

# Community Housing Partnership 2017 Data Book

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# Executive Summary

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## Introduction:

Community Housing Partnership (CHP) was formed in 1990 when affordable housing developers teamed up with homeless advocates, service providers, and residents to pioneer a service delivery model in response to the injustice of homelessness. In the 27 years since, our reach has extended across San Francisco to manage 17 properties and serve almost 1,400 residents. We define ourselves as a services organization that uses housing as a platform for intervention and services programming.

As we learn and grow as an organization, the scope and direction of our programs has evolved. In 2015, CHP adopted a strategic five-year plan in alignment with our mission to *help homeless people secure housing and become self-sufficient*. While housing retention remains a crucial aspect of what we do, we believe our residents deserve the opportunity to realize their highest potential in independent living, educational and professional success, and civic engagement. To do so, CHP leverages affordable, supportive housing to provide tailored pathways to self-sufficiency and non-services-enriched housing for residents who have overcome homelessness. To strengthen our internal capacity necessary to reach CHP 2020 Vision, we invested in a new database system. This report represents the result of the first round of data collection and analysis drawn from the database.



## Overview:

This report outlines our residents' basic characteristics including history of homelessness, demographic information, and household structure. It reveals the disproportionate number of residents that hold marginalized identities as compared to the general San Francisco population. CHP concentrates services on the most vulnerable communities including children, families, seniors, and the chronically homeless.

In addition, this report looks specifically at social determinates of health. These are social factors and physical conditions in the environment in which people are born, live, learn, work, and play that affect people's health status and quality of life. To better understand the physical environment in which our residents live, this report provides a brief overview of the Tenderloin neighborhood. It examines factors such as education, employment, and access to health care that contribute to overall health and self-sufficiency.

Lastly, It highlight CHP's work at the programmatic and policy level that address both the day-to-day needs of our residents and larger systemic barriers to help our residents achieve self-sufficiency.



**61% are chronically homeless**



**61% are people of color**



**14% are families**

## **Methods:**

In 2016, CHP implemented a cloud based data collection system with generous support from the Tipping Point Community. This robust and accessible database enhances our integrated and data driven supportive housing services and programming model. The information about CHP residents was collected by Resident Services Counselors and is current as of June 2017. Unless otherwise noted, all data is based the 1,340 residents receiving Resident Services. It does not include the buildings where CHP provides property management but not services. As this is the first compilation of data of this scale, some data sets are incomplete. They are noted as such.

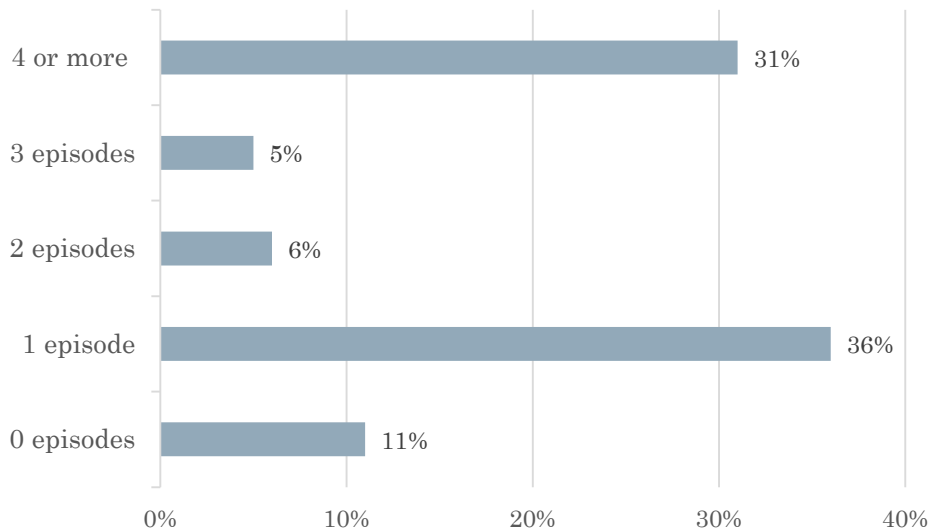
## **Purpose:**

This data provides a snapshot of the lives of our residents. Deepening our understanding of the backgrounds and identities of residents helps us provide the best services possible. It is crucial to be able to assess their level of need in order to help them advance along the housing ladder towards self-sufficiency. These preliminary results establish a baseline of where we are today, as well as target additional information to gather for the future.

# Who We Serve

## Residents' experience with homelessness

### Episodes of Homelessness of CHP Residents in Past 3 Years, 2017\*

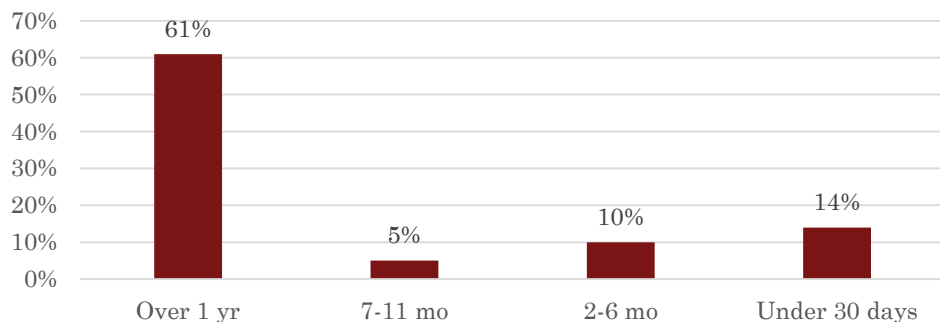


Before moving into a CHP building, almost all our residents had experienced homelessness.

**61% of CHP residents** were continuously homeless for a year or more before moving into CHP housing, classifying them as chronically homeless\*\*

For two-thirds of our residents, their most recent episode of homelessness lasted over one year.

