

# **Sexual Orientation and Gender Identity (SOGI) Compliance Plan and Report**

**Fiscal Year 2020-2021**

October 2021



**Mayor's Office of Housing and  
Community Development**

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## Scope and Standards for Collecting SOGI Data

MOHCD collected applicant and client SOGI data for a sample of its affordable housing and community development programs prior to the City's adoption of Ordinance 159-16. Beginning July 1, 2017, MOHCD expanded its SOGI data collection to include all of its applicant and client-based programs and services, including:

- Public Services
- Affordable Rental Housing Placement
- Affordable Ownership Housing Placement
- Plus Housing
- Certificate of Preference
- Displaced Tenant Housing Preference
- Downpayment Assistance Loan Program
- City Second Loan Program
- Mortgage Credit Certificates

This report also includes SOGI data for the following MOHCD affordable housing portfolios:

- Multifamily housing
- Below Market Rate rental housing
- Below Market Rate ownership housing

Please note that this report only includes MOHCD programs that directly serve applicants, occupants, and clients. MOHCD programs that are not included in this report are the capital improvements for community facilities, public space improvements, community building and neighborhood planning, and organizational capacity building programs. Another important note is that MOHCD collects client level data only for the heads of household for housing programs, and not all residents of a household.

In addition to expanding the scope of programs for which MOHCD collected SOGI data, MOHCD modified its data collection standards to be consistent with policies and procedures issued by the Department of Public Health (DPH) in accordance with section 104.3(c)(2) of the Administrative Code, albeit with modifications based on staff and community partner feedback.

Table 1, below, provides the questions and corresponding response options implemented by MOHCD for collecting SOGI data for the Fiscal Year 2020-2021 (FY20-21) program period, between July 1, 2020 and June 30, 2021.

**Table 1:** Questions for the Collection of SOGI Data

<b>What is your gender? (Check <u>one</u> that best describes your current gender identity)</b>	
--Female	--Trans Female
-- Male	--Trans Male
--Genderqueer/GNB	--Not Listed. Please Specify: _____
Forms included the above six options. Coding also allowed for the following two options: --Declined to Answer/Not Stated --Question Not Asked	
<b>How do you describe your sexual orientation or sexual identity? (Check <u>one</u>)</b>	
--Bisexual	--Straight/Heterosexual
--Gay/Lesbian/SGL	--Not Listed. Please Specify: _____
--Questioning/Unsure	--Decline to Answer
Forms included the above six options. Coding also allowed for the following two options: --Declined to Answer/Not Stated --Question Not Asked	
Beginning July 1, 2020, MOHCD added the following two questions to the above:	
<b>What gender pronouns do you use?</b>	
--She/Her/Hers	--They/Them/Theirs
--He/Him/His	--Not Listed. Please Specify: _____
<b>By what name do you wish to be called?</b>	

## REVISIONS TO DATA COLLECTION FORMS AND DATA STORAGE SYSTEMS

MOHCD revised all data collection forms and applications for all programs listed above to match the guidelines presented in Table 1. This includes paper as well as web-based applications. In addition to English, MOHCD translated the SOGI-related questions and answers presented in Table 1 into Traditional Chinese, Spanish, and Filipino in collaboration with other covered departments and consultation with subject matter experts. In order to collect applicant and client SOGI data, MOHCD updated all database and storage systems for the program areas already noted.

## GUIDANCE FOR STAFF, CONTRACTORS, AND GRANTEES

MOHCD managed and implemented changes to the SOGI data collection methodology required by the Ordinance through its intradepartmental data-working group, which functions as MOHCD's standing data-governance meeting.

Specific to MOHCD's Public Services, MOHCD conducted a series of grantee orientations before the start of the FY20-21 program year, where the client intake process, including SOGI data collection, was discussed with grantees.

For the FY20-21 program year, MOHCD held an orientation and training for all grantees on September 11, 2020 regarding collecting client information. At this orientation, the updated SOGI questions were reviewed in detail. In addition, on October 29, 2020, Pau Crego from the Office of Transgender Initiatives led an interactive workshop for MOHCD grantees. This session covered context, intention, and importance behind collecting client SOGI data. Grantees learned key terminology and strategies on how to ask questions and have conversations with clients about sexual orientation and gender identity in culturally sensitive ways, and gained skills on responding to clients that may express resistance, confusion, and/or other common reactions to SOGI questions.

Additionally, to assist with general questions about our collection of SOGI related data from community partners, MOHCD maintains an [online explanation](#) of our implementation guidelines.

# Analysis of Sexual Orientation & Gender Identity Program Data

The following section presents and analyzes the SOGI data collected for FY20-21. This period represents the fourth full year of implementation of the updated SOGI guidelines required by the Ordinance, and includes all program applicants or clients served during that period for which MOHCD collected SOGI data.

This analysis presents both summarized data on the number of lesbian, gay, bisexual, transgender, and questioning (LGBTQ) applicants and clients as well as disaggregated data for both gender identity and sexual orientation. For the purpose of this analysis, this report summarizes applicants or clients as LGBTQ if he/she/they identified as either trans female, trans male, genderqueer/gender non-binary, or described his/her/their sexual orientation as gay/lesbian/same-gender loving, bisexual, or questioning/unsure.

This report also summarizes applicants or clients that selected “Not Listed” for either (or both) of the SOGI questions as LGBTQ only if the applicant or client specified a gender identity or sexual orientation in the accompanying entry field. These clients are classified as “Not Listed – Specified”. If an applicant or client left the accompanying entry field blank, this report classifies the response as “Not Listed - Unspecified”, and grouping it with “Declined to Answer” and “Question Not Asked” as “Could Not Determine” for classifying as “LGBTQ” or “Not LGBTQ”.

Table 2 indicates how responses to the SOGI questions are classified for this report.

