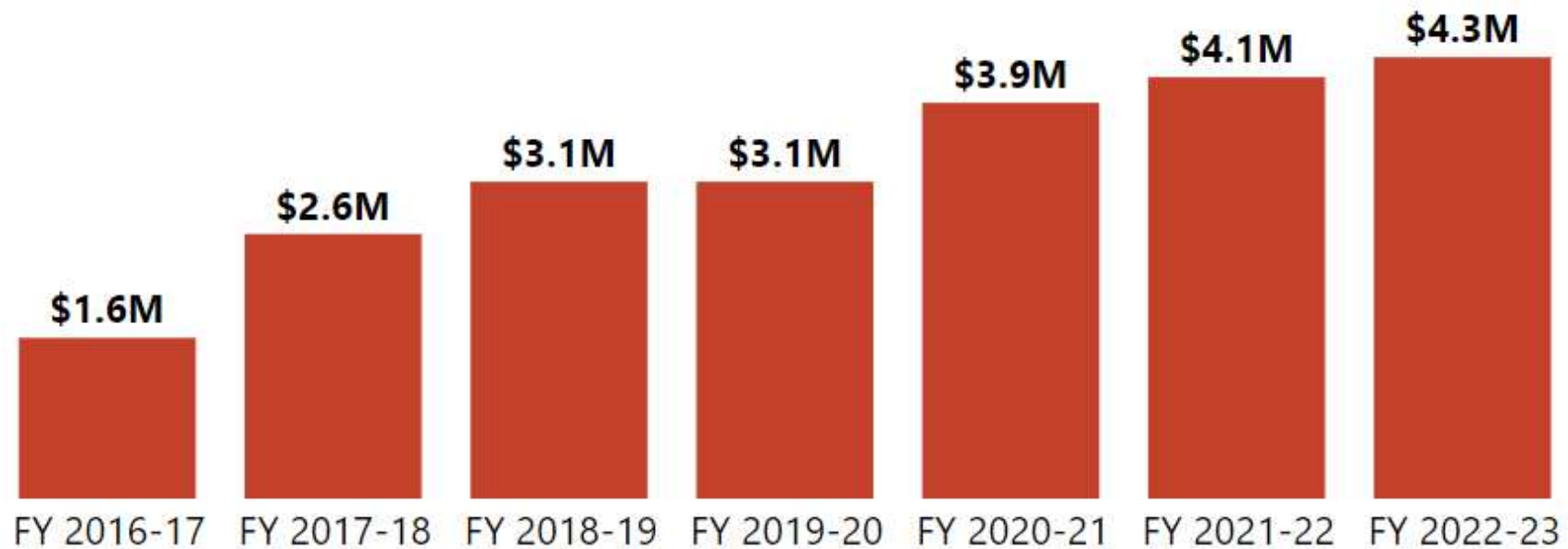
# Administration Stages





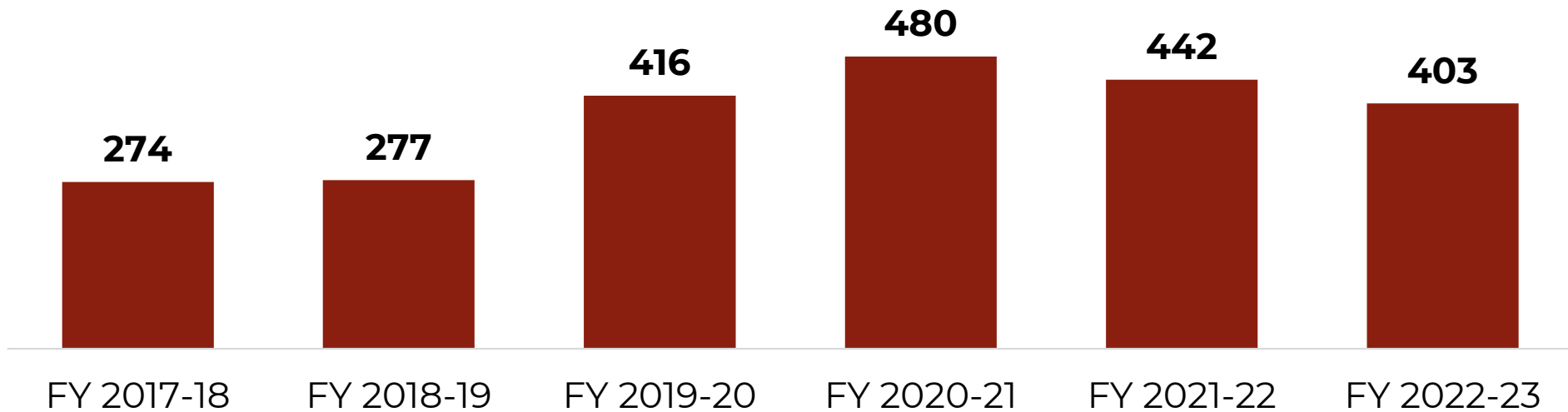
# Program Budget

The Housing Subsidies program has grown by 65% since the Dignity Fund's inception. The budget growth was instrumental to expand services and meet a sustained need among existing clients.



# Client Enrollments

The Housing Subsidies program currently serves about 400 clients annually. Before that, the program served around 270 clients per year, which was entirely administered by just one provider, Q Foundation.





