



Shireen McSpadden, Executive Director

London Breed, Mayor

To	Homelessness Oversight Commission
Through	Shireen McSpadden, Executive Director
From	Marion Sanders, Chief Deputy Director Gigi Whitley, Chief of Finance and Administration Edilyn Velasquez, Director, Contracts
Date	December 6, 2023
Subject	Grant Agreement Approval: TGI Justice Project Flexible Housing Subsidy Pool for the Ending Transgender Homelessness Initiative

<i>Agreement Information</i>	
F\$P#	1000031530
Provider	TGI Justice Project
Program Name	Flexible Housing Subsidy Pool for the Ending Transgender Homelessness Initiative
Agreement Action	Original Agreement
Agreement Term	March 1, 2024 – June 30, 2026

Agreement Amount

Budget	Contingency ¹	Total Not to Exceed (NTE)
\$4,466,646	\$893,329	\$5,359,975

<i>Funding Information</i>	
Funding Sources²	97.8% Prop C (Our City, Our Home (OCOH) Fund) 2.2% General Fund

The Department of Homelessness and Supportive Housing (HSH) Contracts team requests authorization to enter into a new grant agreement with TGI Justice Project for the provision of Flexible Housing Subsidy Pool for the Ending Transgender Homelessness Initiative for the period of March 1, 2024 to June 30, 2026. This new agreement is for new services.

Background

In May 2022, Mayor London Breed announced a plan to end homelessness for transgender, gender nonconforming, and intersex (TGNCI) San Franciscans in five years. Flexible Housing Subsidy Pool (FHSP) for the Ending Transgender Homelessness Initiative (ETH) is part of the investments that the City has committed for this cause and offers ongoing housing subsidies in the private rental market. TGNCI people disproportionately experience homelessness and are more likely to be unsheltered. FHSP

¹ A 20 percent contingency applied to the budget amount for the term.

² The funding sources refer to the budget for the full agreement term.

program provides permanent solutions to homelessness by offering ongoing rental subsidies for units in the private rental market. Participants housed through the FHSP pay 30 percent of their income towards rent and sign their own leases to secure participant rights. To ensure participants receive ongoing support and maintain housing stability, these rental subsidies are accompanied by supportive services.

This program also provides capacity building support for Grantee as part of the Ending Transgender Homelessness Initiative. HSH has identified the needs for capacity building to administer this program successfully.

Services to be Provided

The purpose of the grant is to provide FHSP to the served population to formerly homeless and income-eligible TGNCI adults aged 18 years or older without the custody of minors below 18 years of age. On an annual basis, Grantee will provide services to 50 individuals with a budgeted staff of 7.1 full time equivalent (FTE) staff.

Selection

The Board of Supervisors adopted Ordinance No. 61-19, which authorizes HSH to enter into and amend contracts and grants without adhering to the Administrative Code provisions regarding requirements for construction work, procurement, and personal services related to the shelter crisis, which is valid until March 2024, or until the Point In Time (PIT) count is at 5,350. TGI Justice Project was selected for provision of these services based on the organization's experience and ability to begin services in a timely manner.

Agreement Materials

- [Appendix A, Services to be Provided](#)
- [Appendix B, Budget](#)



Appendix A: Services to be Provided
by
TGI Justice Project
Flexible Housing Subsidy Pool for the Ending Transgender Homelessness Initiative

I. Purpose of Grant

The purpose of the grant is to administer all service components of the Flexible Housing Subsidy Pool (FHSP) to the served population. The goals of these services are to reduce the length of time participants spend experiencing homelessness, support the served population in retaining their housing, and to facilitate moves to other appropriate housing, as needed.

II. Served Population

Grantee shall serve formerly homeless and income-eligible adults who are transgender/gender non-conforming/intersex (TGNCI) and aged 18 years or older without the custody of minors below 18 years of age.

III. Referral and Prioritization

All new participants will be referred by the San Francisco Department of Homelessness and Supportive Housing (HSH) via Coordinated Entry, which organizes the City and County of San Francisco's Homelessness Response System (HRS) with a common, population-specific assessment, centralized data system, and prioritization method.

IV. Description of Services

Grantee shall provide Support Services to the total number participants as listed in Appendix B, Budget ("Number Served" tab). FHSP services are voluntary and shall be available to all participants. Support Services shall include, but are not limited to, the following:

- A. Housing-Focused Case Management Services: Grantee shall provide necessary services to ensure a seamless transition to permanent housing. Housing-Focused Case Management services shall include assisting participants with securing needed documentation to move into housing, referrals to mainstream resources, and working closely with FHSP administrator(s) to ensure that all needed services are in place prior to housing placement. Grantee shall provide wrap-around case management services within a Harm Reduction model to ensure participants' long-term housing retention and improved well-being. These services shall include, but are not limited to, the following:
1. Grantee shall communicate and coordinate with Coordinated Entry and housing partners to remove any barriers to the housing referral process;
 2. Grantee shall facilitate onboarding and provide written documentation to inform participants of program components, including program overview, engagement, and services overview, rent contribution explanation, subsidy termination overview, grievance policy, and reasonable accommodation process;
 3. Grantee shall work collaboratively with participants to develop an initial Housing Stability Plan, which shall be updated on a quarterly basis, at minimum. The Housing Stability Plan shall outline participant plans to secure and sustain

housing, inclusive of specific, actionable steps the participant will take to pursue housing stability. These may include, but are not limited to, the following:

- a. Search for and secure housing;
 - b. Increase income, connect to benefits, and secure employment
 - c. Pursue educational goals, trainings, or certifications;
 - d. Improve credit history and build savings;
 - e. Address physical or behavioral health challenges; and
 - f. Connect to legal resources or other social supports as needed.
4. Grantee shall assist with housing coordination services to support a successful transition into permanent housing, including providing transportation and accompanying the participant, as needed, to submit housing applications or to visit available housing units;
 5. Grantee shall support the participant in making a successful transition to housing, including by accompanying the participant during the move-in process, orienting the participant to the neighborhood, and connecting the participant to all necessary external resources and services;
 6. Grantee shall make referrals to mainstream resources such as linkages to resources for physical and behavioral health services, childcare services, legal resources, In Home Support Services (IHSS) or any other services the participant needs to achieve housing stability.
 7. Should the participants' needs exceed the capacity of the Grantee, Grantee shall support the participant with linkages to community resources, money management, Smart Money Coaching, and crisis intervention services within a housing first, trauma-informed, and harm reduction framework;
 8. Grantee shall assess need for public benefits, if needed Grantee will sign participants up for all public benefits for which they qualify;
 9. Grantee shall collaborate with housing location providers, if applicable, and any other organizations serving the participant, with regular check-in meetings, case conference calls, and other communication, as needed.
 10. Grantee shall support the provision of targeted services and/or referrals to another appropriate agency for participants whose behavior indicates substance abuse, mental health, or another issue that is jeopardizing the participant's housing retention and/or health;
 11. If the participant is exiting the program, the grantee shall engage participant in exit planning to support the participant's successful transition out of the program. The exit plan shall depend on the participant's needs and preferences and may include establishing linkages to services in the greater community.
- B. Housing Location Services: Grantee shall provide Housing Location Services to identify and secure housing units. Housing Location Services shall include, but are not limited, to the following:
1. Grantee shall conduct landlord recruitment and establish relationships with landlords, property owners, and property management companies that agree to house qualifying participants;
 2. Grantee shall conduct comprehensive housing searches to identify units that meet participant needs. Units shall be reasonable in size, in close proximity to

transportation and other amenities, consistent with participant preferences to the greatest degree possible, and accessible to participants with disabilities. Units may include, but are not limited to, single units in multi-family buildings, blocks of units in multi-family buildings, shared housing, and other options that help participants achieve residential stability and overall health and well-being;

3. Grantee shall understand current housing laws, restrictions, applicability, and time periods for proactive communication with landlords and participants;
 4. Grantee shall build clear expectations for landlords and participants, and respond quickly and appropriately to any questions or concerns;
 5. Grantee shall engage with local landlord organizations and housing associations to educate them on housing subsidy opportunities to increase visibility, awareness, and engagement across the larger marketplace;
 6. Grantees shall utilize innovative strategies to remove barriers to housing, and negotiate partnerships to increase landlord engagement and participation in rental assistance programs;
 7. Grantee shall partner with HSH to identify and act upon opportunities to secure units. This may include presentations, planning, and other activities needed to engage new partners, or otherwise expand the housing inventory supported with FHSP resources.
 8. Grantee may provide subsidies for units outside of San Francisco if every effort has been made to find housing within San Francisco, or if a tenant requests to move outside the City.
- C. Housing Coordination Services: Grantee shall provide Housing Coordination Services to match participants to housing opportunities, eliminate barriers to housing placement, and allow for rapid placement into housing. Housing Coordination Services include, but are not limited to, the following:
1. Grantee shall communicate and coordinate with Coordinated Entry and FHSP case management partners to remove any barriers to the housing referral process;
 2. Grantee shall negotiate lease terms on behalf of participants being placed into housing, and conduct lease review to ensure compliance with local and state laws and regulations;
 3. Grantee shall support referrals in securing units (e.g. completing housing applications, scheduling viewing appointments, and understanding lease and supporting documentation);
 4. Grantee shall partner with case management providers to collect all necessary documents to support participants to successfully move into housing;
 5. Grantee shall work to eliminate barriers to housing (e.g. assisting with clearance of outstanding utility debt, credit repair, and correcting erroneous unlawful detainers);
 6. Grantee shall conduct initial and annual unit inspections to ensure compliance with Housing Quality Standards (HQS) and/or comparable habitability standards;
 7. Grantee shall utilize fair market rent (FMR) to determine if a unit is reasonable and within funding parameters;
 8. Grantee shall provide education on tenancy requirements, including helping participants understand lease requirements, demonstrating how to turn on utilities and access online portals, and providing any other tenancy education as needed;