### Length of Most Recent Episode of Homelessness for CHP Residents, 2016\*\*\*

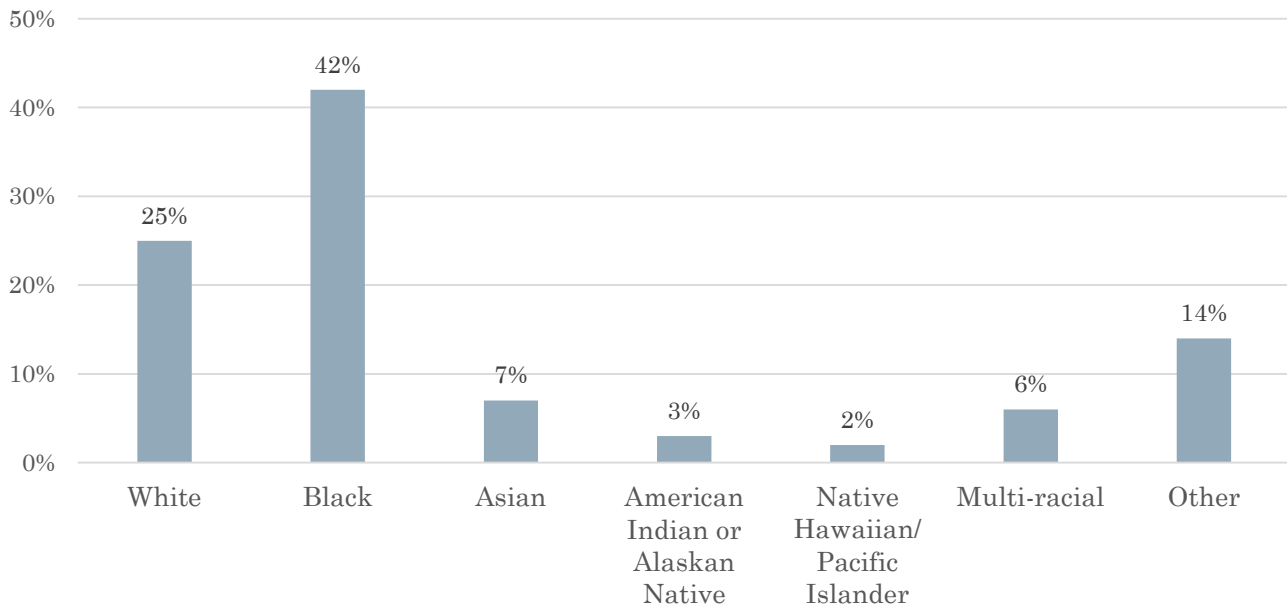


\*Out of 1,250, \*\*Out of 1,246, \*\*\*Out of 1,202 responses

# Demographics

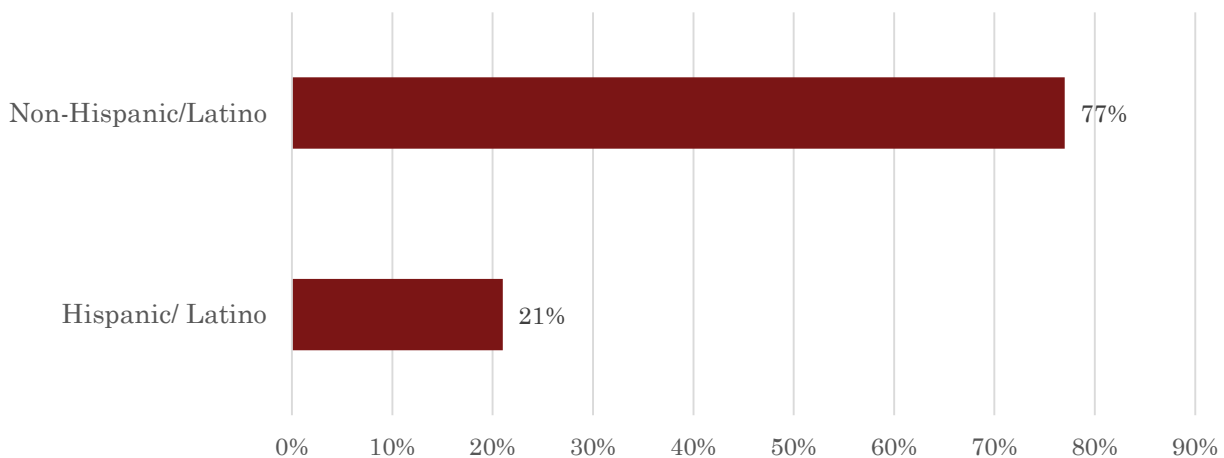
## Race and Ethnicity

Race of CHP Residents, 2017



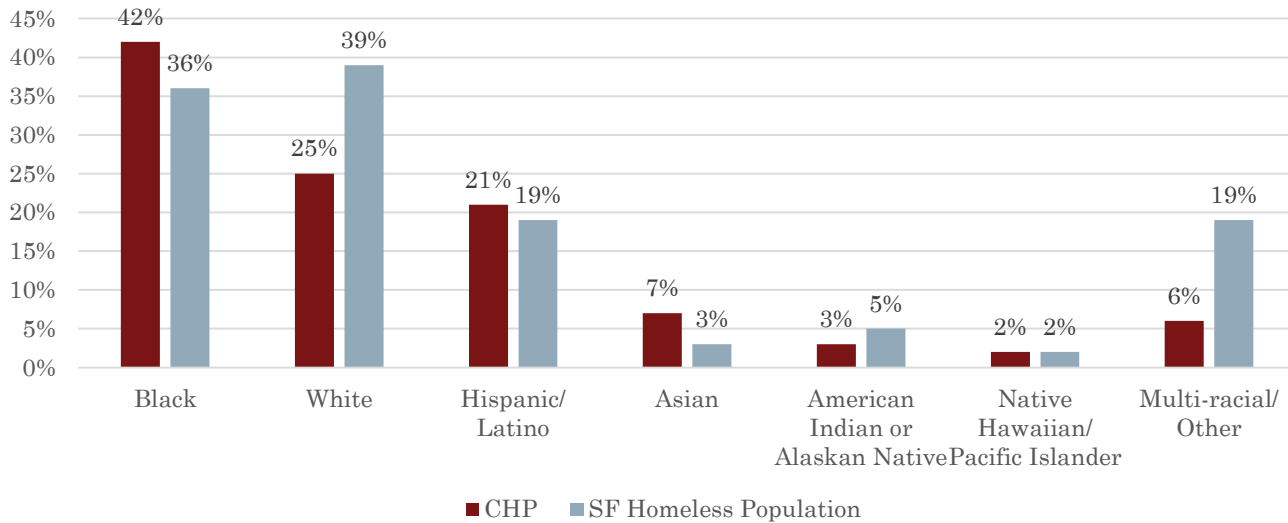
**Almost two-thirds of CHP residents are people of color.**  
Over 1 in 3 residents is black, and 1 in 5 is Hispanic or Latino.

Ethnicity of CHP Residents, 2017



Racially and ethnically, CHP residents are representative of the homeless population in San Francisco.

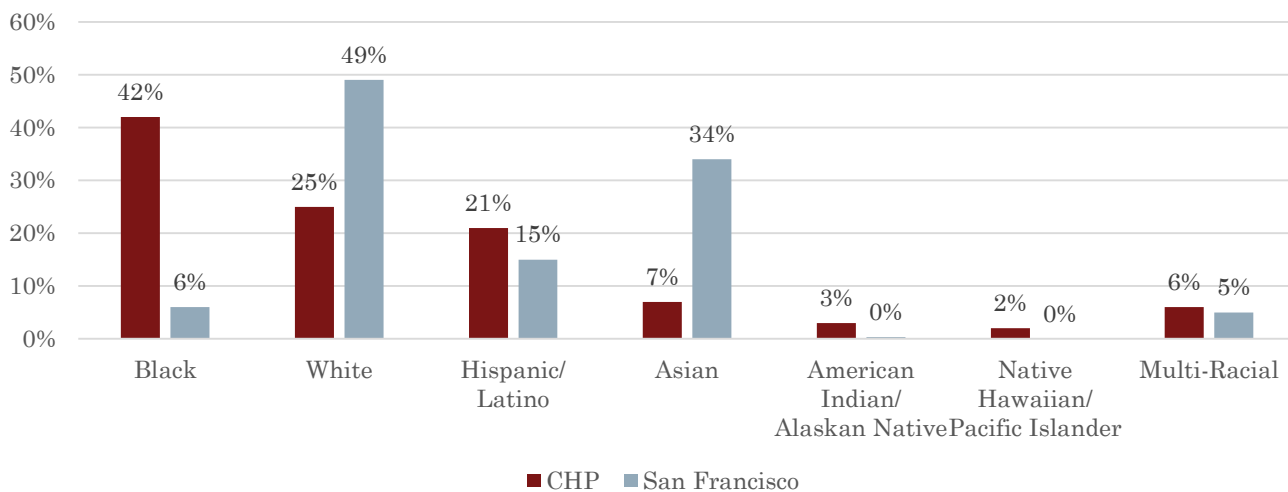
### CHP Race & Ethnic Makeup Compared to SF Homeless Population, 2015-2017



However, when compared to the demographic makeup of San Francisco as a whole, there is a striking disparity.