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# **Housing Subsidies Client Profile**

# Age

The Housing Subsidies program is now serving older adults at much higher rates than in the past.

● 18-59 ● 60-64 ● 65-74 ● 75-84 ● 85+

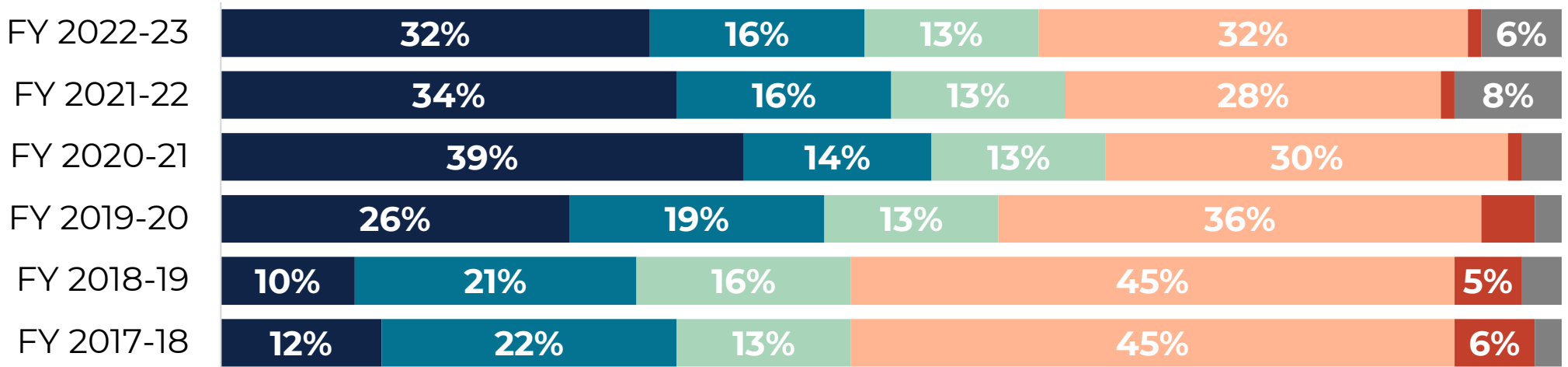


# Race/Ethnicity

Over the past six fiscal years, client demographics have shifted. Today, the Housing Subsidies program is serving a higher number and share of Asian or Pacific Islander clients and fewer Black/African American and white clients.



