

CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS

BUDGET AND LEGISLATIVE ANALYST

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Policy Analysis Report

To: Supervisor Dean Preston
From: Budget and Legislative Analyst's Office
Subject: San Francisco's Emergency Rental Assistance Program
Date: April 23, 2024



Summary of Requested Action

Your office requested that the Budget and Legislative Analyst conduct an analysis of the San Francisco Emergency Rental Assistance Program and present data on program revenues and expenditures and applicant and recipient characteristics.

For further information about this report, contact Fred Brousseau, Director of Policy Analysis, at the Budget and Legislative Analyst's Office.

Executive Summary

- The City and County of San Francisco's Emergency Rental Assistance Program (ERAP) was initiated in 2021 to prevent at-risk tenants from experiencing displacement and homelessness. Administered by the Mayor's Office of Housing and Community Development and the Department of Homelessness and Supportive Housing, the program was created in response to a proposal by these two agencies for the use of Our City, Our Home funds, a new City revenue generated by a surcharge on certain business taxes established by voter approval in 2018 through passage of Proposition C.
- ERAP is distinct from the State of California's Covid-19 Rent Relief Program, which began in 2021 after the state received federal funding for that purpose and that also benefitted many San Francisco residents. However, the majority of funds for the San Francisco ERAP were local: 71 percent of the total program funds expended between FY 2021-22 and FY 2023-24 as of January 2024 stemmed from proceeds from Proposition C and Proposition I, another ballot initiative passed by the voters in 2020 that provided new revenues through an increase in the property transfer tax rate for properties with values of more than \$10 million.
- Between FY 2021-22 and FY 2023-24 (through March 2024), the ERAP program disbursed \$61.2 million in financial assistance to 10,110 San Francisco households, or 43.1 percent of the 23,462 applicants during that period. Exhibit A provides a snapshot of aid disbursed during this period. Based on the household sizes of ERAP recipients through January 2024, this financial assistance served an estimated 18,744 to 21,423 people.

**Exhibit A: Number of SF ERAP Applications Received and Awarded Financial Assistance
FY 2021-22 to FY 2023-24**

	FY 21-22	FY 22-23	FY 23-24*	Total
Number of Applications Submitted	6,176	9,548	7,738	23,462
Applications that Received Financial Assistance (Households Served)	3,535	4,392	2,183	10,110
% of Submitted Applications Receiving Financial Assistance	57.2%	46.0%	28.2%	43.1%
Applications Referred to CA COVID-19 Rent Relief (excluded from application total above)	1,516	Did not occur	Did not occur	1,516

*Through March 31, 2024 only.

- ERAP financial assistance was disbursed through 10 community-based organizations under contract to the Mayor’s Office of Housing and Community Development (MOHCD) and/or the Department of Homelessness and Supportive Housing (HSH) from program inception through January 2024. Of the \$55.9 million in financial assistance disbursed through January 2024¹, approximately \$37 million, or 66.2 percent, was disbursed through MOHCD’s contract providers and \$18.9 million, or approximately 33.9 percent, was disbursed through HSH contractors.
- ERAP financial assistance is provided for back rent, future rent, move-in assistance, utilities assistance, and court stipulations. Assistance to any household is capped at \$7,500 per year. Exhibit B presents the total and average amounts disbursed by major assistance category. As can be seen, most of the funds, or 61.1 percent, were used for back rent during our review period.

¹ Most of the data compiled for this report is from program inception through January 2024, the most recent data available when we conducted our project field work. More recent data through March 2024 on the total amounts disbursed and number of applicants and recipients became available before this report was released and is also presented in this report. The total amount of financial assistance disbursed through March 2024 was \$61.2 million; the total amount through January 2024 was \$55.9 million.

Exhibit B: Total and Average ERAP Financial Assistance Award by Type, FYs 2021-22 – 2023-24

Assistance Type	Total Disbursed	% Total Disbursed	Average FY 21-22	Average FY 22-23	Average FY 23-24*	3 Year Average
Back Rent	\$34,042,124	61.10%	\$4,972	\$5,337	\$5,040	\$5,116
Future Rent	\$11,769,393	21.10%	\$3,618	\$2,958	\$3,009	\$3,195
Move-In	\$5,121,670	9.20%	\$3,557	\$4,432	\$4,051	\$4,013
Court Stipulations	\$4,813,943	8.60%	\$9,761	\$11,391	\$10,774	\$10,642
Total	\$55,747,130	100.00%				

*Through January 2024 only.

Note: The total reported as disbursed on this table is slightly less than the \$55.9 million reported as disbursed through January 2024 elsewhere in this report due to a difference in database sources maintained by MOHCD and HSH.

- Total ERAP financial assistance and contract provider costs were \$87.4 million between FY 2021-22 and FY 2023-24 (through January 2024). Of that amount, financial assistance amounted to \$55.9 million and contractor administrative costs, excluding MOHCD and HSH staff costs, were approximately \$31.5 million, or 36 percent of total program costs.
- To maximize the impact of the program on preventing displacement and homelessness, ERAP applicants were assessed for risk factors including household demographics such as being a senior and household income at or below 30 percent of Area Median Income, and factors such as past and current living situations, if they were being pressured to leave housing, had experienced homelessness in the past, recent incarceration, undocumented status, and others.
- Both ERAP applicants and ERAP recipients were low-income, with the majority at or below 19 percent of Area Median Income. While both applicants and recipients were from similar income brackets, recipients were distinguished from applicants by having more risk factors, such as a possible eviction pending.
- Approximately half of applicants and recipients identified as Black/African-American or Latino/a/x. The other half were a mix of other racial/ethnic groups.
- ERAP applicants and recipients were from nearly all San Francisco neighborhoods, but the highest percentages were from Hayes Valley/Tenderloin/North of Market, South of Market, and Bayview Hunters Point for each fiscal year from FY 2021-22 to FY 2023-24. The neighborhoods with the lowest percentage of ERAP applicants and recipients during that period were: Telegraph Hill/Waterfront, Marina, and St. Francis Wood/Miraloma/West Portal.

- In addition to the temporary State-funded CA COVID-19 Rent Relief program, several jurisdictions also locally funded rent relief and direct financial assistance for homeless and at-risk residents. Though not exhaustive, our review of these local programs did not find any matching the level of local financial assistance provided by the City and County of San Francisco through ERAP.

Project Staff: Fred Brousseau and Karrie Tam

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San Francisco Emergency Rental Assistance Program

Launched in May 2021, the San Francisco Emergency Rental Assistance Program (SF ERAP) is jointly administered by the Mayor’s Office of Housing and Community Development (MOHCD) and the Department of Homelessness and Supportive Housing (HSH). The program provides financial assistance to prevent at-risk tenants from experiencing displacement and homelessness. The program was created in response to a joint proposal developed by MOHCD and HSH on the use of Proposition C - Our City, Our Home (OCOH) funds² to support a Homelessness Prevention and Anti-Displacement System. To implement the program, MOHCD and HSH contracts with a network of ten community-based organizations who conduct outreach and oversee the processing of applications and administration of financial assistance to clients. Exhibit 1 below shows the ten community-based organization providers involved in SF ERAP since its inception.