**Table 2:** Classification of Responses to Questions for the Collection of SOGI Data

	<b>Sexual Orientation</b>	<b>Gender Identity</b>
<b>LGBTQ</b>	<ul style="list-style-type: none"> <li>○ Gay/Lesbian/Same Gender Loving</li> <li>○ Bisexual</li> <li>○ Questioning/Unsure</li> <li>○ Not Listed – Specified</li> </ul>	<ul style="list-style-type: none"> <li>○ Trans Female</li> <li>○ Trans Male</li> <li>○ Genderqueer/Gender Non-Binary</li> <li>○ Not Listed – Specified</li> </ul>
<b>Not LGBTQ</b>	<ul style="list-style-type: none"> <li>○ Straight/Heterosexual</li> </ul>	<ul style="list-style-type: none"> <li>○ Female</li> <li>○ Male</li> </ul>
<b>Could Not Determine</b>	<ul style="list-style-type: none"> <li>○ Not Listed – Unspecified</li> <li>○ Declined to Answer</li> <li>○ Question Not Asked</li> </ul>	<ul style="list-style-type: none"> <li>○ Not Listed – Unspecified</li> <li>○ Declined to Answer</li> <li>○ Question Not Asked</li> </ul>

Please note that “LGBQ” intentionally refers only to the sexual orientation categories lesbian, gay, bisexual and questioning and does not include transgender/gender non-conforming, which is captured under gender identity.

## PUBLIC SERVICES

Through its Public Services, MOHCD funds a wide range of social services that seek to ensure that families and individuals are stably housed, resilient, and economically self-sufficient. MOHCD works toward these objectives by funding grants to community-based service providers through seven separate program areas. The seven program areas include:

- Access to Civil Justice
- Access to Housing - Homeownership
- Access to Housing - Rental
- Access to Opportunity
- Eviction Prevention and Housing Stabilization
- Financial Capability
- HIV Supportive Housing

In FY20-21, MOHCD funded 289 projects that provided services to almost 35,000 clients, of whom almost 10% identified as LGBTQ. In looking more closely at gender identity and sexual orientation, the data shows that over 2% of MOHCD's public service program clients identify as transgender or genderqueer/gender non-conforming, with trans female clients representing the greatest number (494), followed by genderqueer/gender non-binary (220). Slightly over 9% of clients identify as LGBQ, with the greatest share of clients (6%) identifying as gay/lesbian/same gender-loving. Table 3 presents the total number and percentage of LGBTQ clients served as well as the number and percentage of clients for both gender identity and sexual orientation for all public services.

**Table 3:** SOGI for Public Services

### PUBLIC SERVICES OVERALL

<b>LGBTQ</b>	<b>Number of Clients</b>	<b>Percent of Clients</b>
Could Not Determine*	8,066	23.09%
LGBTQ	3,627	10.38%
Not LGBTQ	23,241	66.53%
Total Clients	34,934	100.00%

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

Gender Identity			Sexual Orientation		
	Clients	Percent		Clients	Percent
Declined to Answer	93	0.27%	Bisexual	827	2.37%
Female	21,383	61.21%	Declined to Answer	7,645	21.88%
Genderqueer/GNB <sup>1</sup>	220	0.63%	Gay/Lesbian/SGL <sup>2</sup>	2,151	6.16%
Male	12,541	35.90%	Not Listed - Specified	90	0.26%
Not Listed - Specified	4	0.01%	Not Listed - Unspecified	435	1.25%
Not Listed - Unspecified	131	0.37%	Question Not Asked	135	0.39%
Trans Female	494	1.41%	Questioning/Unsure	97	0.28%
Trans Male	68	0.19%	Straight/Heterosexual	23,554	67.42%
Total Clients	34,934	100.00%	Total Clients	34,934	100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

A more granular analysis of the seven Community Development Public Services show that the number and percentage of LGBTQ clients varies across programs. MOHCD served the greatest number of LGBTQ clients through its Eviction Prevention and Housing Stabilization program area (965), followed by Access to Civil Justice (762), and then Access to Housing - Homeownership (667). These three programs represent the three largest public service programs in terms of overall number of clients served. Percent of LGBTQ clients by program area was greatest for HIV Supportive Housing, of which roughly 71% of program clients identified as LGBTQ, followed by Eviction Prevention and Housing Stabilization (19%), Access to Civil Justice (13%), and Access to Housing - Homeownership (10%). Access to Opportunity had the smallest percentage of LGBTQ clients (5%). Table 4 shows the total number and percentage of LGBTQ clients by each of the seven Public Service program areas and the number and percentage of clients for both gender identity and sexual orientation clients by each of the program areas.



**Table 4: SOGI by Public Service Program Area**

**LGBTQ CLIENTS BY PROGRAM AREA**

<b>Program Area</b>	<b>Number of Clients</b>	<b>Number of LGBTQ Clients</b>	<b>Percent LGBTQ Clients</b>
Access to Civil Justice	5,887	762	12.94%
Access to Housing - Homeownership	6,610	667	10.09%
Access to Housing - Rental	5,019	252	5.02%
Access to Opportunity	10,699	536	5.01%
Eviction Prevention and Housing Stabilization	5,182	965	18.62%
Financial Capability	992	59	5.95%
HIV Supportive Housing	545	386	70.83%
<b>Total Clients</b>	<b>34,934</b>	<b>3,444</b>	<b>9.86%</b>

**Gender Identity**

**Sexual Orientation**

**ACCESS TO CIVIL JUSTICE**

	<b>Number</b>	<b>Percent</b>
Declined to Answer	11	0.19%
Female	2,934	49.84%
Genderqueer/GNB <sup>1</sup>	34	0.58%
Male	2,830	48.07%
Not Listed - Unspecified	18	0.31%
Trans Female	52	0.88%
Trans Male	8	0.14%
<b>Total Clients</b>	<b>5,887</b>	<b>100.00%</b>