9. Grantee shall work with property management to complete an assessment and conduct any requisite minor repairs to improve accessibility or other functional enhancements;
 10. Grantee shall support payment of items needed during housing search and move-in (e.g., application fees, security deposit, furniture, and moving costs) in alignment with funding compliance;
 11. Grantee shall support with resolving maintenance requests, lease violations, lockouts, and all other unit-related challenges; and
 12. Grantee shall conduct home visits in a manner and frequency consistent with the Engagement Policy.
- D. Subsidy Administration Services: Grantee shall provide Subsidy Administration Services to fulfill the administrative, financial, and record-keeping functions required to issue and document timely and accurate subsidy payments and other types of financial assistance. Subsidy Administration Services include, but are not limited to, the following:
1. Grantee shall complete timely and accurate payment of flexible funding to eliminate other barriers to housing;
 2. Grantee shall make initial payments associated with participant move-in, including security deposits, first month's rent, and subsequent monthly rental payments;
 3. Grantee shall set the expectation that participant rent is due on the first of the month and is paid directly to the landlord;
 4. Grantee shall complete timely and accurate payment of subsidies to landlords and property management, in accordance with negotiated leases;
 5. Grantee may provide subsidies for units outside of San Francisco if every effort has been made to find housing within San Francisco, or if a participant specifically requests to move outside of San Francisco;
 6. Grantee shall communicate with Housing Coordination staff to ensure the participants' income verification is up to date to ensure accurate subsidy calculation;
 7. The participant portion of the rent shall equal no more than thirty percent of the participant's monthly adjusted income. Adjustment factors include number of people in household; age of household members; anticipated income; expenses; allowances; and utilities paid by the household.
- E. Landlord Liaison Services: Grantee shall provide Landlord Liaison Services to support ongoing housing stability, including serving as a liaison between landlords and participants. Landlord Liaison Services include, but are not limited to, the following:
1. Grantee shall maintain quarterly communication, at minimum, with landlords to identify and address concerns on a proactive basis;
 2. Grantee shall regularly collaborate with FHSP case management partners to ensure participants can pay rent on time, cultivate healthy relationships with neighbors and landlords, and resolve any tenancy issues. Coordination shall consist of

regular, informal communication as well as structured case coordination meetings that occur at least monthly;

3. Grantee shall immediately respond to lease violations or other complaints, with the goal of finding resolutions that do not jeopardize housing stability. If lease violations cannot be resolved, Grantee shall work closely with landlords and participants to coordinate solutions prior to eviction;
4. Grantee shall ensure landlords fulfill their legal responsibilities, including conducting repairs, issuing proper notices, supporting participants' rights to Fair Housing, and adhering to lease terms; and
5. Grantee shall provide a point of contact for all partnering landlords to ensure rapid response to participant challenges and any issues that may arise.

V. **Location and Time of Services**

Grantee shall provide services at 131 Franklin Street, San Francisco, CA 94103, Monday through Friday from 10:00 am to 6:00 pm. Grantee shall provide services at participants' houses or other field locations, as needed.

VI. **Service Requirements**

- A. 1:50 Housing Coordinator Ratio: Grantee shall maintain a 1:50 ratio of Housing Coordinator to HSH adult units.
- B. 1:20 Case Manager Ratio: Grantee shall maintain a 1:20 ratio of Case Manager to HSH adult units.
- C. Income Verification: Grantee shall complete income verification for participants upon program enrollment and, thereafter, shall complete income recertification annually, at minimum, to ensure continued eligibility. During annual income recertification, Grantee shall revisit participant rent calculations and determine an appropriate rental contribution;
- D. Language and Interpretation Services: Grantee shall ensure that translation and interpreter services are available, as needed. Grantee shall address the needs of and provide services to the served population who primarily speak language(s) other than English. Additional information on Language Access standards can be found on the HSH Providers Connect website: <https://sfgov1.sharepoint.com/sites/HOM-Ext-Providers>.
- E. Case Conferences: Grantee shall participate in individual case conferences and team coordination meetings with HSH-approved programs, as needed, to coordinate and collaborate regarding participants' progress.
- F. Admission Policy: Grantee admission policies for services shall be in writing and available to the public. Except to the extent that the services are to be rendered to a specific population as described in the programs listed herein, such policies must include a provision that the served population is accepted for care without

discrimination on the basis of race, color, creed, religion, sex, age, national origin, ancestry, sexual orientation, gender identification, disability, or HIV status.

G. Grievance Procedure:

1. Grantee shall establish and maintain a written Grievance Procedure for participants, that shall include, at minimum, the following elements:
 - a. The name or title of the person or persons authorized to make a determination regarding the grievance;
 - b. The opportunity for the aggrieved party to discuss the grievance with those who will be making the determination;
 - c. The amount of time required for each step, including when a participant can expect a response; and
 - d. In accordance with published HSH policies/procedures, the HSH Grievances email address (hshgrievances@sfgov.org) and mailing address for the household to contact after the household has exhausted Grantee's internal Grievance Procedure.
2. Grantee shall, at program entry, review and provide a copy of this procedure, and any amendments, to each participant and obtain a signed copy of the form from the participant, which must be maintained in the participant's file. Additionally, Grantee shall post the policy at all times in a location visible to participants and provide a copy of the procedure and any amendments to the assigned HSH Program Manager.

H. Reasonable Accommodation Policy: Grantee shall, at program entry, review and provide a copy of a written Reasonable Accommodation policy and process to each participant and obtain a signed copy of the policy and process from the participant, which must be maintained in the participant's file.

I. Termination Policy: Grantee shall establish due process for program termination and upload supporting documentation to ONE System (or record in a comparable system for DV providers) at program termination.

J. Feedback, Complaint, and Follow-up Policies:

Grantee shall provide means for the served population to provide input into the program, including the planning, design, and satisfaction. Feedback methods shall include:

1. A complaint process, including a written complaint policy informing the served population on how to report complaints; and
2. A written annual survey to the served population to gather feedback, satisfaction, and assess the effectiveness of services and systems within the program. Grantee shall offer assistance to the served population regarding completion of the survey if the written format presents any problem.