**Exhibit 1: SF ERAP Program Community-Based Organization Providers
FY 2021-22 to FY 2023-24**

	Community-Based Organization Provider	Contracted Department
1.	Catholic Charities of San Francisco	HSH & MOHCD
2.	Compass Family Services	HSH
3.	Eviction Defense Collaborative	HSH & MOHCD
4.	Hamilton Families	HSH
5.	Homeless Prenatal Program	HSH
6.	Homies Organizing the Mission to Empower Youth (HOMEY)	MOHCD
7.	La Raza Community Resource Center	MOHCD
8.	Mission Neighborhood Centers	HSH & MOHCD
9.	Native American Health Center	MOHCD
10.	Young Community Developers	HSH & MOHCD

MOHCD- and HSH-contracted providers began processing SF ERAP applications in May and September 2021, respectively. However, in September 2021 the program closed to new applications, and households were redirected to the California COVID-19 Rent Relief Program to utilize state funding for financial assistance with rent. The California COVID-19 Rent Relief program was launched to help Californians who were unable to pay a portion or all their rent or utility bills because of the pandemic. In February 2022, SF ERAP reopened to new applications for move-in assistance and applications from households denied funding from the California COVID-19 Rent Relief Program. In April 2022, the California COVID-19 Rent

² Proposition C was a San Francisco measure passed in 2018 that imposed additional business taxes to support services for people experiencing homelessness and to prevent homelessness. As part of the approved measure, a dedicated fund (Our City, Our Home Fund) was created.

Relief Program closed to new applicants; consequently, during this same month SF ERAP was expanded to serve all applicant types (i.e., for back rent, move-in assistance, future rent, and others). In September 2022, SF ERAP closed to new applications because of program capacity; during this same month, federal emergency rental assistance ended. In February 2023, SF ERAP reopened to new applications with revised eligibility and selection criteria.

Eligibility Criteria

As of February 2023, program applicants must meet the following criteria: (1) Be a current resident of San Francisco; (2) Have a household income at or below 50 percent of Area Median Income³ (AMI); and (3) If applying for back/future rent, must have experienced a financial hardship within the last 12 months. This can include income loss and/or an unexpected and significant increase in expenses. The following groups must meet the following alternative criteria:

- Permanent supportive housing (PSH), Rental Assistance Demonstration (RAD), and HOPE SF tenants: Tenants in these housing programs are required to work with their property management and onsite service providers before applying to confirm their eligibility. These tenants are required to enter into a payment plan to cover unpaid rent, make at least three consecutive rent contribution payments, and make at minimum three payments towards their payment plan. Tenants with no income are required to participate in three consecutive monthly case management meetings in lieu of making payments.
- Tenants who have received an Unlawful Detainer (eviction lawsuit): These tenants may be screened for financial assistance under different eligibility and selection criteria, such as the tenant's ongoing ability to pay rent, the length and type of tenancy, and various household vulnerability factors.

In addition to meeting the eligibility criteria above, SF ERAP is limited to providing financial assistance to households at the highest risk of housing loss or homelessness. SF ERAP staff report that they use evidence-based risk factors of displacement and homelessness to determine and prioritize the highest risk households for financial assistance.

Risk factors used for ERAP were determined by the two sponsoring departments based on community input, local and national research, and consultation with homelessness and eviction experts. Risk factors include household demographics (such as being a senior, being a pregnant household member, household income at/below 30 percent of AMI, etc.), past and current living situation (such as eviction or homelessness experience), whether in a highly vulnerable zip code, having been pressured to leave housing, having experienced homelessness in the past, and other risk factors such as recent incarceration, undocumented, mental hospital/mental health facility discharge, etc.

³ Area median income is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the U.S. Department of Housing and Urban Development.

Risk factors are assessed by screening a household's application responses, which indicate the household's relationship to the risk factors described above. A screening tool is used to select households most at risk of homelessness and housing loss based on answers to questions in the application. Questions are weighted based on their relative impact on these risks.

Types of Assistance

The following types of financial assistance are provided through SF ERAP:

- **Back Rent/Future Rent Assistance:** Eligible households can receive financial assistance for back rent and/or limited future rent for up to three months. The amount issued depends on owed rent, financial hardship, and other factors.
- **Move-in Assistance:** Eligible households can receive assistance with move-in costs required by the landlord, such as first and last months' rent and security deposit. Households that are moving within or outside of San Francisco are eligible for assistance. These households can also be eligible for up to three months of future rent. SF ERAP does not provide assistance for moving expenses such as a moving truck or moving company.
- **Utilities Assistance:** Eligible households can receive assistance with utilities such as gas, water, electricity, sewer, trash, and internet if they are paid to the landlord (i.e., on the lease, included in the rental ledger, or otherwise documented). Assistance for utilities can only be provided as part of the rental assistance but cannot be covered on their own.
- **Other Housing Fees/Charges:** On a case-by-case basis, additional fees related to Unlawful Detainers such as court stipulations and legal and late fees, will be considered. Application fees for new housing are not covered by the program.

Financial assistance is available once per calendar year. Eligible households can receive up to \$7,500 in financial assistance for no more than 12 months of rent. If circumstances warrant special consideration, a household may receive limited additional assistance with an approved waiver.⁴ The financial assistance provided depends on rent or move-in costs owed, financial hardship, and other factors. If the household or landlord cannot provide proof of rent owed, the household may be eligible for only up to \$3,750.

Required Documentation

To receive financial assistance, the following documents are required for applicants:

- One form of personal identification;
- Income verification for all household members over the age of 18 with income;
- Proof of residency in San Francisco;

⁴ According to HSH, households will not be provided more than \$10,000 in assistance per calendar year unless the applicant has an unlawful detainer.

- Proof of unpaid rent or move-in costs owed;
- Signed W-9 form from landlord or master tenant; and
- Proof of financial hardship within last 12 months (if applicant for back rent assistance)

Secondary Review Policy

If they were denied assistance from SF ERAP or believe they were issued less assistance than they were eligible to receive, any applicant can request a secondary review of their application. This must be requested within 15 business days of receiving their application status determination. Applicants cannot request a secondary review to dispute or change program rules. The secondary review decision cannot be appealed and is final. In FY 2023-24 (July 1, 2023 to January 31, 2024), 190 secondary reviews were requested. Data is not available for prior years, as the process did not exist in FY 2021-22 and FY 2022-23.