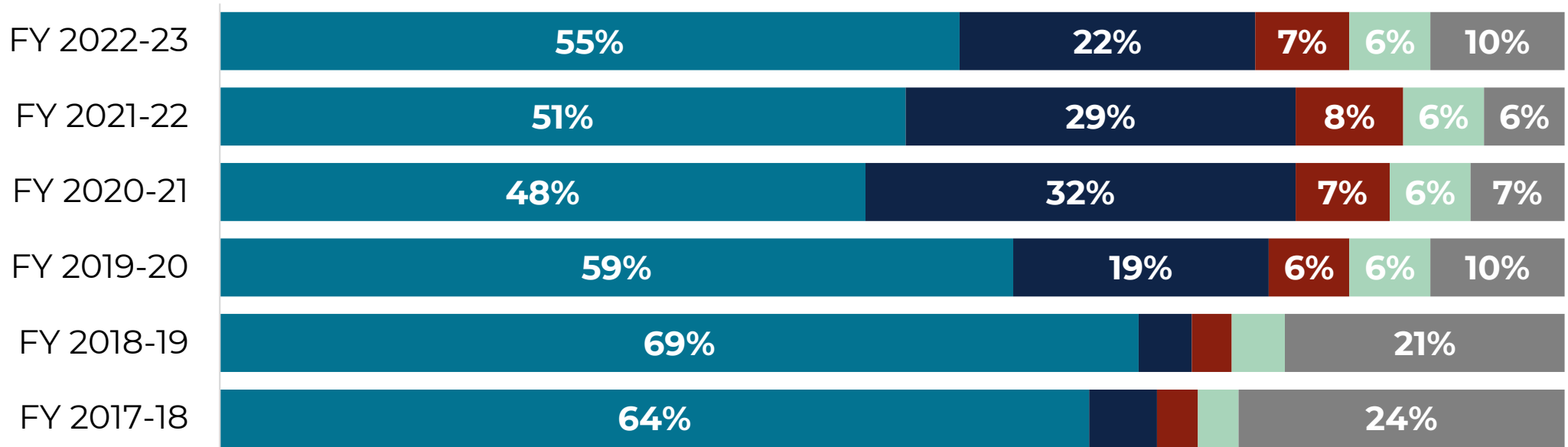
- Asian or Pacific Islander
- Black or African American
- Latinx or Hispanic
- White
- Additional Races
- Unknown/Declined to State



# Primary Language

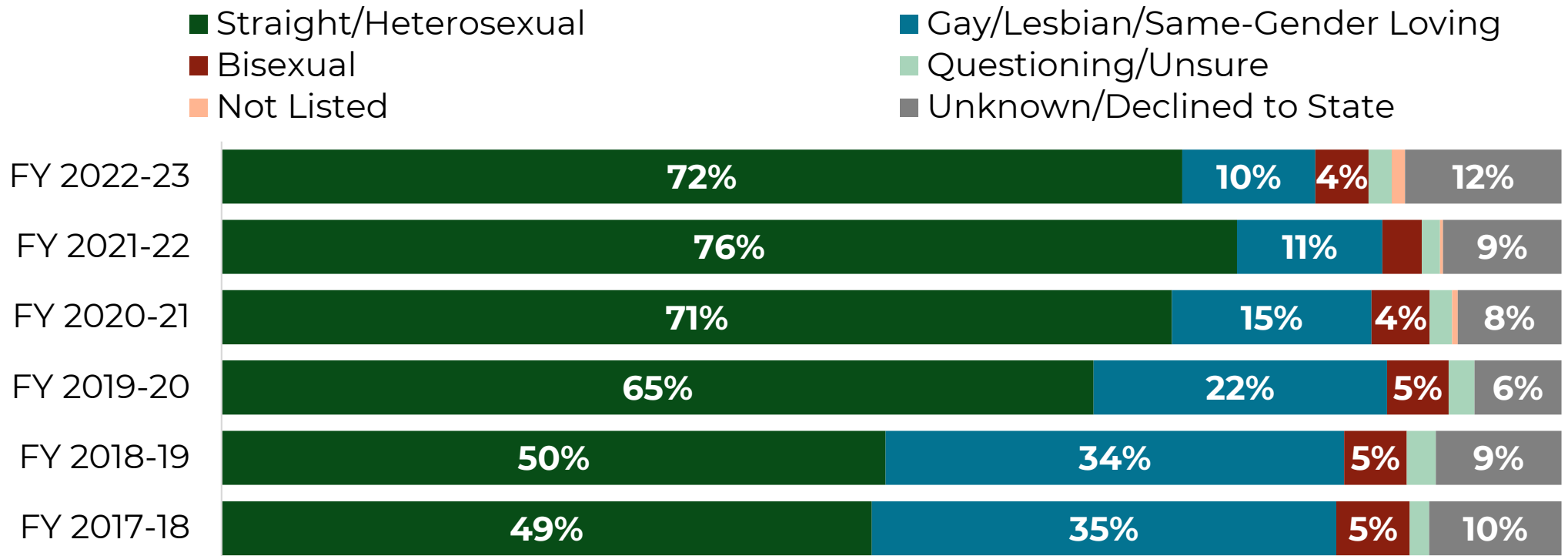
The Housing Subsidies program has been progressively serving more limited English proficient (LEP) clients. Today, 35% of total clients speak a primary language other than English compared to only 11% of clients in FY 2017-18.

■ English ■ Chinese ■ Spanish ■ Additional Languages ■ Unknown



# Sexual Orientation

Both the share and total number of clients identifying as LGBTQ+ has declined steadily over the past six fiscal years.