	<b>Number</b>	<b>Percent</b>
Bisexual	122	2.07%
Declined to Answer	1,170	19.87%
Gay/Lesbian/SGL <sup>2</sup>	556	9.44%
Not Listed - Specified	7	0.12%
Not Listed - Unspecified	198	3.36%
Question Not Asked	5	0.08%
Questioning/Unsure	20	0.34%
Straight/Heterosexual	3,809	64.70%
<b>Total Clients</b>	<b>5,887</b>	<b>100.00%</b>

**ACCESS TO HOUSING – HOMEOWNERSHIP**

	<b>Number</b>	<b>Percent</b>
Declined to Answer	43	0.65%
Female	4,360	65.96%
Genderqueer/GNB <sup>1</sup>	42	0.64%
Male	2,132	32.25%
Not Listed - Unspecified	20	0.30%
Trans Female	6	0.09%
Trans Male	7	0.11%
Declined to Answer	43	0.65%
<b>Total Clients</b>	<b>6,610</b>	<b>100.00%</b>

	<b>Number</b>	<b>Percent</b>
Bisexual	224	3.39%
Declined to Answer	2,763	41.80%
Gay/Lesbian/SGL <sup>2</sup>	380	5.75%
Not Listed - Specified	21	0.32%
Not Listed - Unspecified	16	0.24%
Question Not Asked	3	0.05%
Questioning/Unsure	24	0.36%
Straight/Heterosexual	3,179	48.09%
<b>Total Clients</b>	<b>6,610</b>	<b>100.00%</b>

**ACCESS TO HOUSING - RENTAL**

	Number	Percent		Number	Percent
Declined to Answer	11	0.22%	Bisexual	74	1.47%
Female	3,473	69.20%	Declined to Answer	774	15.42%
Genderqueer/GNB <sup>1</sup>	8	0.16%	Gay/Lesbian/SGL <sup>2</sup>	146	2.91%
Male	1,482	29.53%	Not Listed - Specified	10	0.20%
Not Listed - Specified	1	0.02%	Not Listed - Unspecified	8	0.16%
Not Listed - Unspecified	18	0.36%	Question Not Asked	18	0.36%
Trans Female	22	0.44%	Questioning/Unsure	7	0.14%
Trans Male	4	0.08%	Straight/Heterosexual	3,982	79.34%
Total Clients	5,019	100.00%	Total Clients	5,019	100.00%

**ACCESS TO OPPORTUNITY**

	Number	Percent		Number	Percent
Declined to Answer	21	0.20%	Bisexual	154	1.44%
Female	7,304	68.27%	Declined to Answer	1,699	15.88%
Genderqueer/GNB <sup>1</sup>	72	0.67%	Gay/Lesbian/SGL <sup>2</sup>	169	1.58%
Male	3,040	28.41%	Not Listed - Specified	27	0.25%
Not Listed - Specified	2	0.02%	Not Listed - Unspecified	177	1.65%
Not Listed - Unspecified	63	0.59%	Question Not Asked	91	0.85%
Trans Female	183	1.71%	Questioning/Unsure	20	0.19%
Trans Male	14	0.13%	Straight/Heterosexual	8,362	78.16%
Total Clients	10,699	100.00%	Total Clients	10,699	100.00%

**EVICTON PREVENTION AND HOUSING STABILIZATION**

	Number	Percent		Number	Percent
Declined to Answer	4	0.08%	Bisexual	197	3.80%
Female	2,585	49.88%	Declined to Answer	736	14.20%
Genderqueer/GNB <sup>1</sup>	56	1.08%	Gay/Lesbian/SGL <sup>2</sup>	528	10.19%
Male	2,285	44.09%	Not Listed - Specified	23	0.44%
Not Listed - Unspecified	6	0.12%	Not Listed - Unspecified	34	0.66%
Trans Female	214	4.13%	Question Not Asked	6	0.12%
Trans Male	32	0.62%	Questioning/Unsure	22	0.42%
Total Clients	5,182	100.00%	Straight/Heterosexual	3,636	70.17%
			Total Clients	5,182	100.00%

**FINANCIAL CAPABILITY**

	Number	Percent		Number	Percent
Declined to Answer	2	0.20%	Bisexual	20	2.02%
Female	668	67.34%	Declined to Answer	461	46.47%
Genderqueer/GNB <sup>1</sup>	6	0.60%	Gay/Lesbian/SGL <sup>2</sup>	35	3.53%
Male	306	30.85%	Not Listed - Specified	2	0.20%
Not Listed - Specified	1	0.10%	Question Not Asked	6	0.60%
Not Listed - Unspecified	6	0.60%	Straight/Heterosexual	468	47.18%
Trans Female	1	0.10%	Bisexual	20	2.02%
Trans Male	2	0.20%			
Total Clients	992	100.00%	Total Clients	992	100.00%

**HIV SUPPORTIVE HOUSING**

	Number	Percent		Number	Percent
Declined to Answer	1	0.18%	Bisexual	36	6.61%
Female	59	10.83%	Declined to Answer	42	7.71%
Genderqueer/GNB <sup>1</sup>	2	0.37%	Gay/Lesbian/SGL <sup>2</sup>	337	61.83%
Male	466	85.50%	Not Listed - Unspecified	2	0.37%
Trans Female	16	2.94%	Question Not Asked	6	1.10%
Trans Male	1	0.18%	Questioning/Unsure	4	0.73%
			Straight/Heterosexual	118	21.65%
Total Clients	545	100.00%	Total Clients	545	100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

In FY20-21, MOHCD funded 12 LGBTQ targeted projects. An analysis of this data shows significantly greater representation of LGBTQ clients for these 12 projects when compared to the public services program area overall. Amongst these 12 projects, LGBTQ participation ranged from 100% for LGBTQ Immigrant Legal Services; Transgender, Gender Variant, Intersex (TGI) Community and Clinical Services Program; and House of Thrive (HOT). Table 5 shows the total number and percentage of LGBTQ clients for each of the 12 LGBTQ-target projects and the number and percentage of clients for both gender identity and sexual orientation clients for each of the 12 projects.