K. City Communications and Policies

Grantee shall keep HSH informed of program operations and comply with HSH policies, training requirements, and participate in meetings, including, but not limited to:

1. Regular communication to HSH about the implementation of the program;
2. Attendance at all meetings as required by HSH. This shall include quarterly HSH meetings; and
3. Attendance at trainings (e.g., overdose prevention training), when required by HSH.

L. Coordination with Other Service Providers: Grantee shall establish written agreements between case management, housing location, and other service providers that are part of the scattered site support team to formalize collaboration and roles and responsibilities.

M. Critical Incident: Grantee shall report critical incidents, as defined in the Critical Incident Policy, to HSH, according to the Department policy. Critical incidents shall be reported using the Critical Incident Report form. In addition, critical incidents that involve life endangerment events or major service disruptions should be reported immediately to the HSH program manager.

N. Disaster and Emergency Response Plan: Grantee shall develop and maintain an Agency Disaster and Emergency Response Plan containing Site Specific Emergency Response Plan(s) for each service site per HSH requirements. The Agency Disaster and Emergency Response Plan shall address disaster coordination between and among service sites. Grantee shall update the site plan as needed and Grantee shall train all employees regarding the provisions of the plan for their sites.

O. Data Standards:

1. Grantee shall ensure compliance with the Homeless Management Information System (HMIS) Participation Agreement and Continuous Data Quality Improvement (CDQI) Process¹, including but not limited to:
 - a. Entering all household data within three working days (unless specifically requested to do so sooner);
 - b. Ensuring accurate dates for household enrollment, household exit, and household move in (if appropriate); and
 - c. Running monthly data quality reports and correcting any errors.
2. Records entered into the ONE system shall meet or exceed the ONE System Continuous Data Quality Improvement Process standard.¹
3. Grantee shall enter data into the ONE System but may be required to report certain measures or conduct interim reporting in CARBON, via secure email, or through uploads to a File Transfer Protocol (FTP) site. When required by HSH, Grantee shall submit the monthly, quarterly and/or annual metrics into the

¹ HMIS Participation Agreement and Continuous Data Quality Improvement Process, available here: <https://hsh.sfgov.org/get-information/one-system/>

CARBON database. Changes to data collection or reporting requirements shall be communicated to Grantees via written notice at least one month prior to expected implementation.

4. Any information shared between Grantee, HSH, and other providers about the served population shall be communicated in a secure manner, with appropriate release of consent forms and in compliance with 24 C.F.R. Part 578, Continuum of Care; 45 C.F.R. Parts 160 and 164, the Health Insurance Portability and Accountability Act (HIPAA) and federal and state data privacy and security guidelines.
 5. Failure to comply with data security, storage and access requirements may result in loss of access to the HMIS and other data systems.
- P. Harm Reduction: Grantee shall integrate harm reduction principles into service delivery and agency structure as well as follow the [HSH Overdose Prevention Policy](#). Grantee staff who work directly with clients will participate in annual trainings on harm reduction, overdose recognition and response.
- Q. Housing First: Grantee services and operations shall align with the Core Components of Housing First as defined in California Welfare and Institutions Code, section 8255. This includes integrating policies and procedures to provide client-centered, low-barrier access to housing and services.

VII. Service Objectives

Grantee shall achieve the following service objectives during the term of this grant. All service objectives shall be calculated at a household level rather than per participant. A household may include more than one participant. All service objectives below will be monitored by sampling participant files during annual program monitoring visits:

- A. Housing Location Services
 1. Grantee shall provide 100 percent of participants with Housing Location Services.
- B. Housing Coordination Services
 1. Grantee shall offer 100 percent of participants with Housing Coordination services.
- C. Subsidy Administration Services
 1. Grantee shall issue 100 percent of subsidy payments on or before the first of the month every month for each participant, or at the orientation of lease; and
 2. Grantee shall provide 100 percent of participants with Subsidy Administration Services.
- D. Housing-Focused Case Management Services
 1. Grantee shall offer 100 percent of participants Housing-Focused Case Management Services;
 2. Grantee shall offer a Housing Stability Plan to 100 percent of participants receiving Housing-Focused Case Management Services; and

3. Grantee shall offer 100 percent of participants referrals to other Case Management should the participant decline Grantee's Housing-Focused Case Management Services.

E. Landlord Liaison Services

1. Grantee shall provide 100 percent of participants with Landlord Liaison Services; and
2. Grantee shall respond to 100 percent of requests from participants/landlords submitted within two business days.

VIII. Outcome Objectives

Grantee shall achieve the following outcome objectives during the term of this grant. All outcome objectives shall be calculated at a household level rather than per participant. A household may include more than one participant. All outcome objectives will be monitored using ONE system data:

A. Housing Coordination and Housing Location Services:

1. At least 90 percent of participants enrolled in the program will successfully move into housing as verified by their housing move-in date; and
2. The average length of time that participants spend homeless, from program enrollment to housing move-in, shall be less than or equal to 75 days, as calculated by $[\text{Housing Move-in Date}] - [\text{Enrollment Date}] / \text{Count of participants with a [Housing Move-In Date]}$.

B. Housing-Focused Case Management, Housing Coordination Services, and Landlord Liaison Services:

1. At least 90 percent of participants will maintain their housing for a minimum of 12 months, move to other permanent housing, or be provided with more appropriate placements; and
2. At least 75 percent of participants will be referred to community resources.