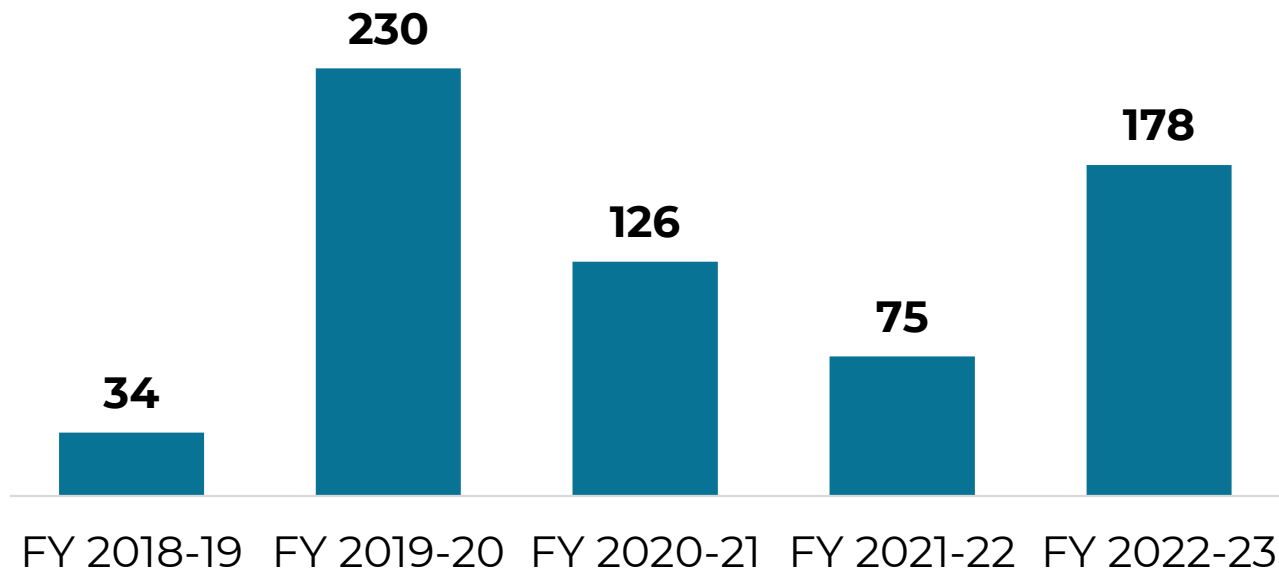
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# **Housing Subsidies Program Trends**