**Table 5: SOGI for Public Service LGBTQ Projects**

<b>LGBTQ PROJECTS</b>	<b>Number of Clients</b>	<b>Number of LGBTQ Clients</b>	<b>Percent LGBTQ Clients</b>
A Woman's Place Drop In Center Gender Inclusive Re-Entry Program	22	21	95.45%
Enhanced Information and Referral and Navigation Services	108	102	94.44%
Financial Coaching	40	25	62.50%
First-Time Homebuyers Program	507	148	29.19%
House of Thrive (HOT)	19	19	100.00%
LGBTQ Access to Housing	261	151	57.85%
LGBTQ Immigrant Legal Services	30	30	100.00%
LGBTQQ+ TAY Youth Advocacy	14	13	92.86%
Our Trans Home	122	120	98.36%
Our Trans Home SF Flexible Subsidies	165	111	67.27%
Transgender, Gender Variant, Intersex (TGI) Community and Clinical Services Program	19	19	100.00%
Violence Prevention for Transgender and GNC Community	97	95	97.94%
<b>Total Clients</b>	<b>1,404</b>	<b>854</b>	<b>60.83%</b>

<b>Gender Identity</b>			<b>Sexual Orientation</b>		
	<b>Number</b>	<b>Percent</b>		<b>Number</b>	<b>Percent</b>
Declined to Answer	13	0.93%	Bisexual	167	11.89%
Female	471	33.55%	Declined to Answer	170	12.11%
Genderqueer/GNB <sup>1</sup>	102	7.26%	Gay/Lesbian/SGL <sup>2</sup>	315	22.44%
Male	398	28.35%	Not Listed - Specified	56	3.99%
Not Listed - Specified	2	0.14%	Not Listed - Unspecified	13	0.93%
Not Listed - Unspecified	26	1.85%	Question Not Asked	1	0.07%
Trans Female	349	24.86%	Questioning/Unsure	17	1.21%
Trans Male	43	3.06%	Straight/Heterosexual	665	47.36%
<b>Total Clients</b>	<b>1,404</b>	<b>100.00%</b>	<b>Total Clients</b>	<b>1,404</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

## AFFORDABLE HOUSING PLACEMENT PROGRAMS

MOHCD oversees the marketing and lease up or sale of privately developed affordable inclusionary housing and non-profit developed affordable rental housing. To access these affordable housing opportunities, applicants can apply online using DAHLIA, MOHCD's web-based housing portal, or can submit a paper application. When applying to a rental or ownership opportunity, MOHCD collects demographic information of the primary applicant of each application, including demographic information on gender identity and sexual orientation. Different from MOHCD's community development programs, MOHCD presents all demographic questions on our affordable housing applications as optional in compliance with fair housing laws.

### **Rental Housing**

MOHCD defines FY2020-21 rental housing projects as new developments or re-rental units in which the last unit was leased within the July 1, 2020 - June 30, 2021. For FY20-21, MOHCD accepted over 46,000 applications for 321 newly listed units of affordable housing across 9 developments, and over 58,000 applications for 94 re-rental units across 39 developments.

Of the 105,222 total applications received for new rental or re-rental units, 17% of the primary applicants identified as LGBTQ. Of the 405 placements for the new and re-rental units, 19% of the primary tenants identified as LGBTQ. A more detailed analysis shows about 1% of applications and placed tenants identify as transgender/gender non-conforming. Sixteen percent of applications and 19% of placed tenants identified as LGBQ, with gay/lesbian/same gender-loving first in that group. Table 6 presents the SOGI data for the affordable rental housing placement program.

**Table 6:** SOGI for Applications and Occupants of the Affordable Rental Housing Placement Program

**RENTAL PLACEMENT**

	Number of Applications	Percent of Applications	Number of Tenants	Percent of Tenants
Could Not Determine*	12,893	12.25%	61	15.06%
LGBTQ Applications/Tenant	17,642	16.77%	77	19.01%
Not LGTBQ Applications/Tenant	74,687	70.98%	267	65.93%
<b>Total Applications/Tenants</b>	<b>105,222</b>	<b>100.00%</b>	<b>405</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

<b>Gender Identity</b>			<b>Sexual Orientation</b>		
<b>Applications</b>					
	Applications	Percent		Applications	Percent
Declined to Answer	5,468	5.20%	Bisexual	5,857	5.57%
Female	54,467	51.76%	Declined to Answer	7,837	7.45%
Genderqueer/GNB <sup>1</sup>	815	0.77%	Gay/Lesbian/SGL <sup>2</sup>	9,893	9.40%
Male	43,618	41.45%	Not Listed - Specified	312	0.30%
Not Listed - Specified	4	0.00%	Not Listed - Unspecified	4,866	4.62%
Not Listed - Unspecified	201	0.19%	Questioning/Unsure	1,201	1.14%
Trans Female	420	0.40%	Straight/Heterosexual	75,256	71.52%
Trans Male	229	0.22%			
<b>Total Applications</b>	<b>105,222</b>	<b>100.00%</b>	<b>Total Applications</b>	<b>105,222</b>	<b>100.00%</b>

  

<b>Tenants</b>					
	Tenants	Percent		Tenants	Percent
Declined to Answer	26	6.42%	Bisexual	25	6.17%
Female	214	52.84%	Declined to Answer	39	9.63%
Genderqueer/GNB <sup>1</sup>	5	1.23%	Gay/Lesbian/SGL <sup>2</sup>	41	10.12%
Male	158	39.01%	Not Listed - Specified	3	0.74%
Not Listed - Specified	1	0.25%	Not Listed - Unspecified	21	5.19%
Trans Female	1	0.25%	Questioning/Unsure	6	1.48%
			Straight/Heterosexual	270	66.67%
<b>Total Tenants</b>	<b>405</b>	<b>100.00%</b>	<b>Total Tenants</b>	<b>405</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

**Ownership Housing**

Similar to the rental housing placement program, MOHCD has defined FY20-21 ownership housing projects as new developments in which the last unit closed within the July 1, 2020 - June 30, 2021 or resales that closed during the same time period. For FY20-21, MOHCD received a total of 2,235 applications. 780 applications were received for 30 new units in four developments and 1,455 applications were received for 50 re-sale units. Of the 2,235 applications submitted, 15% of the primary applicants identified as LGBTQ. Of the 80 buyers, 15% of the primary buyer identified as LGBTQ.