SF ERAP Applicant Data and Financial Assistance Disbursed

As shown in Exhibit 2 below, from FY 2021-22 to FY 2023-24⁵, a total of 23,462 SF ERAP applications were submitted. Of those applicants, 10,110, or approximately 43.1 percent, received a total of \$61.2 million in financial assistance. Applying the distribution of ERAP recipient household sizes through January 2024 to the 10,110 recipient households, the \$61.2 million in financial assistance served an estimated 18,744 to 21,423 people.⁶

From FY 2021-22 to FY 2022-23, the number of applications increased by 54.6 percent while the number of submitted applications receiving financial assistance increased by 24.2 percent. In FY 2021-22, 1,516 applications were referred to the California COVID-19 Rent Relief program. No applications were referred to the program after April 2022 because the State program was closed to new applicants, as previously mentioned.

**Exhibit 2: Number of SF ERAP Applications Received and Awarded Financial Assistance
 FY 2021-22 to FY 2023-24**

	FY 21-22	FY 22-23	FY 23-24*	Total
Number of Applications Submitted	6,176	9,548	7,738	23,462
Applications that Received Financial Assistance (Households Served)	3,535	4,392	2,183	10,110
% of Submitted Applications Receiving Financial Assistance	57.2%	46.0%	28.2%	43.1%
Applications Referred to CA COVID-19 Rent Relief (excluded from application total above)	1,516	Did not occur	Did not occur	1,516

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 3/31/24 only.

⁵ Through March 31, 2024.

⁶ Details on ERAP recipient household sizes are presented in Exhibit 15 of this report.

Households Served by Contract Provider

From FY 2021-22 to FY 2023-24 (through 1/31/24), a total of 9,311 households served by either MOHCD or HSH contracted providers received financial assistance from SF ERAP. Three providers served over half (64.6 percent) of all households provided financial assistance: Catholic Charities of San Francisco (25.7 percent), Mission Neighborhood Centers (19.9 percent), and Eviction Defense Collaborative (19.0 percent).⁷

Exhibit 3 below shows the number of households served by each provider from FY 2021-22 to FY 2023-24 (through January 2024).⁸

**Exhibit 3: Number of Households Served by SF ERAP, by Provider
 FY 2021-22 to FY 2023-24**

Contracted Provider	FY 21-22	FY 22-23	FY 23-24*	Total (HSH & MOHCD)	% Total (HSH & MOHCD)
Catholic Charities of San Francisco	743	1,311	336	2,390	25.7%
Mission Neighborhood Centers	635	877	341	1,853	19.9%
Eviction Defense Collaborative	825	698	245	1,768	19.0%
Homeless Prenatal Program	315	257	124	696	7.5%
Young Community Developers	187	330	153	670	7.2%
Native American Health Center	91	417	61	569	6.1%
La Raza Community Resource Center	362	125	n/a**	487	5.2%
HOMEY	193	221	51	465	5.0%
Compass Family Services	108	71	33	212	2.3%
Hamilton Families	76	85	40	201	2.2%
Total	3,535	4,392	1,384	9,311	100.0%

Source: BLA Analysis of MOHCD and HSH Data

* 7/1/23 through 1/31/24 only.

** La Raza Community Resource Center did not have an active SF ERAP grant agreement in FY 2023-24.

For HSH contracted providers only, a total of 3,038 households served received financial assistance between FY 2021-22 and FY 2023-24 (through 1/31/24), representing approximately 32.6 percent of the 9,311 households served by SF ERAP in that time period.⁹

⁷ 7/1/23 through 1/31/24 only.

⁸ Most of the data compiled for this report was from program inception through January 2024, the most recent data at the time the report was prepared. More recent data through March 2024 on the total amounts disbursed and number of applicants and recipients was available before the report was released is also presented in this report and is so noted. The number of households served was 10,110 through March 2024 and 9,311 through January 2024.

⁹ According to HSH, the agency served fewer households than MOHCD because HSH services are largely focused on permanent supportive housing and serving homeless individuals. In addition, MOHCD received funding from the U.S. Department of the Treasury in FY 2021-22 and FY 2022-23.

MOHCD’s contracted providers served 6,273 households, or 67.4 percent of all households served.

For the 3,038 households served by HSH from FY 2021-22 to FY 2023-24 (through 1/31/24), three contracted providers served over half (65.6 percent): Eviction Defense Collaborative (24.9 percent), Homeless Prenatal Program (22.9 percent), and Catholic Charities of San Francisco (17.9 percent).

Similar to HSH, three MOHCD contract providers served the majority of the 6,273 households served, or 67.5 percent of all households: Catholic Charities of San Francisco (29.4 percent), Mission Neighborhood Centers (21.9 percent), and Eviction Defense Collaborative (16.1 percent).

Exhibit 4 below shows the number of households served by each contracted provider for the two agencies from FY 2021-22 to FY 2023-24. As can be seen, the two agencies used many of the same contracted providers though there were some unique providers as well.

Exhibit 4: Number of Households Served by SF ERAP by City Agency and Contracted Provider, FY 2021-22 to FY 2023-24*

Contracted Provider	HSH		MOHCD		Grand Total	
	Total	% Total	Total	% Total	#	% Total
Catholic Charities	543	17.9%	1,847	29.4%	2,390	25.7%
Mission Neighborhood Centers	480	15.8%	1,373	21.9%	1,853	19.9%
Eviction Defense Collaborative	755	24.9%	1,013	16.1%	1,768	19.0%
Homeless Prenatal Program	696	22.9%	n/a**	n/a	696	7.5%
Young Community Developers	151	5.0%	519	8.3%	670	7.2%
Native American Health Center	n/a**	0.0%	569	9.1%	569	6.1%
La Raza Community Resource Center	n/a**	0.0%	487	7.8%	487	5.2%
HOMEY	n/a	0.0%	465	7.4%	465	5.0%
Compass Family Services	212	7.0%	n/a**	n/a	212	2.3%
Hamilton Families	201	6.6%	n/a**	n/a	201	2.2%
Total	3,038	100.0%	6,273	100.0%	9,311	100.0%

Source: BLA Analysis of HSH Data

* 7/1/23 through 1/31/24 only.

** n/a means these providers did not have an active SF ERAP grant agreement.

\$55.9 Million in Financial Assistance Disbursed through January 2024

From FY 2021-22 to FY 2023-24 (through 1/31/24), a total of approximately \$55.9 million in SF ERAP emergency rent financial assistance was disbursed through MOHCD’s and HSH’s contracted providers. As with the distribution of households served, the same three providers issued \$36.9 million, or over half (66.1 percent) of all financial assistance disbursed during

the period reviewed: Mission Neighborhood Centers (24.5 percent, \$13,718,021), Eviction Defense Collaborative (24.4 percent, \$13,646,488), and Catholic Charities of San Francisco (17.2 percent, \$9,590,009).¹⁰

Exhibit 5 below shows the amount of SF ERAP financial assistance disbursed by each provider from FY 2021-22 to FY 2023-24 for the program overall.