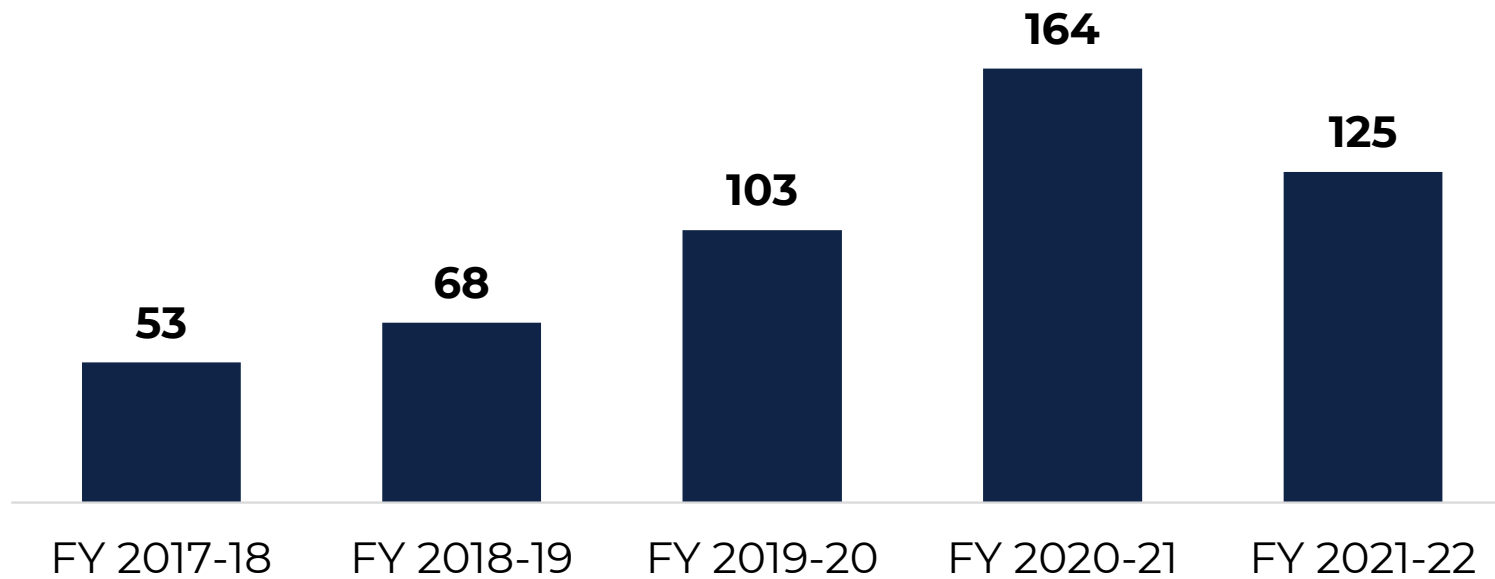
# New Enrollments

After the inception of the program, **the largest year for new enrollments was FY 2019-20.** This year coincided with one-time funding for limited-term housing subsidies only.



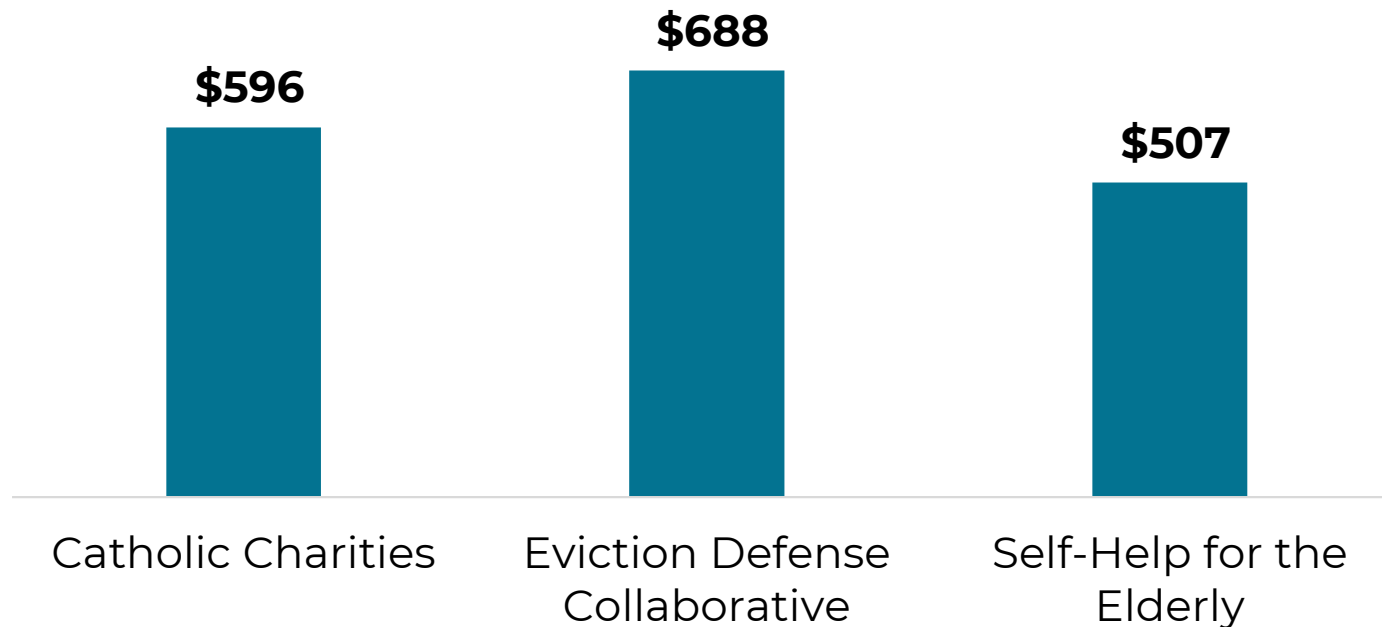
# Program Disenrollments

**Program exits peaked in 2020-21** when the program experienced its highest client caseload, likely due to the ending of one-time funding for limited-term subsidies.