**While black San Franciscans make up 6% of the general population, they constitute 42% of CHP residents and 36% of the homeless population.**

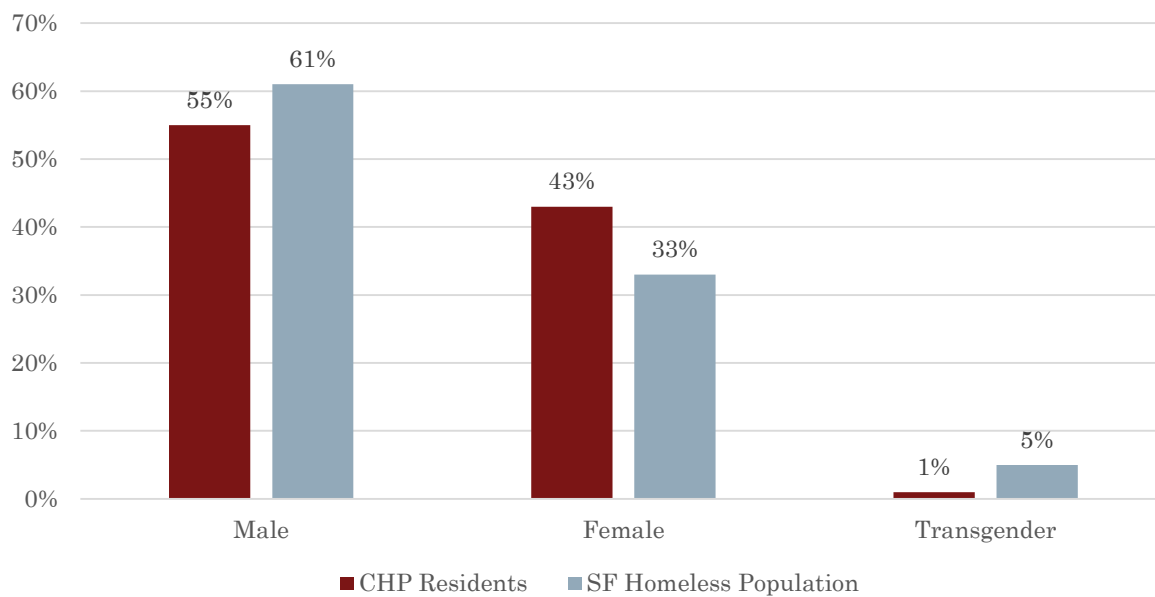
### CHP Race & Ethnic Makeup Compared to SF General Population, 2015-2017



# Gender Identity

While men constitute slightly over half of CHP residents, we have a large proportion of women as compared to the general homeless population in San Francisco.

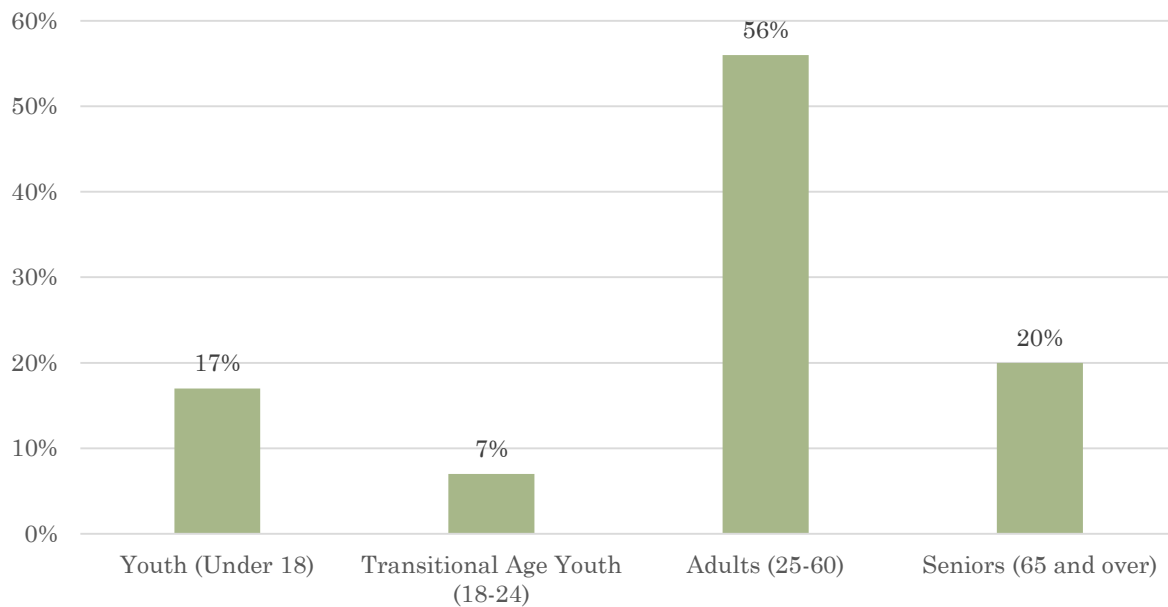
### CHP Resident Gender Identity Compared to SF Homeless Population, 2015-2017



# Age

Minors account for 1% of the San Francisco homeless population, but represent 17% of the CHP population. Similarly, seniors make up 8% of the San Francisco homeless population, but 20% of CHP residents.

### Age of CHP Residents, 2017



CHP has four buildings dedicated to seniors, two for transitional aged youth, and four with families. We believe in prioritizing housing and services for these more vulnerable groups.