A more detailed analysis shows that less than 1% of applications identify as gender non-conforming and one applicant identified as trans female. Approximately 15% of applications identified as LGBTQ, with the greatest share of applicants identifying as gay/lesbian/same gender-loving (6.71%) followed by bisexual (5.46%). Fifteen percent of buyers identified as LGBTQ, with the greatest portion identifying as gay/lesbian/same gender-loving (7.5%), followed by bisexual (5%). Table 7 presents the SOGI data for the affordable ownership housing placement program.

**Table 7:** SOGI for Applications and Buyers of the Affordable Ownership Housing Placement Program

**OWNERSHIP PLACEMENT**

	Number of Applications	Percent of Applications	Number of Buyers	Percent of Buyers
Could Not Determine*	497	22.24%	20	25.00%
LGBTQ Applications/Tenant	338	15.12%	12	15.00%
Not LGTBQ Applicant/Tenant	1,400	62.64%	48	60.00%
Total Applications/Buyers	2,235	100.00%	80	100.00%

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

<b>Applications</b>	<b>Gender Identity</b>		<b>Sexual Orientation</b>	
	Applicants	Percent	Applicants	Percent
Declined to Answer	407	18.21%	Bisexual	122 5.46%
Female	995	44.52%	Declined to Answer	475 21.25%
Genderqueer/GNB <sup>1</sup>	12	0.54%	Gay/Lesbian/SGL <sup>2</sup>	150 6.71%
Male	820	36.69%	Not Listed - Specified	30 1.34%
Trans Female	1	0.04%	Not Listed - Unspecified	20 0.89%
			Questioning/Unsure	32 1.43%
			Straight/Heterosexual	1,406 62.91%
Total Applications	2,235	100.00%	Total Applications	2,235 100.00%

  

<b>Buyers</b>	<b>Gender Identity</b>		<b>Sexual Orientation</b>	
	Buyers	Percent	Buyers	Percent
Declined to Answer	17	21.25%	Bisexual	4 5.00%
Female	39	48.75%	Declined to Answer	19 23.75%
Male	24	30.00%	Gay/Lesbian/SGL <sup>2</sup>	6 7.50%
			Not Listed - Unspecified	1 1.25%
			Questioning/Unsure	2 2.50%
			Straight/Heterosexual	48 60.00%
Total Buyers	80	100.00%	Total Buyers	80 100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

## Plus Housing

Plus Housing is a housing prioritization program that replaces the closed HIV Housing Referral List. The program helps low-income people living with HIV access permanent housing or subsidies. In FY2020-21, 332 individuals applied to the program. Of the 332 total applicants, almost 70% identified as LGBTQ. Of the 33 placements, roughly 85% identified as LGBTQ. Please note that the 33 placements were for residents that applied in both FY2020-21 and previous years. Table 8 details the number and percent of LGBTQ applicants and occupants as well as by gender identity and sexual orientation for the Plus Housing program.

**Table 8:** SOGI of Applicants and Occupants for the Plus Housing Program

<b>PLUS HOUSING PROGRAM</b>				
	Number of Applicants	Percent of Applicants	Number of Placements	Percent of Placements
Could Not Determine*	15	4.52%	1	3.03%
LGBTQ	228	68.67%	28	84.85%
Not LGBTQ	89	26.81%	4	12.12%
<b>Total Applicants/Placements</b>	<b>332</b>	<b>100.00%</b>	<b>33</b>	<b>100.00%</b>

  

	<b>Gender Identity</b>		<b>Sexual Orientation</b>		
	Applicants	Percent	Applicants	Percent	
<b>Applicants</b>					
Declined to Answer	1	0.30%	Bisexual	40	12.05%
Female	80	24.10%	Declined to Answer	11	3.31%
Genderqueer/GNB <sup>1</sup>	11	3.31%	Gay/Lesbian/SGL <sup>2</sup>	173	52.11%
Male	219	65.96%	Not Listed - Specified	3	0.90%
Not Listed - Unspecified	2	0.60%	Not Listed - Unspecified	3	0.90%
Trans Female	17	5.12%	Other (queer)	1	0.30%
Trans Male	2	0.60%	Questioning/Unsure	3	0.90%
			Straight/Heterosexual	98	29.52%
<b>Total Applicants</b>	<b>332</b>	<b>100.00%</b>	<b>Total Applicants</b>	<b>332</b>	<b>100.00%</b>
<b>Placements</b>					
	Placements	Percent	Placements	Percent	
Female	1	3.03%	Gay/Lesbian/SGL <sup>2</sup>	27	81.82%
Genderqueer/GNB <sup>1</sup>	3	9.09%	Not Listed - Unspecified	1	3.03%
Male	27	81.82%	Questioning/Unsure	1	3.03%
Not Listed - Unspecified	1	3.03%	Straight/Heterosexual	4	12.12%
Trans Female	1	3.03%			
<b>Total Placements</b>	<b>33</b>	<b>100.00%</b>	<b>Total Placements</b>	<b>33</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)



## Certificate of Preference and Displaced Tenant Housing Preference Programs

MOHCD selects applicants to the affordable rental and ownership housing opportunities through lotteries. For these lotteries, MOHCD administers a number of preference programs that improve an applicant’s chances in the lottery. For most preference programs, MOHCD determines program eligibility at the time of application. However, for the Certificate of Preference (COP) and Displaced Tenant Housing Preference (DTHP) programs, MOHCD requires an eligible person to apply to the program before applying for an affordable housing listing. The Certificate of Preference is a special document that gives highest priority to applicants in City-sponsored housing lotteries. The former San Francisco Redevelopment Agency issued them to displaced households in the 1960s and 1970s. The Displaced Tenant Housing Preference helps renters that have been displaced by a no-fault eviction or fire, and those whose units are no longer rent restricted and face a significant rent burden.

