Q Foundation Senior & Disabled Housing Subsidy Program

SPRING 2017 IMPACT REPORT
Who We Are & What We Do

About Q Foundation

**Q Foundation** believes in a world where all people have a safe, decent, and affordable home. Since our founding in 2003, we have provided homelessness prevention and rapid rehousing services to over 5,000 individuals, mainly targeting the LGBTQ or HIV+ communities. By using our QFAB online collaborative case management portal, we provide access to all of our financial assistance programs, including the SDS Program, to our sister agencies serving diverse populations. Our goal is to build bridges with agencies that have not historically seen members of the LGBTQ or HIV+ communities as their constituents, thereby collectively reducing disparities in homelessness and housing instability in our target populations.

What is the Senior and Disabled Subsidy Program?

The **Senior and Disabled Subsidy Program** targets seniors (60+) and adults with disabilities who are in need of a rental subsidy to maintain or gain housing. The goal is to provide on-demand assistance at inflection points that can influence the trajectory of individual housing. Such as in cases of Unlawful Detainer or when a household has been denied affordable housing due to insufficient income. We can provide rental subsidy to stop evictions or help qualify for affordable housing.

Photo Top Left: James Nykolay & Brian Basinger founded AIDS Housing Alliance / SF in 2003 to address housing issues affecting people living with HIV/AIDS. Today, they serve the LGBTQ+, Disabled and Senior communities who need advocates to protect their housing.
A Map of Where Your Dollars Go

Q Foundation Senior or Disabled Subsidy Program has stabilized the housing of 154 families since April 2015.

WE HAVE PROVIDED:

- 2033 MONTHS OF RENT SUBSIDY
- 61,000 NIGHTS OF STABLE HOUSING
- FOR $26.63 PER NIGHT

[Map showing distribution of SDS holders across San Francisco]

29% of San Francisco’s homeless are LGBTQs

SDS holders are in every Supervisorial District

78% HIVers at risk of eviction due to extreme rent burden

Fig. 1 Q SDS Map
### Good Numbers

**SUCCESS RATE**

<table>
<thead>
<tr>
<th>Status</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRADUATED</td>
<td>7%</td>
</tr>
<tr>
<td>ACTIVE</td>
<td>86%</td>
</tr>
<tr>
<td>HIATUS</td>
<td>4%</td>
</tr>
</tbody>
</table>

- 67% Due to "No Fault Speculator Eviction"
- 33% Due to Fire or Hospitalization

**EXITED**

3%

Due to "Just Cause Eviction"

**GRADUATED**

6%

- 18% MOVED TO CO-OP
- 55% MOVED OUT OF SAN FRANCISCO
- 27% DECEASED

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**Remembering R. Peraza**

R. Peraza was a 57 year-old Latina experiencing breast cancer. She was homeless after a speculator Ellis Act evicted her from her home of over 20 years. The Mayor’s Office of Housing and Community Development referred her into our program and we were able to provide SDS allowing her to meet the minimum income requirements for a below market rate unit at Potrero Launch, a new high quality housing opportunity.

Ms. Peraza passed away last month. **Because of the SDS Program, she was able to live out her last days in peace, comfort and dignity.**
SDS Saves Housing. Period.

This subsidy saves housing. The average participant’s rent exceeded their income before the subsidy by 103%. With your help, we can prevent displacement and keep SF diverse for less than $26.33 per night.

Comparison to Cost of New Affordable Construction

$1.64M was invested in subsidies from April 2015 to April 2017 that provided 61,000 nights of housing. New affordable construction at $500k per unit would create 3.25 units of housing that, over the 55-year life of the project, would yield 60,225 nights of housing. We’ve provided more housing in 2 years than the same investment in new affordable units would provide in 55 years.
SDS Access Partners

We have over 40 community partners who have referred into the SDS Program.

39% of SDS participants were generated from Q Foundation.

Top 7 Sources of Referrals to SDS Program

<table>
<thead>
<tr>
<th>Source</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Curry Senior Center</td>
<td>11%</td>
</tr>
<tr>
<td>Openhouse</td>
<td>10%</td>
</tr>
<tr>
<td>Homeless Advocacy Project</td>
<td>8%</td>
</tr>
<tr>
<td>AIDS Legal Referral Panel</td>
<td>5%</td>
</tr>
<tr>
<td>Mayor’s Office of Housing</td>
<td>3%</td>
</tr>
<tr>
<td>Westside Community Services</td>
<td>3%</td>
</tr>
<tr>
<td>Bayview Hunters Point</td>
<td>2%</td>
</tr>
</tbody>
</table>

Other Partners

- Adult Protective Services
- AIDS Emergency Fund
- Alliance Health Project
- Asian & Pacific Islander Wellness Center
- Bay Area Legal Aid
- Bayview Hunters Point
- Community Legal
- Catholic Charities
- Causa Justa: Just Cause
- Chinatown Community Development Center
- County Adult Assistance Program
- Episcopal Community Services
- Eviction Defense Collaborative
- Family Service Agency/Felton Glide
- Healthright 360
- Housing Rights Committee / SF
- Imagine That / 350 Friedell
- Larkin Street Youth Services
- Mary Helen Rogers
- Mayor’s Office of Hope
- Mercy Housing
- Mission Neighborhood Health Center
- Northern California Presbyterian Homes and Services
- Openhouse
- Positive Resource Center
- Saint Mary’s Hospital
- SF AIDS Foundation
- SF Department of Public Health
- Shanti
- Swords to Plowshares
- The Salvation Army / Bayview
- UCSF Alliance Health Project
- UCSF Positive Health Project
- Westside Community Services
Demographic Report

AGE

- 20-29: 1%
- 30-39: 7%
- 40-49: 14%
- 50-59: 26%
- 60-69: 32%
- 70-79: 14%
- 80-89: 5%
- 90+: 1%

SEXUAL ORIENTATION

- Straight: 47%
- Gay: 37%
- Bisexual: 8%
- Lesbian: 4%
- Other/No Answer: 4%

GENDER

- Female: 31%
- Male: 66%
- Trans: 2%

RACE & ETHNICITY

- African American: 23%
- Asian/Pacific Islander: 10%
- Latino: 16%
- Native American: 5%
- White: 63%

DID YOU KNOW...

Q Foundation’s oldest participant is a 99 year old African American lesbian woman.

Fig. 4 Q SDS Demographics
We Need Your Help to Prevent Homelessness

We will deepen our relationship with the Mayor’s Office of Housing & Community Development to provide more subsidies for Certificate of Preference Holders, and those displaced by fire or “No Fault” evictions. We will broaden and deepen our outreach to QFAB partners, especially those serving Latino and API communities. We will broaden and deepen our relationship with affordable housing providers so that no senior or disabled San Franciscan who reaches the top of an affordable housing wait list or wins a lottery is turned down due to insufficient income.