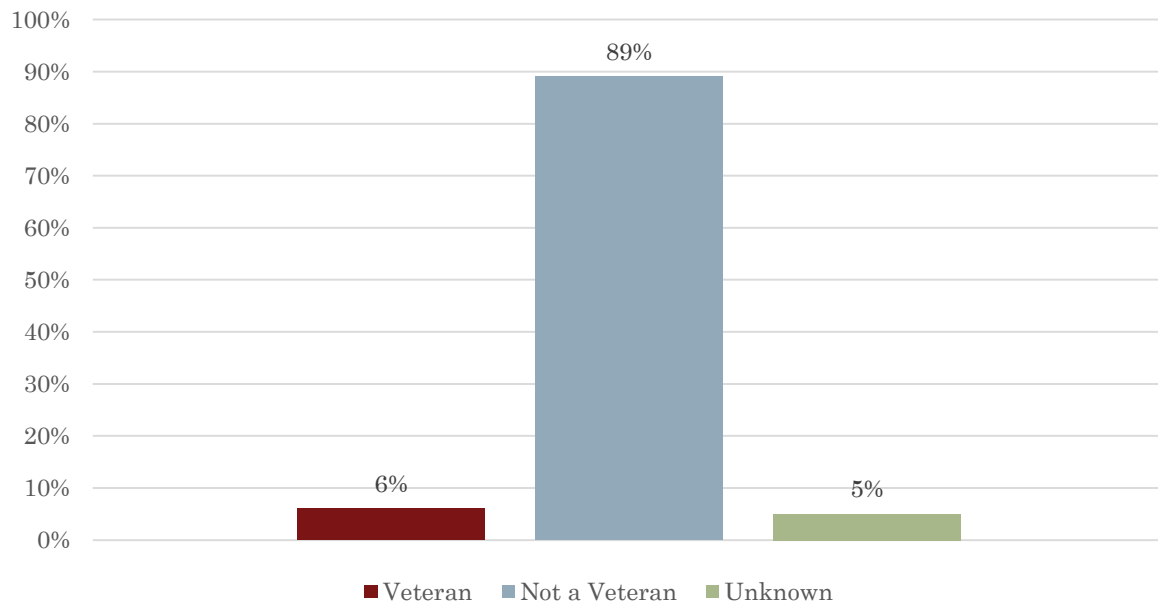
# Subpopulations

## Veteran Status

**6% of CHP residents are known veterans.**

This is almost twice the citywide veteran rate of 3.6%

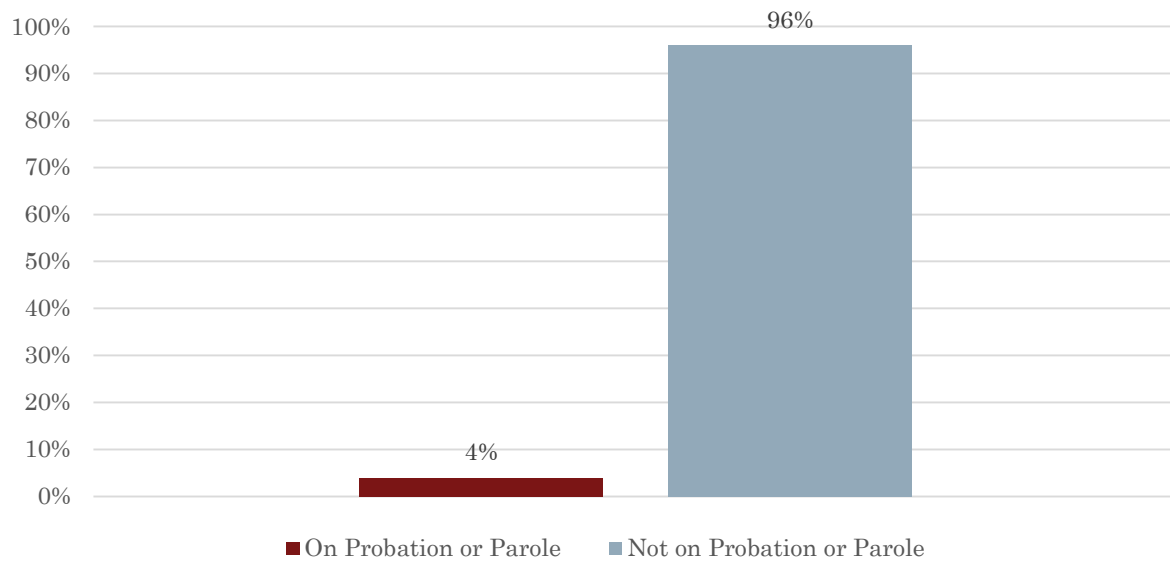
Veteran Status of CHP Residents, 2017



# Involvement in Criminal Justice System

5% of residents are currently on probation or parole. However, the limited data set makes it difficult to draw conclusions at this point in time. This marks an area to target for future data collection.

### CHP Residents on Probation or Parole, 2017\*



**Almost 1 in 4 people in the San Francisco County Jail come from the 94102 zip code**

\* Out of 556 responses

# Involvement in Criminal Justice System

Across CHP programming we work to challenge the intersection of homelessness and the criminal justice system. In 2014, CHP's Community Organizing and Resident Engagement department (CORE) won a major victory with the passage of the Fair Chance Ordinance, or "Ban the Box."

Today, almost one in four adults in California have arrest or conviction records. This represents a staggering number of people subject to job and housing discrimination that prevents financial stability, increases recidivism rates, and disproportionately impacts people of color. "Ban the Box" represents a significant victory for formerly incarcerated San Franciscans, such as CHP resident [Donel Fuller](#), and sets a precedent for the entire state.

Working with partners such as All of Us or None and National Employment Law Project, CHP ran a grassroots campaign that relied heavily on the organizing power of CHP residents. CHP resident leaders conducted a peer outreach campaign where 2,000 residents sent postcards supporting the ordinance to the San Francisco Board of Supervisors. Resident leaders were also key resources for media reports and Board of Supervisor meetings on the impact of housing and employment discrimination.

The initial draft of the Fair Chance Ordinance only addressed employment, but CHP residents knew that wasn't enough. Because of their insistence, the final law extended to protect formerly incarcerated peoples' access to affordable housing. CHP was recognized for their resident-driven techniques with the National Low Income Housing Coalition Resident Organization Award in 2014.

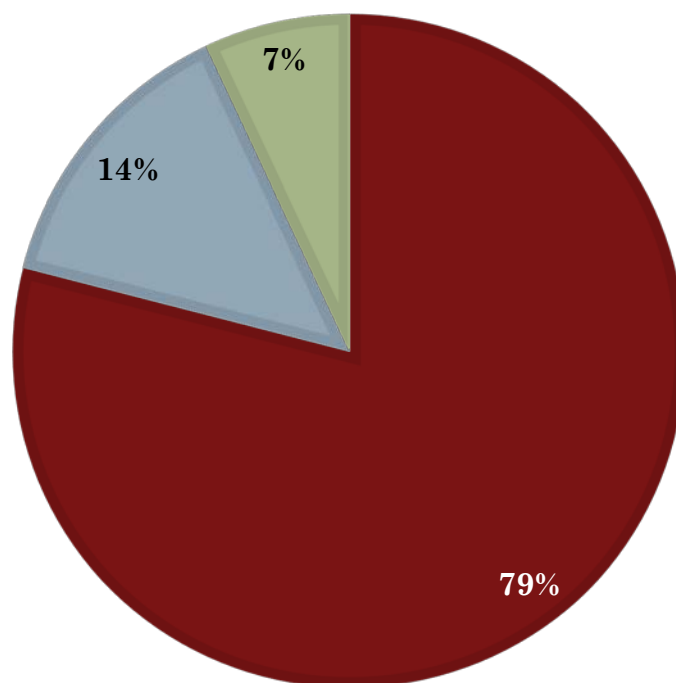
# Households

**CHP serves 917 households.**

While a majority of CHP households are composed of individuals, 1 in 8 are families with children under the age of 18. A small percentage are multi-resident households composed of adults.

## CHP HOUSEHOLD TYPES, 2017\*

■ Individuals   ■ Households with children   ■ Multi-resident households without children



While the number of homeless families has decreased slightly over the last few years, in 2015 there were still 627 homeless people in families in San Francisco.