IX. Reporting Requirements

- A. Grantee shall input data into systems required by HSH.
- B. On a quarterly basis, Grantee shall enter the required metrics, including any required templates to be uploaded, into the CARBON database by the 15th of the month following the end of each quarter:
 - a. The total number of unduplicated households receiving a subsidy or case management services during that quarter; and
 - b. The total number of new placements during the quarter not including relocations; and
 - c. The total number of program exits and destinations.
- C. For any quarter that maintains less than 90 percent of the total agreed upon units of service for any mode of service hereunder, Grantee shall immediately notify the HSH

- Program Manager in writing, specify the number of underutilized units of service and provide a plan of action to resolve the underutilization.
- D. For any quarter that underspends based on the estimated quarterly amount (25 percent each quarter), Grantee shall notify the HSH Program Manager and Contract Analyst in writing and provide a plan of action to resolve the underspending.
- E. On an annual basis, Grantee shall enter the required metrics, including any required templates to be uploaded, into the CARBON database by the 15th of the month following the end of each fiscal year:
- a. Housing Coordination and Housing Location Services: The number and percentage of households who maintained their housing for a minimum of 12 months, moved to other permanent housing, or were provided with more appropriate placements;
 - b. Housing Coordination and Housing Location Services: The average length of time participants spent homeless. This should be calculated from program enrollment to move-in date;
 - c. Housing-Focused Case Management and Housing Coordination Services and Landlord Liaison Services: The number and percentage of participants engaging in Housing-Focused Case Management and Grantee-created housing stability plans; and
 - d. Housing-Focused Case Management and Housing Coordination Services and Landlord Liaison Services: The number and percentage of households referred to community resources.
- F. Grantee shall participate in annual Eviction Survey reporting, per the 2015 City and County of San Francisco Participant Eviction Annual Reports Ordinance (<https://sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0011-15.pdf>). Grantee shall provide the number of evicted households and eviction notices issued to households residing in City-funded housing through the annual HSH administered Eviction Survey. Grantee shall adhere to all deadlines for submission as required by HSH.
- G. Grantee shall participate, as required by Department, with City, State and/or Federal government evaluative studies designed to show the effectiveness of Grantee's services. Grantee agrees to meet the requirements of and participate in the evaluation program and management information systems of the City. The City agrees that any final reports generated through the evaluation program shall be made available to Grantee within thirty working days of receipt of any evaluation report and such response will become part of the official report.
- H. Grantee shall provide Ad Hoc reports as required by the Department and respond to requests by the Department in a timely manner.
- I. Grantee shall submit Project Descriptor data elements as described in HUD's latest HMIS Data Standards Manual

(<https://files.hudexchange.info/resources/documents/HMIS-Data-Standards-Manual.pdf>) to HSH at the following intervals: 1) at the point of project setup; 2) when project information changes; 3) at least annually or as requested by HSH. Data is used for reporting mandated by the U.S. Department of Housing and Urban Development and California's Interagency Council on Homelessness, and to ensure HSH's ongoing accurate representation of program and inventory information for various reporting needs, including monitoring of occupancy and vacancy rates.

For assistance with reporting requirements or submission of reports, contact the assigned Contract and Program Managers.

X. Monitoring Activities

- A. Program Monitoring: Grantee is subject to program monitoring and/or audits, such as, but not limited to the following: participant files, review of the Grantee's administrative records, staff training documentation, postings, program policies and procedures, data reported on Annual Performance Reports (APR), documentation of funding match sources, Disaster and Emergency Response Plan and training, personnel and activity reports, proper accounting for funds and other operational and administrative activities, and back-up documentation for reporting progress towards meeting service and outcome objectives.

Monitoring of program participation in the ONE system may include, but is not limited to, the audit of data quality reports from the ONE system, records of timeliness of data entry, and attendance records at required training and agency lead meetings.

- B. Fiscal Compliance and Contract Monitoring: Fiscal monitoring will include review of the Grantee's organizational budget, the general ledger, quarterly balance sheet, cost allocation procedures and plan, State and Federal tax forms, audited financial statement, fiscal and accounting policies, supporting documentation for selected invoices, cash receipts and disbursement journals. The compliance monitoring will include review of Personnel Manual, Emergency Operations Plan, Compliance with the Americans with Disabilities Act, subcontracts, and memorandums of understanding (MOUs), and the current board roster and selected board minutes for compliance with the Sunshine Ordinance.

	A	B	C	D	E	F	G	H	I	J
1	DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING									
2	APPENDIX B, BUDGET									
3	Document Date	3/1/2024								
4	Contract Term	Begin Date	End Date	Duration (Years)						
5	Current Term	3/1/2024	6/30/2026	3						
6	Amended Term	3/1/2024	6/30/2026	3						
7					Year 1	Year 2				
8	Service Component				3/1/2024 - 6/30/2024	7/1/2024 - 6/30/2025				
10	Housing Location Services				15	50				
11	Housing Coordination Services				15	50				
12	Landlord Liaison Services				15	50				
13	Subsidy Administration				15	50				
14	Housing-Focused Case Management				15	50				

	A	B	C	D
1	DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING			
2	APPENDIX B, BUDGET			
3	Document Date	3/1/2024		
4	Contract Term	Begin Date	End Date	Duration (Years)
5	Current Term	3/1/2024	6/30/2026	3
6	Amended Term	3/1/2024	6/30/2026	3
7				
8	Approved Subcontractors			
10	None.			