# Average Subsidy Amounts by Provider (FY 2022-23)

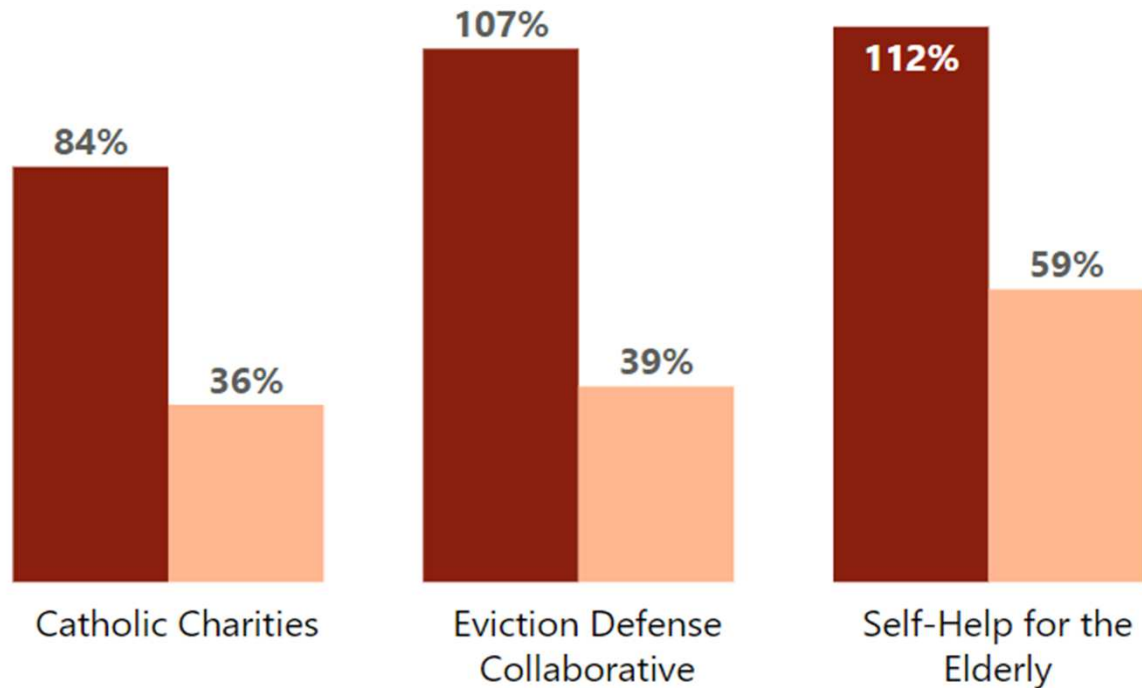
In FY 2022-23, the Housing Subsidies program provided **an average monthly subsidy of \$556** to clients across all service providers.



# Average Client Rent Burden Before and After Enrollment

On average, the Housing Subsidies program decreased rent burden by 57%, but the program is not reducing rent burdens down to the threshold of 30% set by DAS.

● Rent Burden Before Program Enrollment ● Rent Burden After Program Enrollment





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# Key Findings

# Key Findings

- **Over the last six fiscal years, the program has exhibited quick and organic growth in budget, community providers, and client enrollments.** With growth, the program has evolved to provide sustained, long-term rental assistance to individuals facing a sudden loss of income. Implementation and administration have taken different shapes based on provider capacity, and thus can look different across service providers.

## Key Findings (continued)

- **Clients and providers alike confidently endorsed the Housing Subsidies program's success in reducing housing instability and preventing eviction.** Clients reported satisfaction with the program and found it an effective resource to meet their back rent, rental payments, and housing counseling needs.
- **The Housing Subsidies program effectively decreases client rent burden, which reduces housing insecurity and enables clients to budget for other essential expenses like food and medical costs.** Data shows that the program effectively lowers client rent-income ratios to more tenable levels, ranging from 30% - 60% of monthly income.

## Key Findings (continued)

- **The Housing Subsidies program has not been able to cultivate the same reach within the younger adult with disability community** as it did prior to 2021 when Q Foundation’s contract ended. We heard from clients that even those familiar with housing assistance landscape in SF may not know where to look, especially underserved adults with disabilities who may or may not be connected to disability-focused organizations.
- **Not all providers are able to enhance the subsidy model with additional support components, such as case planning, to accomplish short- and long-term goals to improve housing and overall rental stability.** Case planning and additional supports are determined by the resources available to the community provider in-house, which leads to disparate program supports.

***“I got an opportunity to get into affordable housing, but the fear then kicked in when I realized that I might face homelessness, because I could not afford the deposit and the first and last month’s rent.”***





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# Thank You

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