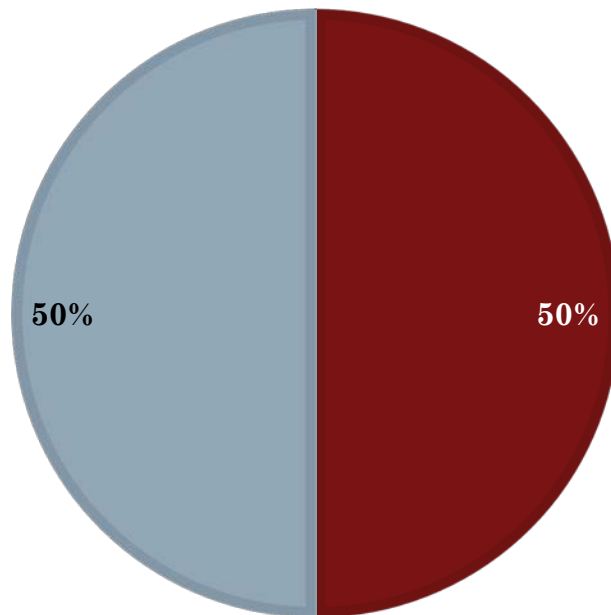
\*Only minors are classified as children. Offspring over the age of 18 living in a household are included in "Households without children"

# Family Structure

**CHP households are almost twice as likely to be run by a single parent than other households in San Francisco**

## CHP FAMILY HOUSEHOLDS, 2017

■ Single Parent/Caregiver   ■ 2+ Parents/Caregivers



CHP owns and provides services for families at four buildings.

On Treasure Island, CHP oversees 110 units that make up Island Bay Homes. This unique community offers families larger units with more bedrooms and outdoor space to accommodate their needs.

At Arnett Watson Apartments, a youth and families coordinator runs afterschool programming for resident children.

CHP works to tailor services in order to meet the different needs of residents as they work towards self-sufficiency.

# Social Determinates of Health

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Social determinates of health are social factors and physical conditions in the environment in which people are born, live, learn, work, and play that affect people's health status, ability to function, and quality of life.

Social determinates of health:

- Are structural factors
- Not amenable to individual-related behavior changes
- May limit opportunities for good health choices
- May affect a community as a whole
- Contribute to inequities in health and health disparities

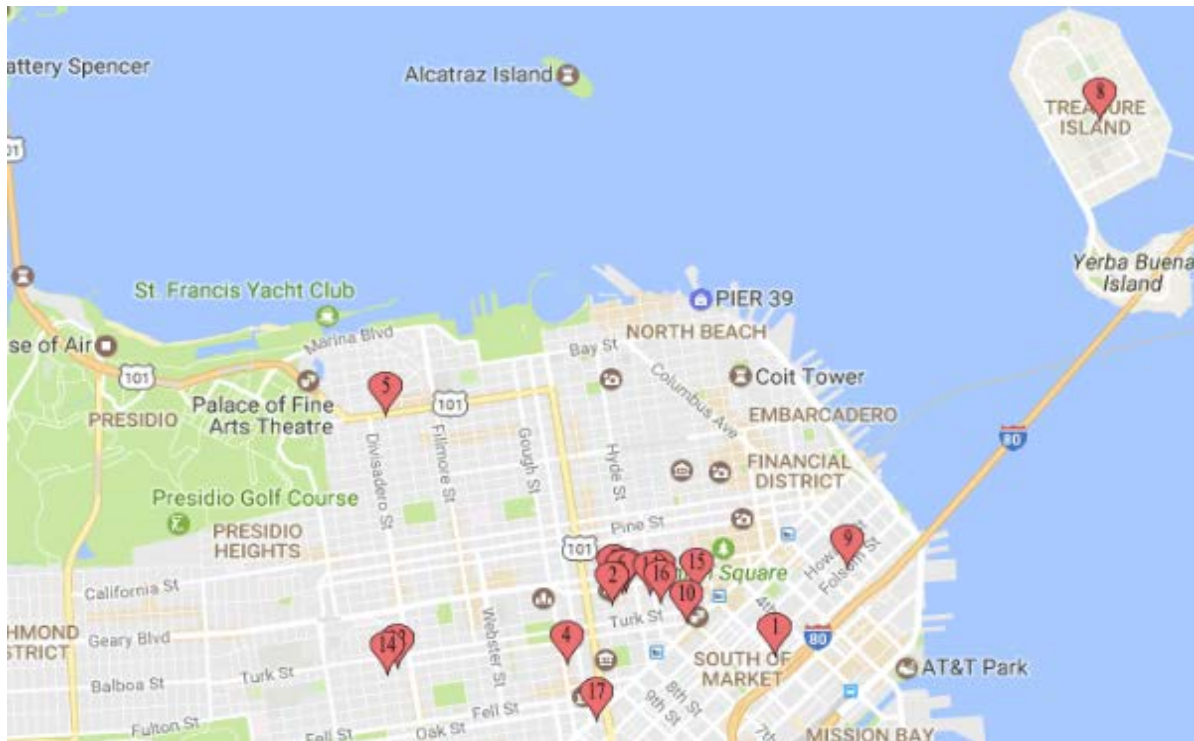
Metrics to assess social determinates of health include physical environment, educational background, employment, access to health care, family structure, and involvement with the criminal justice system.

Evaluating these factors through the lens of health gives us a more holistic view of our residents' well-being.

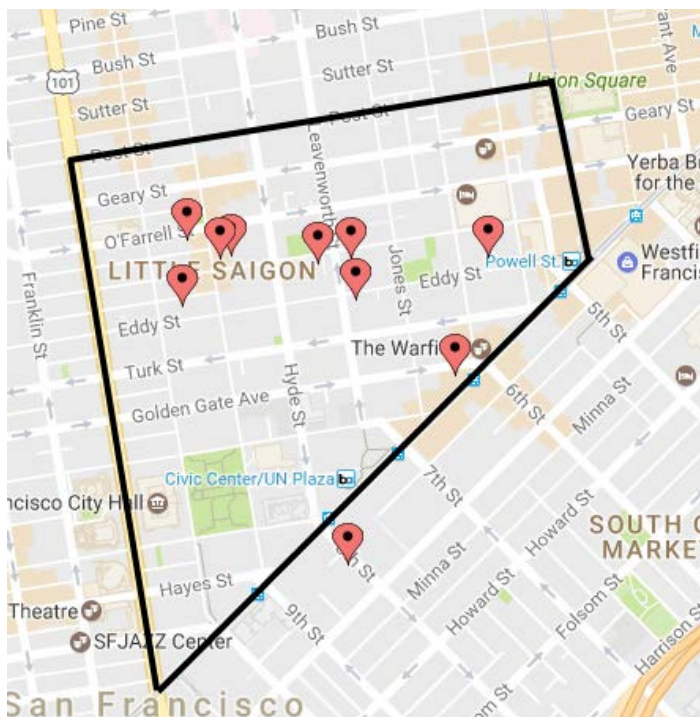


# Neighborhood Profile

CHP owns or provides services at 17 supportive housing buildings. The majority are located Tenderloin, with several others scattered throughout San Francisco and Treasure Island.



**60% of the properties with CHP Resident Services are located within the Tenderloin.**



This roughly 40-block neighborhood in the heart of downtown San Francisco has some of the lowest socioeconomic and health rankings in the city, and the highest concentration of homeless people. In the midst of skyrocketing housing costs across the city, the Tenderloin is unique in another way. Over one-third of the housing stock in the Tenderloin is operated by non-profits like CHP, and it is home to many service providers and community organizations.