	A	B	C	D	G	J	M	AI	AJ	AK
1	DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING									
2	APPENDIX B, BUDGET									
3	Document Date	3/1/2024		Duration (Years)						
4	Contract Term	Begin Date	End Date	Duration (Years)						
5	Current Term	3/1/2024	6/30/2026	3						
6	Amended Term	3/1/2024	6/30/2026	3						
7	Provider Name	Transgender Gender-Variant & Intersex Justice Project (TGI Justice Project)								
8	Program	Flexible Housing Subsidy Pool (FHSP) for Ending Transgender Homelessness								
9	F\$P Contract ID#	1000031530								
10	Action (select)	New Agreement								
11	Effective Date	3/1/2024								
12	Budget Name	Prop C - FHSP								
13		Current	New							
14	Term Budget	\$ -	\$ 4,466,646	20%	Year 1	Year 2	Year 3	All Years		
15	Contingency	\$ -	\$ 893,329		3/1/2024 - 6/30/2024	7/1/2024 - 6/30/2025	7/1/2025 - 6/30/2026	3/1/2024 - 6/30/2026	3/1/2024 - 6/30/2026	3/1/2024 - 6/30/2026
16	Not-To-Exceed	\$ -	\$ 5,359,975		New	New	New	Current		New
17										
18										
19	Expenditures									
20	Salaries & Benefits	\$ 94,169	\$ 615,981		\$ 615,981	\$ -	\$ -	\$ 1,326,131	\$ 1,326,131	\$ 1,326,131
21	Operating Expense	\$ 76,673	\$ 158,237		\$ 158,237	\$ -	\$ -	\$ 393,147	\$ 393,147	\$ 393,147
22	Subtotal	\$ 170,842	\$ 774,218		\$ 774,218	\$ -	\$ -	\$ 1,719,279	\$ 1,719,279	\$ 1,719,279
23	Indirect Percentage	15.00%	15.00%		15.00%					
24	Indirect Cost (Line 22 X Line 23)	\$ 25,626	\$ 116,133		\$ 116,133	\$ -	\$ -	\$ 257,892	\$ 257,892	\$ 257,892
25	Other Expenses (Not subject to indirect %)	\$ 115,425	\$ 1,187,025		\$ 1,187,025	\$ -	\$ -	\$ 2,489,475	\$ 2,489,475	\$ 2,489,475
26	Capital Expenditure	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Total Expenditures	\$ 311,894	\$ 2,077,376		\$ 2,077,376	\$ -	\$ -	\$ 4,466,646	\$ 4,466,646	\$ 4,466,646
29										
30	HSH Revenues (select)*									
31	Prop C - Ongoing	\$ 211,894	\$ 2,077,376		\$ 2,077,376	\$ -	\$ -	\$ 4,366,646	\$ 4,366,646	\$ 4,366,646
33	General Fund - One-Time	\$ 100,000	\$ -		\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
39		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Total HSH Revenues	\$ 311,894	\$ 2,077,376		\$ 2,077,376	\$ -	\$ -	\$ 4,466,646	\$ 4,466,646	\$ 4,466,646
41	Other Revenues (to offset Total Expenditures)									
42		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
47	Total Other Revenues	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48										
49	Total HSH + Other Revenues	\$ 311,894	\$ 2,077,376		\$ 2,077,376	\$ -	\$ -	\$ 4,466,646	\$ 4,466,646	\$ 4,466,646
50	Rev-Exp (Budget Match Check)	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52										
53	Prepared by	Erik Schnabel								
54	Phone	415-377-0387								
55	Email	erik@tqiip.org								
56										
57	Template last modified	9/1/2021								

*NOTE: HSH budgets typically project out revenue levels across multiple years, strictly for budget-planning purposes. All program budgets at any given year are subject to Mayoral / Board of Supervisors discretion and funding availability, and are not guaranteed. For further information, please see Article 2 of the G-100 Grant Agreement document.