**Exhibit 5: Total Amount of SF ERAP Financial Assistance by Contracted Provider
 FY 2021-22 to FY 2023-24**

Contracted Provider	FY 21-22	FY 22-23	FY 23-24*	Total	% Total
Mission Neighborhood Centers	\$4,690,990	\$6,790,939	\$2,236,092	\$13,718,021	24.5%
Eviction Defense Collaborative	\$5,899,990	\$5,645,518	\$2,100,980	\$13,646,488	24.4%
Catholic Charities	\$4,256,733	\$3,635,013	\$1,698,263	\$9,590,009	17.2%
Homeless Prenatal Program	\$1,799,953	\$1,678,187	\$717,012	\$4,195,152	7.5%
La Raza Community Resource Center	\$2,635,538	\$1,031,841	\$n/a**	\$3,667,379	6.6%
Young Community Developers	\$1,023,381	\$1,326,979	\$1,002,537	\$3,352,897	6.0%
HOMEY	\$1,311,409	\$1,176,691	\$319,658	\$2,807,758	5.0%
Native American Health Center	\$588,280	\$1,571,239	\$237,128	\$2,396,647	4.3%
Hamilton Families	\$508,822	\$534,722	\$240,007	\$1,283,551	2.3%
Compass Family Services	\$620,691	\$458,595	\$162,611	\$1,241,897	2.2%
Total	\$23,335,787	\$23,849,724	\$8,714,288	\$55,899,799	100.0%

Source: BLA Analysis of MOHCD and HSH Data

* 7/1/23 through 1/31/24 only.

** La Raza Community Resource Center did not have an active SF ERAP grant agreement in FY 2023-24.

Of the \$55.9 million total in financial assistance disbursed from FY 2021-22 to FY 2023-24 (through 1/31/24), HSH contracted providers were responsible for approximately \$18.9 million between FY 2021-22 and FY 2023-24 (through January 2024), or approximately 33.9 percent of the total. During the same period, MOHCD contracted providers disbursed a larger share of total assistance: approximately \$37 million, representing 66.2 percent of the total amount issued program wide.

¹⁰ 7/1/23 through 1/31/24 only. Most of the data compiled for this report is from program inception through January 2024, the most recent data available when we conducted our project field work. More recent data through March 2024 on the total amounts disbursed and number of applicants and recipients became available before the report was released and is also presented in this report. The total amount disbursed through March 2024 was \$61.2 million; the total amount through January 2024 was \$55.9 million.

Exhibit 6 below shows the distribution of the \$55.9 million in SF ERAP financial assistance issued by each contracted provider for HSH and MOHCD from FY 2021-22 to FY 2023-24.

Exhibit 6: Total Amount of SF ERAP Financial Assistance, by City Agency and Contracted Provider, FY 2021-22 to FY 2023-24*

Contracted Provider	HSH		MOHCD		Grand Total	
	Total	% Total	Total	% Total	\$ Total	% Total
Mission Neighborhood Centers	\$3,116,964	16.4%	\$10,601,057	28.7%	\$13,718,021	24.5%
Eviction Defense Collaborative	\$5,494,288	29.0%	\$8,152,200	22.1%	\$13,646,488	24.4%
Catholic Charities	\$2,734,888	14.4%	\$6,855,121	18.6%	\$9,590,009	17.2%
Homeless Prenatal Project	\$4,195,152	22.1%	n/a**	n/a**%	\$4,195,152	7.5%
La Raza Community Resource Center	n/a**	n/a**	\$3,667,379	9.9%	\$3,667,379	6.6%
Young Community Developers	\$882,743	4.7%	\$2,470,154	6.7%	\$3,352,897	6.0%
HOMEY	n/a**	n/a**	\$2,807,758	7.6%	\$2,807,758	5.0%
Native American Health Center	n/a**	n/a**	\$2,396,647	6.5%	\$2,396,647	4.3%
Hamilton Families	\$1,283,551	6.8%	n/a**	n/a**	\$1,283,551	2.3%
Compass Family Services	\$1,241,897	6.6%	n/a**	n/a**	\$1,241,897	2.2%
Total	\$18,949,483	100.0%	\$36,950,316	100.0%	\$55,899,799	100.0%

Source: BLA Analysis of MOHCD and HSH Data

* 7/1/23 through 1/31/24 only.

** n/a means these providers did not have an active SF ERAP grant agreement.

Types of Financial Assistance

From FY 2021-22 to FY 2023-24, a total of 11,756 types of financial assistance¹¹ were issued to 32 households. A little over half (56.2 percent) provided back rent, approximately 29.7 percent provided future rent, approximately 10.9 percent provided move-in support, and approximately 3.2 percent provided support for court stipulations.¹²

Exhibit 7 below shows the types of SF ERAP financial assistance issued to households from FY 2021-22 to FY 2023-24.

Exhibit 7: Types of Financial Assistance Provided to Households FY 2021-22 to FY 2023-24

Assistance Type*	FY 21-22	FY 22-23	FY 23-24**	Total	% Total
Back Rent	2,693	3,057	861	6,611	56.2%
Future Rent	2,144	908	441	3,493	29.7%
Move-In	440	404	436	1,280	10.9%
Court Stipulations	55	238	79	372	3.2%
Total	5,332	4,607	1,817	11,756	100.0%

Source: BLA Analysis of MOHCD and HSH Data

*Note: The units are number of households. Amounts represent duplicated households because applicants can receive multiple types of financial assistance.

** 7/1/23 through 1/31/24 only.

From FY 2021-22 to FY 2023-24, HSH and MOHCD report a total of \$55,747,130 in financial assistance disbursed to households when reported by type of assistance.¹³ The majority (82.2 percent) of financial assistance supported back rent (61.1 percent, \$34,042,124) and future rent (21.1 percent, \$11,769,393). Unlike assistance for back rent and future rent, which experienced a decrease from FY 2021-22 to FY 2023-24, assistance for both move-in and court stipulations increased from FY 2021-22 to FY 2022-23 and from FY 2021-22 to FY 2023-24.

¹¹ The amounts represent duplicated households because applicants can receive multiple types of financial assistance. As a result, the total number is greater than the 9,311 applicants that received financial assistance during the period reviewed, reported above.

¹² According to MOHCD and HSH, SF ERAP coordinates with the city's Tenant Right to Counsel (TRC) program for tenants who are in Unlawful Detainer (eviction) proceedings in court. Court settlement agreements or stipulations will often include repayment amounts negotiated between the parties. Assistance provided by SF ERAP to cover these court-stipulated amounts are recorded in a separate field in the application portal. Generally, this will correspond to back-rent, but depends on the contents of each court stipulation.

¹³ The \$55,747,130 shown in this table is less than the \$55,899,799 reported earlier in this report because financial assistance data is recorded and reported in two ways by HSH and MOHCD; the \$55,747,130 is based on the year the financial assistance was provided; the \$55,899,799 is based on the year of the household applied.

Exhibit 8 below shows the amount and type of SF ERAP financial assistance issued to households from FY 2021-22 to FY 2023-24.