# Built Environment

Environmental conditions have major implications for health, as well as social and economic well-being. This next section evaluates the Tenderloin, which falls largely within the 94102 zip code, on a variety of health and environment measures.

It is important to note that not all CHP properties or residents reside in the Tenderloin. However, this neighborhood does hold a majority of CHP residents, and gives insight into the relationship between physical environment and health.

## In the Tenderloin:

**59%** of properties were built in or before 1939

**91%** of properties are renter-occupied

**76%** of properties contain 20+ units

**14%** of units are vacant

**20%** of units lack full kitchen facilities

**7%** of units lack full plumbing facilities



**57**

Tenderloin Pedestrian  
Environmental Quality  
Index Score

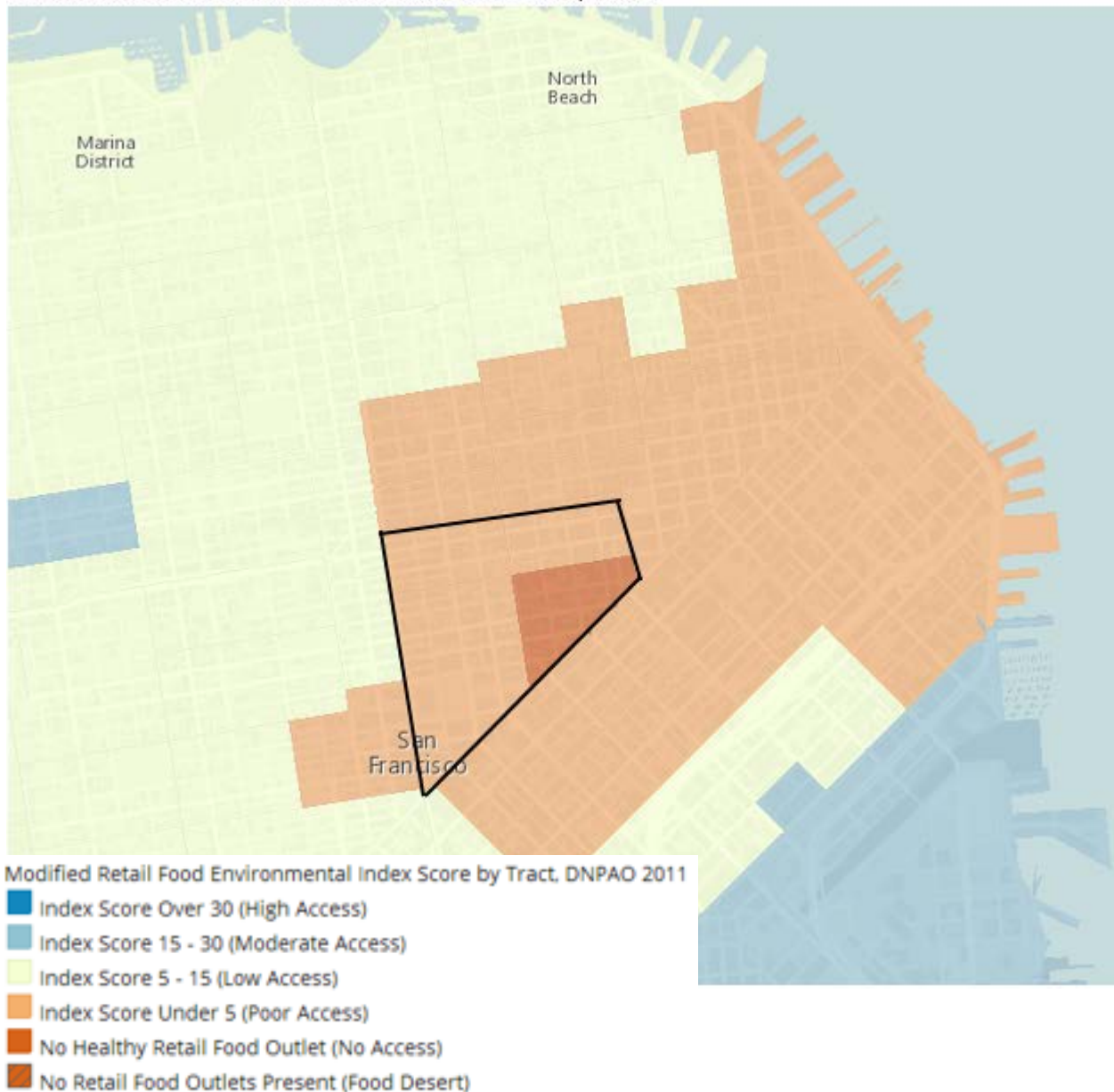
**66**

San Francisco Pedestrian  
Environmental Quality  
Index Score

The Pedestrian Environmental Quality Index (PEQI) measures intersection safety, traffic, street design, land use, and perceived safety to evaluate the overall quality of the built environment for pedestrians.

# Access to Healthy Food

Modified Retail Food Environmental Index, 2011



Modified Retail Food Environmental Index (MRFEI) measures the proportion of food retailers that typically sell healthy foods, such as fruits and vegetables, low-fat dairy items, meat products, and whole grain foods, within a particular geography. This includes supermarkets, large grocery stores, produce stores or supercenters.

Average MFREi Score  
in the Tenderloin

1.1

Average MFREi Score  
Statewide

10

42%  
of corner stores in the  
Tenderloin do not sell  
fresh produce



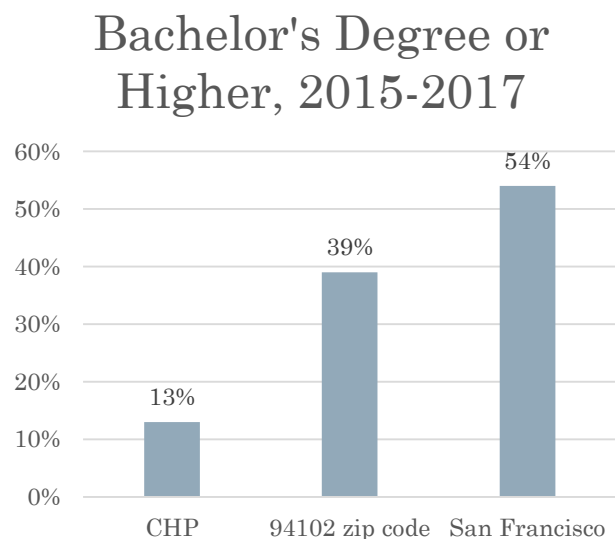
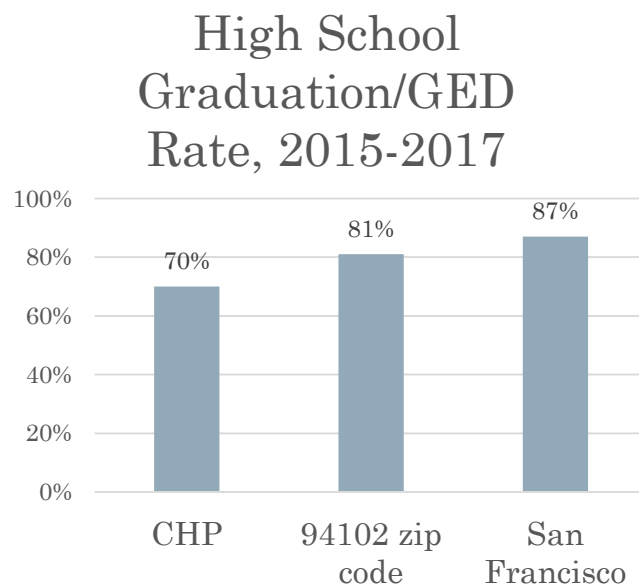
An MRFEi score of 10 signifies that 10% of stores in an area are likely to offer healthy foods, while the other 90% consists of convenience stores, small grocery stores, and fast food restaurants. A score of 0 indicates there are no sources of nutritious food within a particular geography. As of 2011, the Tenderloin fell between poor and no access to healthy food with an average MFREi of 1.1.