	A	B	C	D	E	H	I	J	K	L	O	V	BV		
1	DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING														
2	SALARY & BENEFIT DETAIL														
3	Document Date	3/1/2024													
4	Provider Name	Transgender Gender-Variant & Intersex Justice Project (TGI Justice Project)													
5	Program	Flexible Housing Subsidy Pool (FHSP) for Ending Transgender Homelessness													
6	FSP Contract ID#	1000031530													
7	Budget Name	Prop C - FHSP													
8		Year 1					Year 2					Year 3	All Years		
9	POSITION TITLE	Agency Totals		For HSH Funded Program		3/1/2024 - 6/30/2024	Agency Totals		For HSH Funded Program		7/1/2024 - 6/30/2025	7/1/2025 - 6/30/2026	3/1/2024 - 6/30/2026		
New						New					New				
10		Annual Full Time Salary (for 1.00 FTE)	Position FTE	% FTE funded by this budget	Adjusted Budgeted FTE	Budgeted Salary	Annual Full Time Salary (for 1.00 FTE)	Position FTE	% FTE funded by this budget	Adjusted Budgeted FTE	Budgeted Salary	Budgeted Salary	Budgeted Salary		
11															
12	Executive Director	\$ 135,000.00	1.00	20%	0.20	\$ 9,000	\$ 139,050.00	1.00	10%	0.10	\$ 13,905	\$ 13,905	\$ 36,810		
13	Housing Subsidy Admin	\$ 65,000.00	1.00	10%	0.10	\$ 2,167	\$ 66,950.00	1.00	40%	0.40	\$ 26,780	\$ 26,780	\$ 55,727		
14	Housing Specialist (Landlord & Housing location) (1:50 ratio)	\$ 65,000.00	1.00	100%	1.00	\$ 21,667	\$ 66,950.00	1.00	100%	1.00	\$ 66,950	\$ 66,950	\$ 155,567		
15	Program Manager	\$ 70,000.00	1.00	0%	0.00	\$ -	\$ 70,000.00	1.00	100%	1.00	\$ 70,000	\$ 70,000	\$ 140,000		
16	Housing Case Manager A (1:20 ratio)	\$ 65,000.00	1.00	100%	1.00	\$ 21,667	\$ 66,950.00	1.00	100%	1.00	\$ 66,950	\$ 66,950	\$ 155,567		
17	Housing Case Manager B (1:20 ratio)	\$ 65,000.00	1.00	0%	0.00	\$ -	\$ 66,950.00	1.00	100%	1.00	\$ 66,950	\$ 66,950	\$ 133,900		
18	Peer Counselor A	\$ 30,000.00	1.00	0%	0.00	\$ -	\$ 39,520.00	1.00	100%	1.00	\$ 39,520	\$ 39,520	\$ 79,040		
19	Strategic Advisor	\$ 125,000.00	1.00	50%	0.50	\$ 20,833	\$ 128,750.00	1.00	20%	0.20	\$ 25,750	\$ 25,750	\$ 72,333		
20	Housing Specialist (Housing Retention)	\$ 65,000.00	1.00	0%	0.00	\$ -	\$ 66,950.00	1.00	100%	1.00	\$ 66,950	\$ 66,950	\$ 133,900		
21	Housing Director	\$ 119,000.00	1.00	0%	0.00	\$ -	\$ 122,570.00	1.00	40%	0.40	\$ 49,028	\$ 49,028	\$ 98,056		
53					0.00	\$ -				0.00	\$ -	\$ -	\$ -		
54		TOTAL SALARIES					\$ 75,333	TOTAL SALARIES					\$ 492,783	\$ 492,783	\$ 1,060,899
55		TOTAL FTE		2.80			TOTAL FTE		7.10						
56		FRINGE BENEFIT RATE		25.00%			FRINGE BENEFIT RATE		25.00%		25.00%				
57		EMPLOYEE FRINGE BENEFITS		\$ 18,836			EMPLOYEE FRINGE BENEFITS		\$ 123,198		\$ 123,198	\$ 265,232			
58		TOTAL SALARIES & BENEFITS		\$ 94,169			TOTAL SALARIES & BENEFITS		\$ 615,981		\$ 615,981	\$ 1,326,131			

	A	D	G	J	AH
1	DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING				
2	OPERATING DETAIL				
3	Document Date	3/1/2024			
4	Provider Name	Transgender Gender-Variant & Intersex Justice Pro			
5	Program	Flexible Housing Subsidy Pool (FHSP) for Ending Tr			
6	FSP Contract ID#	1000031530			
7	Budget Name	Prop C - FHSP			
8					
9		Year 1	Year 2	Year 3	All Years
10		3/1/2024 - 6/30/2024	7/1/2024 - 6/30/2025	7/1/2025 - 6/30/2026	3/1/2024 - 6/30/2026
11		New	New	New	New
12	<u>Operating Expenses</u>	Budgeted Expense	Budgeted Expense	Budgeted Expense	Budgeted Expense
13	Rental of Property	\$ 33,415.67	\$ 100,247.00	\$ 100,247.00	\$ 233,910
14	Utilities (Elec, Water, Gas, Phone, Scavenger)	\$ 833.33	\$ 2,500.00	\$ 2,500.00	\$ 5,833
15	Office Supplies, Postage	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500
16	Building Maintenance Supplies and Repair	\$ -	\$ -	\$ -	\$ -
17	Printing and Reproduction	\$ -	\$ 155	\$ 155	\$ 310
18	Insurance	\$ 4,091.00	\$ -	\$ -	\$ 4,091
19	Staff Training	\$ 10,000.00	\$ 6,000.00	\$ 6,000.00	\$ 22,000
20	Staff Travel (Local & Out of Town)	\$ 750.00	\$ 9,600.00	\$ 9,600.00	\$ 19,950
21	Rental of Equipment	\$ -	\$ -	\$ -	\$ -
22	New Staff Costs	\$ 3,333.33	\$ 9,485.00	\$ 9,485.00	\$ 22,303
23	Barrier Removal	\$ 3,750.00	\$ 8,750.00	\$ 8,750.00	\$ 21,250
24	Internal Systems (Database)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 30,000
25					\$ -
42	<u>Consultants</u>				\$ -
43	Subsidy Administration Consultant	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 30,000
44					\$ -
54	<u>Subcontractors (First \$25k Only)</u>				\$ -
66					\$ -
67					
68	TOTAL OPERATING EXPENSES	\$ 76,673	\$ 158,237	\$ 158,237	\$ 393,147
69					
70	<u>Other Expenses (not subject to indirect cost %)</u>				
71	Security Deposits & Move-in Expenses	\$ 60,000.00	\$ 140,000.00	\$ 140,000.00	\$ 340,000
72	Subsidies	\$ 29,925.00	\$ 987,525.00	\$ 987,525.00	\$ 2,004,975
73	Furniture	\$ 25,500.00	\$ 59,500.00	\$ 59,500.00	\$ 144,500
74	Landlord Incentives	\$ -	\$ -		\$ -
82					\$ -
83					
84	TOTAL OTHER EXPENSES	\$ 115,425	\$ 1,187,025	\$ 1,187,025	\$ 2,489,475
85					
86	<u>Capital Expenses</u>				
93					\$ -
94					
95	TOTAL CAPITAL EXPENSES	\$ -	\$ -	\$ -	\$ -
96					
97	HSH #3				9/1/2021