For FY2020-21, 34 and 91 certificates were issued by the COP and DTHP lottery preference programs, respectively. Of the 34 COP certificates issued, no one was issued to a person who identified as LGBTQ. Of the 91 DTHP certificates issued, 13% was issued to persons identifying as LGBTQ. Analysis of disaggregated gender identity and sexual orientation data for new DTHP holders in 2020-2021 show that four certificate holders identify as trans/gender non-conforming and 11% as LGBQ. Tables 9 and 10 show the number and percentage of LGBTQ new certificate holders for each lottery preference as well as their gender identity and sexual orientation.

**Table 9:** SOGI for New Certificate of Preference Holders

### CERTIFICATE OF PREFERENCE

	Number of New Certificate Holders	Percent of New Certificate Holders
Could Not Determine*	10	29.41%
Not LGBTQ	24	70.59%
<b>Total</b>	<b>34</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

New Certificate Holders	Gender Identity		Sexual Orientation		
	Number	Percent	Number	Percent	
Declined to Answer	1	2.94%	Declined to Answer	9	26.47%
Female	20	58.82%	Straight/Heterosexual	25	73.53%
Male	13	38.24%			
<b>Total New COP Holders</b>	<b>34</b>	<b>100.00%</b>	<b>Total New COP Holders</b>	<b>34</b>	<b>100.00%</b>

**Table 10: SOGI for New Displaced Tenant Housing Preference Certificate Holders**

**DISPLACED TENANT HOUSING PREFERENCE**

	Number of New Certificate Holders	Percent of New Certificate Holders
Could Not Determine*	35	38.46%
LGBTQ	12	13.19%
Not LGBTQ	44	48.35%
Total	91	100.00%

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

New Certificate Holders	Gender Identity		Sexual Orientation	
	Number	Percent	Number	Percent
Declined/Not Stated	7	7.69%	Bisexual	1 1.10%
Female	48	52.75%	Declined to Answer	31 34.07%
Genderqueer/GNB <sup>1</sup>	3	3.30%	Gay/Lesbian/SBL <sup>2</sup>	9 9.89%
Male	32	35.16%	Not Listed - Unspecified	1 1.10%
Trans Female	1	1.10%	Question Not Asked	3 3.30%
			Straight/Heterosexual	46 50.55%
Total New DTHP Holders	91	100.00%	Total New DTHP Holders	91 100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

In FY2020-21, 65 unique COP holders and 177 unique DTHP holders applied for affordable rental and ownership housing. Nine COP applicants and 38 DTHP applicants were placed in rental or ownership housing. For the 65 COP applicants, 1.5% identified as LGBTQ, and none of the COP occupants identified as LGBTQ. For the 177 DTHP applicants, nearly 20% identified as LGBTQ, and 24% of DTHP occupants identified as LGBTQ. Analysis of disaggregated gender identity and sexual orientation data for the COP and DTHP applicants show that about 1% of COP applicants and DTHP applicants identify as trans/gender non-conforming and 1.5% of COP applicants and almost 20% of DTHP applicants identify as LGBQ. Of the 38 DTHP applicants that were placed in housing, two applicants identified as trans/gender non-conforming and 24% identified as LGBQ. Tables 11 and 12 show the number and percentage of LGBTQ COP and DTHP holders that applied for housing and were housed as well as their gender identity and sexual orientation.

**Table 11:** SOGI for Unduplicated Certificate of Preference Applicants and Occupants

<b>COP APPLICANTS/OCCUPANTS</b>				
	Number of Unique COP Applicants	Percent of Unique COP Applicants	Number of Unique COP Occupants	Percent of Unique COP Occupants
Could Not Determine*	2	3.08%		
LGBTQ	1	1.54%		
Not LGBTQ	62	95.38%	9	100.00%
<b>Total</b>	<b>65</b>	<b>100.00%</b>	<b>9</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

<b>COP Applicants</b>			<b>COP Applicants</b>		
	<b>Gender Identity</b>		<b>Sexual Orientation</b>		
	Number	Percent		Number	Percent
Declined to Answer	1	1.54%	Declined to Answer	1	1.54%
Female	35	53.85%	Gay/Lesbian/SGL <sup>2</sup>	1	1.54%
Genderqueer/GNB <sup>1</sup>	1	1.54%	Not Listed - Unspecified	1	1.54%
Male	28	43.08%	Straight/Heterosexual	62	95.38%
<b>Total COP Applicants</b>	<b>65</b>	<b>100.00%</b>	<b>Total COP Applicants</b>	<b>65</b>	<b>100.00%</b>
<b>COP Occupants</b>			<b>COP Occupants</b>		
	Number	Percent		Number	Percent
Female	7	77.78%	Straight/Heterosexual	9	100.00%
Male	2	22.22%			
<b>Total COP Occupants</b>	<b>9</b>	<b>100.00%</b>	<b>Total COP Occupants</b>	<b>9</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

**Table 12:** SOGI for Unduplicated Displaced Tenant Housing Preference Applicants and Occupants

<b>DTHP APPLICANTS/OCCUPANTS</b>				
	Number of Unique DTHP Applicants	Number of Unique DTHP Applicants	Number of Unique DTHP Occupants	Number of Unique DTHP Occupants
Could Not Determine*	25	14.12%	6	15.79%
LGBTQ	35	19.77%	9	23.68%
Not LGBTQ Applicant/Applicant	117	66.10%	23	60.53%
<b>Total</b>	<b>177</b>	<b>100.00%</b>	<b>38</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