**Exhibit 8: Types of Financial Assistance and Amounts Issued
 FY 2021-22 to FY 2023-24**

Assistance Type	FY 21-22	FY 22-23	FY 23-24*	Total	% Total
Back Rent	\$13,388,271	\$16,314,768	\$4,339,085	\$34,042,124	61.1%
Future Rent	\$7,756,755	\$2,685,716	\$1,326,922	\$11,769,393	21.1%
Move-In	\$1,564,981	\$1,790,453	\$1,766,236	\$5,121,670	9.2%
Court Stipulations	\$634,435	\$3,166,794	\$1,012,714	\$4,813,943	8.6%
Total	\$23,344,442	\$23,957,731	\$8,444,957	\$55,747,130	100.0%

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

From FY 2021-22 to FY 2023-24, the average amount of financial assistance disbursed was highest for court stipulations, which ranged from \$9,761 to \$11,391 over the period reviewed. This is followed by back rent, which ranged from \$4,972 to \$5,337, and move-in support, which ranged from \$3,557 to \$4,432. The average amount of financial assistance issued increased from FY 2021-22 to FY 2022-23 and from FY 2021-22 to FY 2023-24 for all types of assistance except for future rent.

Exhibit 9 below shows the average amounts by type of assistance from FY 2021-22 to FY 2023-24.

Exhibit 9: Average Amount by Type of Financial Assistance, FY 2021-22 to FY 2023-24

Assistance Type	FY 21-22	FY 22-23	FY 23-24*	3 Year Average
Back Rent	\$4,972	\$5,337	\$5,040	\$5,116
Future Rent	\$3,618	\$2,958	\$3,009	\$3,195
Move-In	\$3,557	\$4,432	\$4,051	\$4,013
Court Stipulations	\$9,761	\$11,391	\$10,774	\$10,642

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

Total Program Costs: Local Funds were 71% of Total

From FY 2021-22 to FY 2023-24¹⁴, total program expenditures for both HSH and MOHCD contracted providers totaled \$87,351,124, consisting of \$55.9 million in financial assistance disbursed and \$31.5 million in administrative costs, or 36 percent of total costs. Local funding stemming from two San Francisco ballot initiatives provided approximately 71 percent of

¹⁴ FY 2023-24 program expenditures are based on available invoices submitted through Dec 2023

total program funding expended through December 2023: proceeds from Proposition I provided the largest percentage of total expenditures (36.4 percent), and proceeds from Proposition C was second, providing 34.6 percent.¹⁵ The remaining 29 percent of total funding was provided by federal emergency rental assistance funding from the U.S. Department of the Treasury and the Emergency Solutions Grant. The largest funding source for the first year of the program (FY 2021-22) was federal funds from the U.S. Department of the Treasury (65 percent); this transitioned to a majority of funding from local sources, at 88.1 and 99 percent in FY 2022-23 and FY 2023-24, respectively.

Exhibit 10 below shows the total program expenditures and funding sources from FY 2021-22 to FY 2023-24.

**Exhibit 10: SF ERAP Program Total Expenditures by Funding Source
FY 2021-22 to FY 2023-24**

Funding Source	FY 21-22		FY 22-23		FY 23-24 (through Dec 2023)		Total	Total
	Amount	%	Amount	%	Amount	%	Amount	%
<i>Federal Sources:</i>								
Treasury Emergency Rental Assistance Program (ERA)	\$19,909,676	65.0%	\$4,659,581	11.1%	\$0	0.0%	\$24,569,258	28.1%
Emergency Solutions Grant	\$333,897	1.1%	\$304,298	0.7%	\$146,781	1.0%	\$784,976	0.9%
Total Federal	\$20,243,573	66.1%	\$4,963,879	11.9%	\$146,781	1.0%	\$25,354,234	29.0%
<i>Local Sources:</i>								
Proposition C	\$6,590,307	21.5%	\$18,591,607	44.4%	\$5,006,170	33.7%	\$30,188,085	34.6%
Proposition I, Rent Resolution and Relief Fund (General Fund)	\$3,791,746	12.4%	\$18,333,367	43.8%	\$9,683,692	65.2%	\$31,808,805	36.4%
Total Local	\$10,382,053	33.9%	\$36,924,974	88.1%	\$14,689,862	99.0%	\$61,996,890	71.0%
Total	\$30,625,625	100.0%	\$41,888,853	100.00%	\$14,836,643	100.00%	\$87,351,124	100.0%

Source: BLA Analysis of HSH And MOHCD data.

Note: Emergency Solutions Grant is a federal grant program from the Department of Housing and Urban Development that funds multiple types of homeless services, including prevention.

Exhibit 11 below shows total ERAP program expenditures of approximately \$87.4 million, including financial assistance disbursed and contracted provider administrative costs, by City agency and funding source, for FYs 2021-22 through 2023-24. As shown, ERAP program

¹⁵ Proposition C is a San Francisco measure passed in 2018 that imposed additional business taxes to support services for people experiencing homelessness and to prevent homelessness. Revenue generated from Proposition I is deposited into the City's General Fund and is not classified as a special fund.

expenditures for HSH contracted providers and their financial assistance recipients totaled \$28.9 million, or approximately 33 percent of the \$87.4 million in total expenditures. During the same years, total ERAP expenditures for MOHCD contracted providers amounted to \$58.5 million, or approximately 67 percent of total program expenditures.

As stated above, most of the funding for total ERAP program expenditures, or 71 percent, was from local sources. For HSH contracted providers only, nearly all expenditures, or approximately 97.3 percent, were from local sources, with the balance from the federal Emergency Solutions Grant program.¹⁶ For MOHCD’s contracted providers only, local funds accounted for 58 percent of total program expenditures, with Proposition C funds the largest component. Federal funds from the U.S. Treasury’s Emergency Rental Assistance Program (ERA) made up the difference.

**Exhibit 11: SF ERAP Total Program Expenditures by Funding Source and City Agency
 FY 2021-22 to FY 2023-24***

Funding Source	HSH		MOHCD		Grand Total	
	\$ Amount	% Total	\$ Amount	% Total	\$ Amount	% Total
Treasury Emergency Rental Assistance Program (ERA)	0	0.0%	\$24,569,258	42.0%	\$24,569,258	28.1%
Emergency Solutions Grant	\$784,976	2.7%	0	0.0%	\$784,976	0.9%
Total Federal	\$784,976	2.7%	\$24,569,258	42.0%	\$25,354,234	29.0%
Proposition C	\$19,654,694	68.1%	\$10,533,392	18.0%	\$30,188,086	34.6%
Proposition I, Rent Resolution and Relief Fund (General Fund)	\$8,424,589	29.2%	\$23,384,216	40.0%	\$31,808,805	36.4%
Total Local	\$28,079,283	97.3%	\$33,917,608	58.0%	\$61,996,891	71.0%
Total	\$28,864,259	100.0%	\$58,486,866	100.0%	\$87,351,125	100.0%
% Grand Total	33.0%		67.0%		100.0%	

Source: BLA analysis of HSH data

*FY 2023-24 (through Dec 2023)

The \$58.5 million in total MOHCD only program expenditures were distributed among seven contracted providers from FY 2021-22 to FY 2023-24 who together disbursed \$36.9 million in financial assistance and incurred \$21.6 million in administrative costs, or 37 percent of total program expenditures. Administrative costs include salaries and benefits of the contracted providers, along with their supplies and purchased services, contractual services¹⁷,

¹⁶ This is a federal grant program from the Department of Housing and Urban Development that funds multiple types of homeless services, including prevention.