	A	B	C	D	E	F
1	BUDGET NARRATIVE					
2	Prop C - FHSP	Fiscal Year		<- Select from the drop-down list the fiscal year in which the proposed budget changes will first become effective		
3	Salaries & Benefits	Adjusted	Budgeted	Justification	Calculation	Employee Name
4	Executive Director	0.10	\$ 13,905	20% of the Executive Director salary. ED provides leadership and supervision of the new	Annualized Salary * Adjusted FTE	Sharyn Grayson
5	Housing Subsidy Admin	0.40	\$ 26,780	10% if Housing Subsidy Admin position, provides admin support on housing subsidies	Annualized Salary * Adjusted FTE	Hermes Membrano
6	Housing Specialist (Landlord & Housing loc	1.00	\$ 66,950	100% of new position Housing Specialist (Landlord and Housing Specialist)	Annualized Salary * Adjusted FTE	To be hired
7	Program Manager	1.00	\$ 70,000	100% of new position Housing Specialist (Landlord and Housing Specialist), will also hold 10	Annualized Salary * Adjusted FTE	To be hired
8	Housing Case Manager A (1:20 ratio)	1.00	\$ 66,950	100% of new position Housing Case Manager to work with first 20 clients	Annualized Salary * Adjusted FTE	To be hired
9	Housing Case Manager B (1:20 ratio)	1.00	\$ 66,950	100% of new position Housing Case Manager to work with next 20 clients	Annualized Salary * Adjusted FTE	To be hired
11	Peer Counselor A	1.00	\$ 39,520	100% of the Peer Counselor, a client position	Annualized Salary * Adjusted FTE	To be hired
12	Strategic Advisor	0.20	\$ 25,750	50% of the Strategic Advisor position, which will provide capacity building support on new project	Annualized Salary * Adjusted FTE	Vandell
13	Housing Specialist (Housing Retention)	1.00	\$ 66,950	50% of the new Housing Specialist position	Annualized Salary * Adjusted FTE	To be hired
14	Housing Director	0.40	\$ 49,028	40% of the new Housing Director position, to oversee and support overall program	Annualized Salary * Adjusted FTE	To be hired
15		0.00	\$ -			
45		0.00	\$ -			
46	TOTAL	7.10	\$ 492,783			
47	Employee Fringe Benefits		\$ 123,198	Includes FICA, SSUI, Workers Compensation and Medical calculated at XX% of total salaries.		
48	Salaries & Benefits Total		\$ 615,981			
49						
50	Operating Expenses	Budgeted	Expense	Justification	Calculation	
51	Rental of Property	\$	100,247	percentage of the total mortgage payment	8.62 % of the annual total for the mortgage	
52	Utilities (Elec, Water, Gas, Phone, Scavenger)	\$	2,500	percentage of the total utilities for the space	2.7 % of the annual total for utilities	
53	Office Supplies, Postage	\$	1,500	percentage of the total office supplies and postage	.4% of the annual total for the office supplies and postage	
54	Building Maintenance Supplies and Repair	\$	-			
55	Printing and Reproduction	\$	155	small percentage to cover printing costs as needed	small percentage towards printing	
56	Insurance	\$	-	percentage of the total insurance	9.4% of the annual insurance	
57	Staff Training	\$	6,000	providing staff training to new staff starting with this project	approximately \$5000 per staff training	
58	Staff Travel (Local & Out of Town)	\$	9,600	percentage of the total staff travel	3.3% of the annual staff travel budget	
59	Rental of Equipment	\$	-			
60	New Staff Costs	\$	9,485	new equipment costs for new staff, including computers and phones	\$1,666.50 per new staff	
61	Barrier Removal	\$	8,750	barrier removal for housing subsidy clients	up to \$250 per client, up to 15 clients	
62	Internal Systems (Database)	\$	10,000	support to helping us customize and personalize client database for new subsidy program	estimate of database support needed for new program	
69		\$	-			
80	Consultants	\$	-			
81	Subsidy Administration Consultant	\$	10,000	consultants to help with set up and development of the new subsidy program	hiring consultants to help us with new program	
83		\$	-			
92	Subcontractors (First \$25k Only)	\$	-			
93		\$	-			
105						
106	TOTAL OPERATING EXPENSES		\$ 158,237			
107	Indirect Cost	15.0%	\$ 116,133			
108						
109						
110	Other Expenses (not subject to indirect cost %)	Amount		Justification	Calculation	
111	Security Deposits & Move-in Expenses	\$	140,000	security deposits and move-in expenses for people receiving subsidies	up to \$4000 per client	
112	Subsidies	\$	987,525	subsidies for clients enrolled in FHSP	up to maximum amount per client	
113	Furniture	\$	59,500	support for clients on subsidies to buy furniture for the new apartment	up to \$1,700 per client	
114	Landlord Incentives	\$	-			
124	TOTAL OTHER EXPENSES		\$ 1,187,025			