DTHP Applicants	Gender Identity		Sexual Orientation		
	Number	Percent	Number	Percent	
Declined to Answer	12	6.78%	Bisexual	12	6.78%
Female	86	48.59%	Declined to Answer	16	9.04%
Genderqueer/GNB <sup>1</sup>	2	1.13%	Gay/Lesbian/SGL <sup>2</sup>	19	10.73%
Male	75	42.37%	Not Listed - Specified	2	1.13%
Not Listed - Specified	1	0.56%	Not Listed - Unspecified	8	4.52%
Trans Male	1	0.56%	Questioning/Unsure	2	1.13%
			Straight/Heterosexual	118	66.67%
Total DTHP Applicants	177	100.00%	Total DTHP Applicants	177	100.00%

  

DTHP Occupants	Gender Identity		Sexual Orientation		
	Number	Percent	Number	Percent	
Declined to Answer	2	5.26%	Bisexual	3	7.89%
Female	20	52.63%	Declined to Answer	4	10.53%
Genderqueer/GNB <sup>1</sup>	1	2.63%	Gay/Lesbian/SGL <sup>2</sup>	3	7.89%
Male	14	36.84%	Not Listed - Specified	2	5.26%
Not Listed - Specified	1	2.63%	Not Listed - Unspecified	2	5.26%
			Questioning/Unsure	1	2.63%
			Straight/Heterosexual	23	60.53%
Total DTHP Occupants	38	100.00%	Total DTHP Occupants	38	100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

## HOMEBUYER PROGRAMS

### Downpayment Assistance Loan Program

MOHCD's Downpayment Assistance Loan Program (DALP) helps first time home buyers with down payment assistance. The DALP is a down payment loan up to \$375,000, to bid on a property on San Francisco's open market. The loan must be used on the down payment of a single unit that will become a primary residence. The owner can re-sell the unit at market prices. The DALP is a silent second loan that requires no monthly payments for 30 years, or until the property is sold. The owner pays MOHCD back the principal amount, plus an equitable share of appreciation. The program is composed of the General DALP, First Responders DALP and SFUSD Educators DALP programs.

MOHCD periodically conducts a lottery for the DALP program. A lottery was conducted in FY2020-2021. Of the 345 applicants to the FY2020-2021 DALP lottery, 60, or 17% identified as LGBTQ. Analysis of disaggregated gender identity and sexual orientation data for the DALP program shows that 17% of applicants identified as LGBQ and 1% identified as trans or gender non-conforming.

Homebuyers that received loans in FY2020-2021 were selected from the previous lottery, which was conducted in FY2018-2019 lottery. In FY2020-2021, three loans were funded and closed. Of the three loans that were funded and closed, two were for applicants that identified as LGBTQ. Of the three loan recipients, two identified as LGBQ and none identified as trans or gender non-conforming. Table 13 shows the number and percentage of applicants and recipients for the DALP program that identified as LGTBQ as well as their gender identity and sexual orientation.

**Table 13:** SOGI for the Downpayment Assistance Loan Program

#### DOWNPAYMENT ASSISTANCE LOAN PROGRAM

##### DALP Applicants

	Number of Applicants	Percent of Applicants
Could Not Determine*	28	8.12%
LGBTQ	60	17.39%
Not LGBTQ	257	74.49%
Total	345	100.00%

DALP Applicants	Gender Identity		Sexual Orientation		
	Number	Percent	Number	Percent	
Declined to Answer	19	5.51%	Bisexual	15	4.35%
Female	192	55.65%	Declined to Answer	25	7.25%
Genderqueer/GNB <sup>1</sup>	3	0.87%	Gay/Lesbian/SGL <sup>2</sup>	41	11.88%
Male	129	37.39%	Not Listed - Specified	1	0.29%
Not Listed - Unspecified	1	0.29%	Not Listed - Unspecified	2	0.58%
Trans Male	1	0.29%	Questioning/Unsure	3	0.87%
			Straight/Heterosexual	258	74.78%
Total Applicants	345	100.00%	Total Applicants	345	100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

DALP Recipients	Number of Recipients	Percent of Recipients
Could Not Determine*	0	0.00%
LGBTQ	2	66.67%
Not LGBTQ	1	33.33%
Total	3	100.00%

DALP Recipients	Gender Identity		Sexual Orientation		
	Number	Percent	Number	Percent	
Declined to Answer	0	0.00%	Bisexual	0	0.00%
Female	0	0.00%	Declined to Answer	0	0.00%
Genderqueer/GNB <sup>1</sup>	0	0.00%	Gay/Lesbian/SGL <sup>2</sup>	2	66.67%
Male	3	100.00%	Not Listed - Specified	0	0.00%
Not Listed - Unspecified	0	0.00%	Not Listed - Unspecified	0	0.00%
Trans Male	0	0.00%	Questioning/Unsure	0	0.00%
			Straight/Heterosexual	1	33.33%
Total Applicants	3	100.00%	Total Applicants	3	100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

**City Second Loan Program**

The City Second Loan Program provides a down payment loan, which can be up to \$375,000, but depends on fund availability. The loan is used to bid on a collection of properties also advertised on the open market. Interested buyers apply to listings, and are pre-approved by MOHCD for income. After winning the bid, the buyer then works with their lender to apply for loan funds. There is no interest or deferred payment. The repayment amount will be the principal balance plus a share of appreciation in the value of the property at the time of resale. The MOHCD loan is in second position on title after the first mortgage and can be repaid at any time without penalty. Properties under this program can be sold at the market price, with no price restrictions. These properties are privately owned homes. MOHCD’s role is to monitor the

sale, and assist the prospective eligible buyer purchase a unit. When selling a City Second unit, MOHCD has a Right of First Refusal. Owners or listing agents must notify MOHCD before putting the properties on the market. The available unit must then be listed on the MOHCD website.

In FY20-21, there were 13 applicants/recipients for the program. Of the 13 applicants/recipients, 3 identified as LGBTQ. Of the three that identified as LGBTQ, none identified as trans or gender non-conforming. Table 14 presents the number and percentage of LGBTQ applicants/recipients as well as the number and percentage of applicants/recipients for both gender identity and sexual orientation for the City Second Loan program.