¹⁷ Several of MOHCD’s SF ERAP contracts include contractual services that support the overall functioning of the rental assistance program. Items in this category include third-party accounting, IT, payroll, and auditing services, as well as outreach and marketing for the program.

equipment, space rentals, and indirect costs. In addition, MOHCD combined the amount of direct financial client assistance with an “other” category that included administrative costs, such as office supplies, trainings, IT services, and database management. According to MOHCD, the direct financial client assistance amount cannot be easily disaggregated from other administrative expenses in the “other” category. Consequently, the specific amount and types of administrative costs in the “other” category are unknown. MOHCD’s internal administrative costs related to ERAP are not tracked and cannot be reported.

As shown in Exhibit 12 below, three providers accounted for 72 percent of total MOHCD ERAP expenditures: Mission Neighborhood Centers (25.9 percent), Eviction Defense Collaborative (24.9 percent), and Catholic Charities (21.2 percent). Other providers accounted for less than 10 percent each of total expenditures: Young Community Developers (8.9 percent), HOMEY (6.9 percent), La Raza (6.9 percent), and Native American Health Center (5.4 percent).

**Exhibit 12: Total ERAP Program Expenditures by MOHCD Contracted Provider
 FY 2021-22 to FY 2023-24**

Provider	FY 21-22	FY 22-23	FY 23-24 (through Dec 2023)	Total	% Total
Catholic Charities	\$3,906,949	\$6,884,493	\$1,597,223	\$12,388,666	21.2%
Eviction Defense Collaborative	\$ 5,599,206	\$6,239,210	\$2,717,986	\$14,556,402	24.9%
HOMEY	\$497,961	\$3,226,825	\$322,176	\$4,046,962	6.9%
La Raza	\$3,823,776	\$190,220	\$ -	\$4,013,996	6.9%
Mission Neighborhood Centers	\$4,493,742	\$8,945,097	\$1,702,036	\$15,140,875	25.9%
Native American Health Center	\$380,288	\$1,855,728	\$908,066	\$3,144,082	5.4%
Young Community Developers	\$2,000,000	\$2,317,531	\$878,352	\$5,195,882	8.9%
Total	\$20,701,922	\$29,659,104	\$8,125,838	\$58,486,864	100.0%

Source: BLA Analysis of MOHCD Data

As shown in Exhibit 13 below, four providers accounted for 77.1 percent of total HSH ERAP expenditures: Eviction Defense Collaborative (28.5 percent), Catholic Charities (19.8 percent), Homeless Prenatal Program (14.4 percent), and Mission Neighborhood Centers (14.3 percent). Other providers accounted for less than 10 percent each of total expenditures: Young Community Developers (9.2 percent), Hamilton Families (7.8 percent), and Compass Family Services (5.9 percent).

**Exhibit 13: Total ERAP Program Expenditures by HSH Contracted Provider
 FY 2021-22 to FY 2023-24**

Provider	FY 21-22	FY 22-23	FY 23-24 (through Dec 2023)	Total	% Total
Catholic Charities	\$2,834,510	\$2,876,621	\$1,038,311	\$6,749,442	19.8%
Compass Family Services	\$800,944	\$803,944	\$401,972	\$2,006,860	5.9%
Eviction Defense Collaborative	\$4,323,223	\$3,985,398	\$1,382,588	\$9,691,209	28.5%
Hamilton Families	\$1,012,519	\$1,037,420	\$618,710	\$2,668,649	7.8%
Homeless Prenatal Program	\$850,399	\$2,825,533	\$1,237,904	\$4,913,836	14.4%
Mission Neighborhood Center	\$1,869,460	\$2,142,493	\$871,247	\$4,883,200	14.3%
Young Community Developers	\$876,068	\$1,499,332	\$749,666	\$3,125,066	9.2%
Total	\$12,567,123	\$15,170,741	\$6,300,398	\$34,038,262	100.0%

Source: BLA Analysis of HSH Data

SF ERAP Applicant and Recipient Characteristics¹⁸

Income Levels of ERAP Applicants and Recipients

As shown in Exhibit 14 below, over half of all applicants for each fiscal year from FY 2021-22 to FY 2023-24 (through 1/31/24) were extremely low income or had incomes between zero and 19 percent of Area Median Income (AMI). Almost a fifth of all applicants during those fiscal years had no income. Less than three percent of all applicants' incomes were above 50 percent of AMI, the lowest percentage of all AMI brackets. However, as previously mentioned, to be eligible for SF ERAP, applicants must have a household income at or below 50 percent of AMI¹⁹ adjusted for the applicant's household size. According to MOHCD and HSH, staff may approve waivers for applicants with an AMI slightly above 50 percent if there are other circumstances, such as a high risk of housing loss or homelessness or safety concerns.²⁰ The same pattern was found for ERAP recipients as with applicants. The majority of recipients' incomes were 19 percent or less of AMI.

¹⁸ According to MOHCD and HSH, discrepancies between the number of applicants and recipients in the following tables below are due to data quality issues.

¹⁹ According to MOHCD, the limit was 80% of AMI for MOHCD-funded applications until February 2023.

²⁰ According to MOHCD and HSH, when assessing the totality of circumstances and evaluating these waivers, the agencies only consider applications up to 55 percent of AMI.

Exhibit 14 below shows the AMI range of all ERAP applicants and recipients from FY 2021-22 to FY 2023-24.

Exhibit 14: AMI Range of All Applicants, FY 2021-22 to FY 2023-24

AMI Range	Applicants		Recipients	
	Number	% Total	Number	%
No income	3,788	17.9%	1,468	15.9%
1-9% AMI	5,968	28.2%	2,771	29.9%
10-19% AMI	5,524	26.1%	2,472	26.7%
20-29% AMI	3,041	14.3%	1,350	14.6%
30-39% AMI	1,611	7.6%	738	8.0%
40-49% AMI	789	3.7%	365	3.9%
Above 50% AMI	478	2.3%	93	1.0%
Total	21,199	100.0%	9,257	100.0%

Source: BLA Analysis of MOHCD and HSH Data

Household Size

Slightly more than half of all ERAP applicants and recipients between FYs 2021-22 and 2023-24 had a household size of one person (52.9 percent and 51.5 percent, respectively). Applicants with a household size of three to five people were the second highest percentage, accounting for 24.5 percent of all applicants and 26.2 percent of all recipients. Less than three percent of all applicants and recipients had a household size of six or more, the lowest percentage.