CHP programs like Food Runners, which distributes excess restaurant food to residents in their buildings, and partnerships with local food banks help our residents meet this fundamental need. In recent years, local organizations like the Tenderloin Healthy Corner Store Coalition have worked with storeowners to reduce advertisement for liquor and tobacco and increase availability of fruits, vegetables, and whole grain foods. Partnering with existing neighborhood institutions not only improves access to nutritious food, but promotes corner stores as community resources.

# Social Determinates of Health Among CHP Residents

## Education\*

CHP residents less likely than other San Franciscans to have graduated high school or obtained a GED. The portion of residents who have obtained an advanced degree is even smaller.



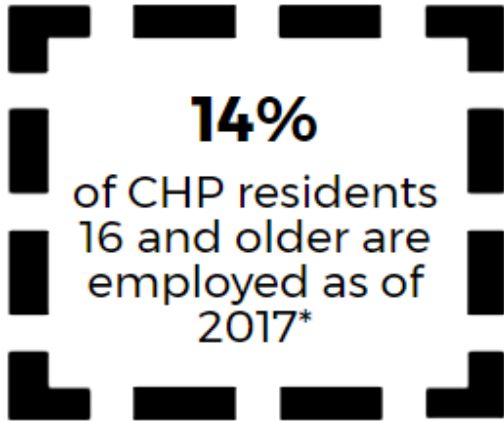
\*Out of 664

## Education

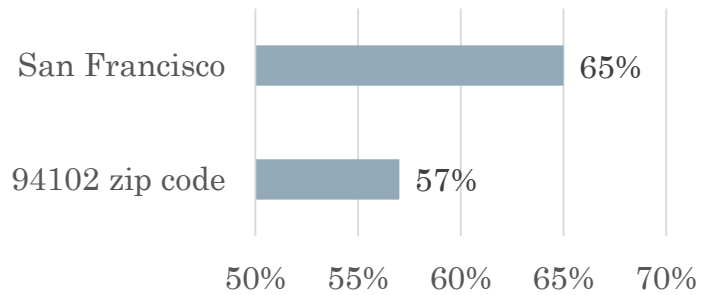
At CHP we believe that education is a human right, and fight to ensure our residents have the ability to pursue higher education. This past election cycle, CORE helped make City College San Francisco (CCSF) more accessible by protecting the Civic Center campus from closure and eliminating tuition for San Francisco residents and workers. This campaign began in 2015 when CCSF announced plans to close the Civic Center campus, which serves one of the largest and poorest district in the city. In response, CORE organized a coalition of impacted stakeholders who together led a march of roughly 600 individuals and won support from key officials. As a direct result of the march, CCSF agree to reinvest in the Civic Center campus and the Board of Supervisors voted 10 to 1 to dedicate Prop W funds for Free City College. This translates into approximately 44 million dollars a year for City College and stronger city services.

To pass Prop W in the general election, CORE coordinated two public rallies, registered hundreds of people to vote, and conducted door-to-door outreach across CHP residences and outlying neighborhoods. Our residents were crucial to the success of Free City College. CORE-trained residents served as Prop W ambassadors for their neighborhood, and mobilized to participate in public rallies and attend Board of Supervisor hearings. Eliminating tuition at City College and saving the accessibly located Civic Center campus makes higher education more attainable for low-income and homeless San Franciscans.

# Economic Stability



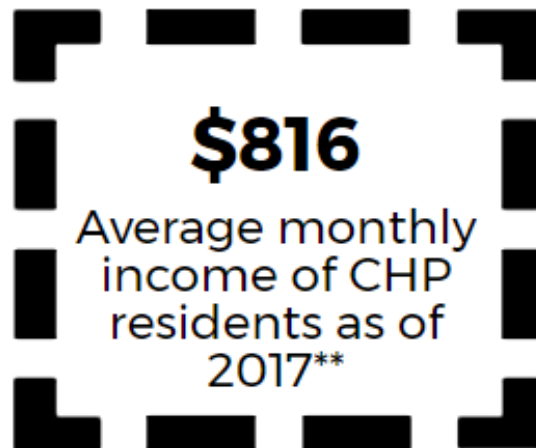
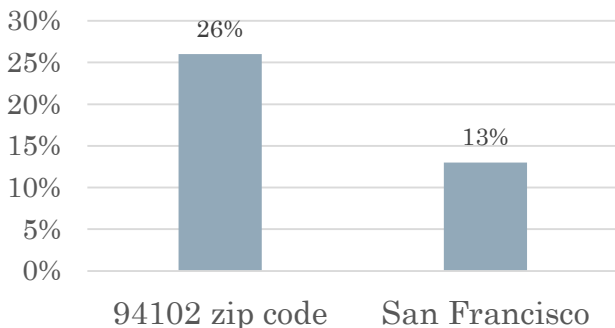
Employment/  
Population Ratio, 2015



**1 in 6 CHP residents are employed.**

Accordingly, our residents make a very limited income. The average monthly income of CHP residents is below the monthly poverty wage of \$800 and significantly lower than the living wage of \$2,368. Only 2% of our residents make over \$1,251 a month. CHP residents never pay more than 30% of their income on housing.

Population Living  
Beneath the Poverty  
Level, 2015



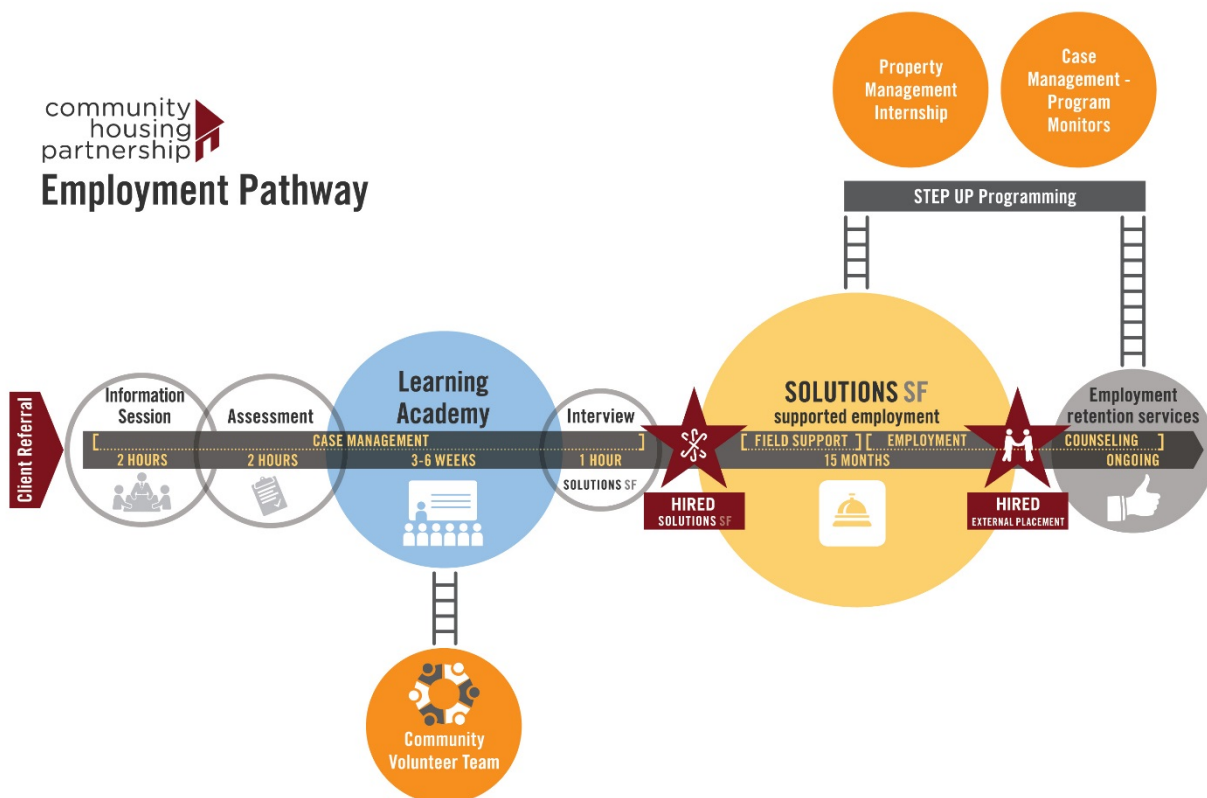
\*Out of 703, \*\*Out of 735

# Economic Stability

In order to address our residents' and other formerly homeless peoples' need to gain experience and skills for employment, CHP's Employment Services & Social Enterprise Department created the **Employment Ladder**. The Employment Ladder provides a clear and defined path to employment in the property management field for formerly homeless individuals by providing job training at our Learning Academy and job placement through our social enterprise, Solutions SF.

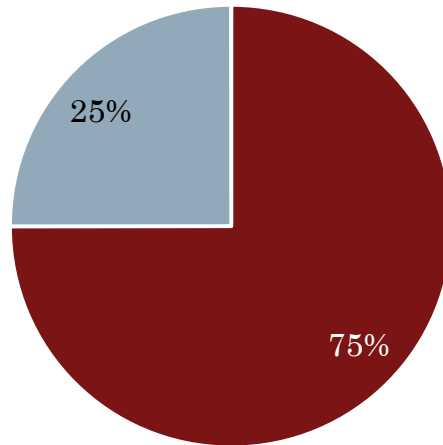
**In 2016, 169 individuals were employed at CHP's Learning Academy, and 182 were employed through Solutions SF.**

The Employment Ladder, in conjunction with the Housing Ladder, demonstrate CHP's commitment to moving our residents along tailored courses to achieve self-sufficiency.



# Health and Healthcare

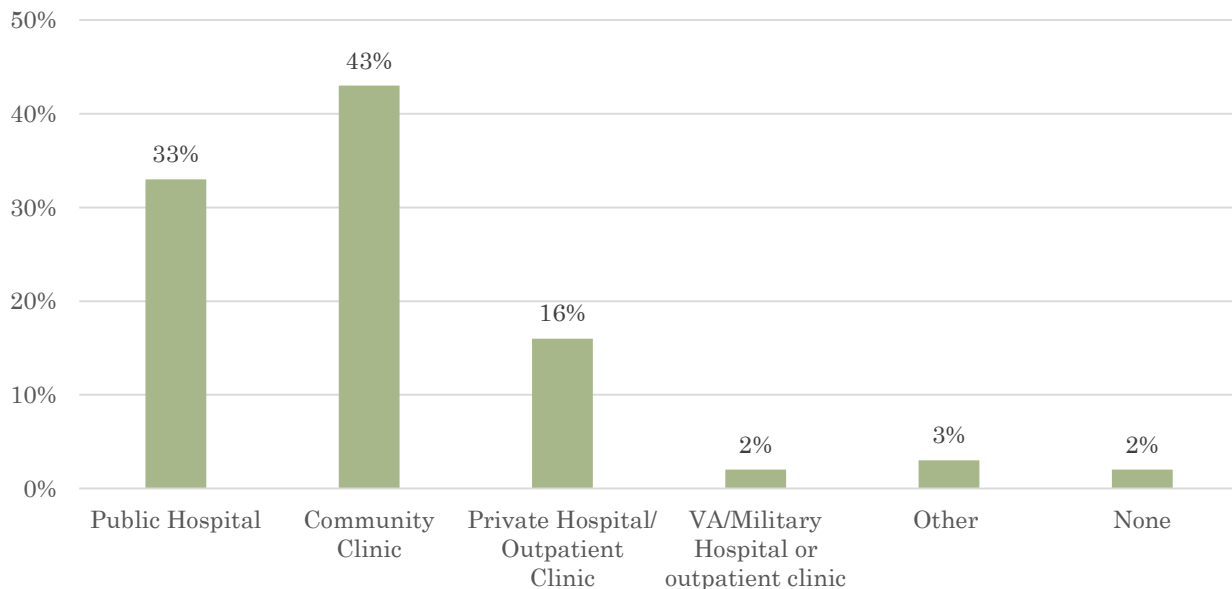
## CHP Residents with Primary Doctor or Nurse, 2017\*



■ Residents with primary physician   ■ Residents without primary physician

**Three out of four CHP residents have a primary physician, and 14% say they need help obtaining a provider\*\***

## CHP Residents' Health Provider Type, 2017\*\*\*



\*Out of 884 responses, \*\*Out of 777, \*\*\*Out of 572 responses

# Health and Healthcare

One important initiative within CHP's strategic plan is increasing the number of residents who manage their own healthcare. These preliminary results are encouraging, we are striving to make them even better.

In 2016 CHP received funding from Enterprise Community Partners and NeighborWorks America to participate in a nation-wide Health Outcomes Demonstration Project. Over the next three years, we will develop our measurement and evaluation capacity, demonstrate the health outcomes of our work, and participate in a national cohort demonstrating affordable housing and community development's contributions to improved health outcomes.

\*Out of 719 responses

\*\*Out of 199 responses

# Conclusion

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This report will serve as a guide as we move forward towards the CHP 2020 Vision. It bolsters our data-informed methods to bring effective and integrated services to our residents. Disseminating this information promotes a more comprehensive understanding of our population both within the agency and to outside stakeholders.

This report also clarifies what is missing. These results identify the questions we still have about our residents' experiences and the areas in which our residents need additional support to achieve self-sufficiency.

Moving forward, we have baseline by which to track our progress. As demonstrated by our evolution over the past 27 years, CHP prides itself on its pioneering and innovative approaches to solving homelessness in San Francisco. This report documents our approach, challenges and successes, and serves as a model for other organizations in San Francisco.