Exhibit 15 below shows the household size of all applicants from FY 2021-22 to FY 2023-24.

**Exhibit 15: Household Size of All ERAP Applicants and Recipients
 FY 2021-22 to FY 2023-24***

Household Size	Applicants		Recipients	
	Number	%	Number	%
1	11,360	52.9%	4,860	51.5%
2	4,327	20.2%	1,860	19.7%
3-5	5,269	24.5%	2,471	26.2%
6 or more	514	2.4%	251	2.7%
Total	21,470	100.0%	9,442	100.0%

Source: BLA Analysis of MOHCD and HSH Data

* 7/1/23 through 1/31/24 only.

Applying the distribution of ERAP recipient household sizes shown in Exhibit 15 to the 10,110 households that received financial assistance through March 2024, the \$61.2 million disbursed served an estimated 18,744 to 21,423 people. The low estimate is based on an

assumed 3 persons for households for those between 3 and 5 individuals; the high estimate is based on those households having four members. Households with six or more members are assumed to have six members for both our low and high estimate.

Housing Type

Slightly more than 77 percent of all ERAP applicants and recipients between FY 2021-22 to FY 2023-24 lived in rental housing (which includes shared housing such as living with roommates). Applicants who lived in Single Room Occupancy (SRO) units during those years accounted for 16.7 percent of applicants and 18.7 percent of recipients.

Exhibit 16 below shows the housing type of all applicants and recipients between FY 2021-22 and FY 2023-24 (through 1/31/24).

**Exhibit 16: Housing Type of All ERAP Applicants and Recipients
 FY 2021-22 to FY 2023-24***

Housing Type	Applicants		Recipients	
	Number	%	Number	%
Rental Housing (Includes Shared)	16,673	77.7%	7,353	77.9%
Single Room Occupancy	3,575	16.7%	1,763	18.7%
Unhoused (In Emergency Shelter)	223	1.0%	51	0.5%
Unhoused (In Car, On Street, etc.)	824	3.8%	225	2.4%
Other	151	0.7%	41	0.4%
Total	21,446	100.0%	9,433	100.0%

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

Over one third of all ERAP applicants and recipients lived in subsidized or affordable housing between FY 2021-22 and FY 2023-24. The percentage was larger for recipients than applicants: 41.7 percent for recipients compared to 36.5 percent for applicants. Slightly more than half of all ERAP applicants and recipients for each fiscal year from FY 2021-22 to FY 2023-24 did not live in subsidized or affordable housing, as shown in Exhibit 17 below.

**Exhibit 17: Subsidized or Affordable Housing Status of All ERAP Applicants and Recipients
 FY 2021-22 to FY 2023-24***

Lives in Subsidized or Affordable Housing	Applicants		Recipients	
	Number	%	Number	%
Yes	7,844	36.5%	3,938	41.7%
No	12,167	56.7%	5,172	54.8%
Data not collected	1,465	6.8%	335	3.5%
Total	21,476	100.0%	9,445	100.0%

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

Geographic Location

ERAP applicants and recipients lived in a variety of neighborhoods in San Francisco, with the highest percentages from Hayes Valley/Tenderloin/North of Market, South of Market, and Bayview/Hunters Point for each fiscal year from FY 2021-22 to FY 2023-24. The following three neighborhoods had the lowest percentage of applicants and recipients: Telegraph Hill/Waterfront, Marina, and St. Francis Wood/Miraloma/West Portal.

Exhibit 18 below shows the geographic distribution of the top nine zip codes that accounted for over 75 percent of applicants and recipients between FY 2021-22 and FY 2023-24 (through 1/31/24). The same neighborhoods were in the top nine for both groups with some minor differences in rank order.

Exhibit 18: Geographic Location of ERAP Applicants and Recipients, FY 2021-22 to FY 2023-24*

Zip code/neighborhood	# Applicants	# Recipients	% Total Applicants	% Total Recipients
94102 - Hayes Valley/Tenderloin/North of Market	3,215	1,636	15.5%	17.4%
94103 - South of Market	2,838	1,338	13.7%	14.3%
94124 - Bayview Hunters Point	2,325	1,009	11.2%	10.8%
94109 - Polk/Russian Hill (Nob Hill)	2,182	937	10.5%	10.0%
94110 - Inner Mission/Bernal Heights	1,752	908	8.4%	9.7%
94112 - Ingleside-Excelsior/Crocker-Amazon	1,184	482	5.7%	5.1%
94107 - Potrero Hill	826	347	4.0%	3.7%
94134 - Visitacion Valley/Sunnydale	807	385	3.9%	4.1%
94115-Western Addition/Japantown	741	363	3.6%	3.9%
<i>Subtotal: zip codes/neighborhoods above</i>	<i>15,870</i>	<i>7,405</i>	<i>76.4%</i>	<i>75.2%</i>
All other zip codes/neighborhoods	4,905	1,980	23.6%	24.8%
Total	20,775	9,385	100.0%	100.0%

Source: BLA Analysis of MOHCD and HSH Data

* 7/1/23 through 1/31/24 only.

A complete listing of all applicant and recipient neighborhoods is provided in Appendix I.

The sections below describe the demographic characteristics from FY 2021-22 to FY 2023-24 of (1) all applicants who applied for SF ERAP, and (2) all applicants receiving financial assistance.

Age Range

As seen in Exhibit 19 below, over a quarter of all ERAP applicants and recipients for each fiscal year from FY 2021-22 to FY 2023-24 were in the 30 – 39 age range, the highest percentage. This is followed by the 40 – 49 age range, which comprised almost a quarter of all applicants and recipients. The lowest percentage of applicants and recipients for each fiscal year were in the 18 – 24 age range; however, this age group and the 25 – 29 age group saw increases

(78.4 percent and 23.1 percent, respectively) in applicants from FY 2021-22 to FY 2023-24, unlike the other age groups, all of which decreased.

Exhibit 19: Age Range of All Applicants, FY 2021-22 to FY 2023-24*

Age Range	# Applicants	# Recipients	% Total Applicants	% Total Recipients
18-24	548	173	2.6%	1.8%
25-29	2,066	761	9.6%	8.1%
30-39	5,967	2,532	27.8%	26.8%
40-49	4,968	2,201	23.2%	23.3%
50-59	3,842	1,759	17.9%	18.6%
60-69	2,845	1,393	13.3%	14.8%
70+	1,216	618	5.7%	6.5%
Total	21,452	9,437	100.0%	100.0%

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

Gender Identity

As seen in Exhibit 20 below, at least half of all applicants for each fiscal year from FY 2021-22 to FY 2023-24 identified as female, the highest percentage. This is followed by applicants who identified as male, which comprised of a little over a third of all applicants for each fiscal year. Applicants identified least as trans female or trans male, which both amounted to less than one percent of the applicant population.

Exhibit 20: Gender Identity of All Applicants, FY 2021-22 to FY 2023-24*

Gender Identity	# Applicants	# Recipients	% Total Applicants	% Total Recipients
Male	7,841	3,363	36.5%	35.6%
Female	11,264	4,892	52.4%	51.8%
Genderqueer/non-binary	284	112	1.3%	1.2%
Trans Female	170	68	0.8%	0.7%
Trans Male	50	21	0.2%	0.2%
Decline to state	1,867	989	8.7%	10.5%
Total	21,476	9,445	100.0%	100.0%

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

Race/Ethnicity

ERAP applicants and recipients who identified as Black/African-American comprised almost a third of both groups between FY 2021-22 and FY 2023-24, the highest percentage. Applicants

and recipients who identified as Latino/a/x were the second highest percentage from FY 2021-22 to FY 2023-24 and those identifying as white were the third largest percentage of all applicants and recipients. Each of the following races/ethnicities comprised less than 10 percent of all applicants receiving financial assistance each fiscal year from FY 2021-22 to FY 2023-24: Asian, American Indian/Alaska Native, Indigenous from Latin America, Middle Eastern/North African, and Native Hawaiian/Pacific Islander.

Exhibit 21 below shows the race/ethnic distribution of all applicants and recipients from FY 2021-22 to FY 2023-24.

**Exhibit 21: Race/Ethnic Distribution of All Applicants Receiving Financial Assistance
 FY 2021-22 to FY 2023-24***

Race/ethnicity	# Applicants	# Recipients	% Total Applicants	% Total Recipients
Black / African-American	5,793	2,511	27.0%	26.6%
Latino/a/x	4,475	2,201	20.8%	23.3%
White	3,630	1,492	16.9%	15.8%
Multiracial	2,046	723	9.5%	7.7%
Asian	1,744	760	8.1%	8.0%
American Indian / Alaska Native	548	226	2.6%	2.4%
Indigenous from Latin America	452	249	2.1%	2.6%
Middle Eastern / North African	288	127	1.3%	1.3%
Native Hawaiian / Pacific Islander	251	93	1.2%	1.0%
No Data / Decline to State	2,249	1,063	10.5%	11.3%
Total	21,476	9,445	100.0%	100.0%

Source: BLA Analysis of MOHCD and HSH Data
 * 7/1/23 through 1/31/24 only.

Efforts in Other Jurisdictions

In addition to the temporary State-funded CA COVID-19 Rent Relief program, several jurisdictions also locally funded rent relief and direct financial assistance for homeless and at-risk residents in recent years, as described below.

- Santa Clara County’s Homelessness Prevention System provides financial assistance for low-income families or individuals who are at risk of losing their housing. The program is funded by approximately 50 percent from the public sector and 50 percent from the private and/or philanthropic sectors. In 2024, the program will provide approximately \$15 million in direct financial assistance for homeless and at-risk residents. Over \$17 million in County funds was allocated to the program in FY 2023-24.

- The City of Oakland’s Keep People Housed program provides emergency financial assistance, legal representation, and supportive services to prevent homelessness. Since 2018, the program collaborative has distributed \$67 million in assistance to Oakland residents at risk of losing housing. This is not a City of Oakland administered program but is operated by a nonprofit organization to which the City of Oakland serves as it’s a support service partner.
- The City of Los Angeles’s Solid Ground Homeless Prevention Program includes financial assistance, as well as services such as housing search and placement, case management and budgeting/money management. The City of Los Angeles has also created a new rental assistance program funded through the United to House Los Angeles (ULA) measure²¹ to assist low-income residential renters who are at risk of homelessness due to unpaid rent as a result of COVID-19 or other financial hardship. The city will allocate \$18.4 million in FY 2023-24 toward the first batch of funding for the United to House Los Angeles Emergency Rental Assistance Program.

²¹ This was a City of Los Angeles ballot measure passed in 2022 that taxed property sales of \$5 million or more to raise funds to support housing and homelessness services.

Appendix I: Distribution of ERAP Applicant and Recipient Households by Neighborhood, FY 2021-22 to FY 2023-24²²

Applicants

Zip Code	#	% Total
94102 - Hayes Valley/Tenderloin/North of Market	3,215	15.5%
94103 - South of Market	2,838	13.7%
94124 - Bayview Hunters Point	2,325	11.2%
94109 - Polk/Russian Hill (Nob Hill)	2,182	10.5%
94110 - Inner Mission/Bernal Heights	1,752	8.4%
94112 - Ingleside-Excelsior/Crocker-Amazon	1,184	5.7%
94107 - Potrero Hill	826	4.0%
94134 - Visitacion Valley/Sunnydale	807	3.9%
94115 - Western Addition/Japantown	741	3.6%
94132 - Lake Merced	582	2.8%
94133 - North Beach/Chinatown	518	2.5%
94158 - Mission Bay	448	2.2%
94105 - Rincon Hill	380	1.8%
94108 - Chinatown	378	1.8%
94117 - Haight-Ashbury	371	1.8%
94122 - Sunset	352	1.7%
94121 - Outer Richmond	323	1.6%
94130 - Treasure Island	286	1.4%
94118 - Inner Richmond	278	1.3%
94114 - Castro/Noe Valley	232	1.1%
94131 - Twin Peaks/Glen Park	199	1.0%
94116 - Parkside/Forest Hill	195	0.9%
94123 - Marina	143	0.7%
94111 - Telegraph Hill/Waterfront	143	0.7%
94127 - St. Francis Wood/Miraloma/West Portal	77	0.4%
TOTAL	20,775	100.0%

²² Through January 2024.

Recipients

Zip Code	#	% Total
94102 - Hayes Valley/Tenderloin/North of Market	1,636	17.4%
94103 - South of Market	1,338	14.3%
94124 - Bayview Hunters Point	1,009	10.8%
94109 - Polk/Russian Hill (Nob Hill)	937	10.0%
94110 - Inner Mission/Bernal Heights	908	9.7%
94112 - Ingleside-Excelsior/Crocker-Amazon	482	5.1%
94134 - Visitacion Valley/Sunnydale	385	4.1%
94115 - Western Addition/Japantown	363	3.9%
94107 - Potrero Hill	347	3.7%
94132 - Lake Merced	231	2.5%
94133 - North Beach/Chinatown	228	2.4%
94158 - Mission Bay	200	2.1%
94105 - Rincon Hill	171	1.8%
94108 - Chinatown	166	1.8%
94117 - Haight-Ashbury	147	1.6%
94122 - Sunset	138	1.5%
94121 - Outer Richmond	135	1.4%
94118 - Inner Richmond	98	1.0%
94130 - Treasure Island	86	0.9%
94114 - Castro/Noe Valley	84	0.9%
94131 - Twin Peaks/Glen Park	79	0.8%
94116 - Parkside/Forest Hill	69	0.7%
94111 - Telegraph Hill/Waterfront	60	0.6%
94123 - Marina	58	0.6%
94127 - St. Francis Wood/Miraloma/West Portal	30	0.3%
Total	9,385	100.0%