**Table 14: SOGI for the City Second Loan Program**

<b>CITY SECOND LOAN PROGRAM</b>		
	Number of Applicants/Recipients	Percent of Applicants/Recipients
LGBTQ	3	23.08%
Not LGTBQ Applicant	7	53.84%
Could Not Determine*	3	23.08%
<b>Total Applicants/Recipients</b>	<b>13</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

<b>Gender Identity</b>			<b>Sexual Orientation</b>		
<b>City Second Applicants/Recipients</b>					
	Number	Percent		Number	Percent
Trans Female	0	0.00%	Gay/Lesbian/SGL <sup>2</sup>	3	23.08%
Trans Male	0	0.00%	Bisexual	0	0.00%
Genderqueer/GNB <sup>1</sup>	0	0.00%	Questioning/Unsure	0	0.00%
Not Listed – Specified	0	0.00%	Not Listed – Specified	0	0.00%
Female	3	23.08%	Straight/Heterosexual	7	53.85%
Male	10	76.92%	Not Listed – Unspecified	1	7.69%
Not Listed – Unspecified	0	0.00%	Declined to Answer	2	15.38%
Declined to Answer	0	0.00%	Question Not Asked	0	0.00%
Question Not Asked	0	0.00%			
<b>Total Appl./Recipients</b>	<b>13</b>	<b>100.00%</b>	<b>Total Appl./Recipients</b>	<b>13</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

### **Mortgage Credit Certificates**

The Mortgage Credit Certificate (MCC) Program, authorized by Congress in the Tax Reform Act of 1984, is an alternative to mortgage revenue bond-backed financing as a means of providing financial assistance<sup>1</sup> for the purchase of single-family housing by first time homebuyers. In 1985, California adopted legislation authorizing local agencies to make Mortgage Credit Certificate available in the state. This program is designed to benefit first time homebuyers.

MCC is a certificate awarded by the City authorizing the holder to take certain federal income tax credits. A recipient who is awarded MCC may take an annual credit against federal income taxes of up to 15% of the annual interest paid on the recipient's mortgage. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the applicant's federal income tax withholding. This adjustment will result in an effective reduction in monthly housing costs, and therefore, an increased ability of the applicant to afford a mortgage payment.

Each year, MCCs are issued on a first come first served basis. In FY2020-2021, 12 first time homebuyers applied for and received a certificate under the MCC program. Of the 12 homebuyers that received a certificate, 8% identified as LGBTQ. In looking more closely at gender identity and sexual orientation, the one homebuyer that identified as LGBTQ identified as gay/lesbian/same gender loving. None identified as trans or gender non-conforming. Table 15 presents the total number and percentage of LGBTQ applicants/recipients as well as the number and percentage of applicants/recipients for both gender identity and sexual orientation for the MCC program.

**Table 15:** SOGI for the Mortgage Credit Certificate Program

**MORTGAGE CREDIT CERTIFICATE PROGRAM**

	Number of Applicants/Recipients	Percent of Applicants/Recipients
Could Not Determine*	4	33.33%
LGBTQ	1	8.33%
Not LGBTQ	7	58.33%
<b>Total Applicants/Recipients</b>	<b>12</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

<b>MCC Applicants/Recipients</b>	<b>Gender Identity</b>		<b>Sexual Orientation</b>		
	Number	Percent	Number	Percent	
Declined to Answer	1	8.33%	Declined to Answer	4	33.33%
Female	4	33.33%	Gay/Lesbian/SGL <sup>1</sup>	1	8.33%
Male	7	58.33%	Straight/Heterosexual	7	58.33%
<b>Total Appl./Recipients</b>	<b>12</b>	<b>100.00%</b>	<b>Total Appl./Recipients</b>	<b>12</b>	<b>100.00%</b>

<sup>1</sup> Same Gender Loving. (See Page 6 for general table guidance.)



## AFFORDABLE HOUSING PORTFOLIOS

### Multifamily Rental Portfolio

MOHCD oversees the compliance of all affordable housing it has financially assisted since the inception of the department. These properties submit an annual monitoring report to MOHCD to report on the financial and physical health of the property including demographic data of who is living in the property at the time of the annual monitoring report data collection.

Because many of the properties use a calendar year for accounting, auditing and reporting purposes, the data collected for this Sexual Orientation and Gender Identity report is for calendar year 2019. For this reporting period, information was received for 23,279 heads of household in 377 affordable multifamily housing developments. The data shows that less than 1% of heads of household identify as transgender or gender nonconforming, and about 2% of heads of household identify as LGBTQ, with the greatest share of clients identifying as gay/lesbian/same gender-loving (1.63%). Note that SOGI questions were not uniformly asked of new residents prior to the department's administration of the new ordinance. Table 16 presents the total number and percentage of LGBTQ residents as well as the number and percentage of residents for both gender identity and sexual orientation in MOHCD's affordable multifamily housing.

**Table 16:** SOGI for Residents of Multifamily Rental Housing

#### MULTIFAMILY RENTAL HOUSING

	Number of Residents	Percent of Residents
Could Not Determine*	19,627	84.31%
LGBTQ	515	2.21%
Not LGBTQ	3,137	13.48%
Total Residents	23,279	100.00%

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

	Gender Identity		Sexual Orientation		
	Residents	Percent	Residents	Percent	
Declined to Answer	737	3.17%	Bisexual	83	0.36%
Female	8,738	37.54%	Declined to Answer	2,960	12.72%
Genderqueer/GNB <sup>1</sup>	13	0.06%	Gay/Lesbian/SGL <sup>2</sup>	380	1.63%
Male	8,458	36.33%	Not Listed - Unspecified	803	3.45%
Not Listed - Unspecified	323	1.39%	Question Not Asked	15,882	68.22%
Question Not Asked	4,946	21.25%	Questioning/Unsure	13	0.06%
Trans Female	57	0.24%	Straight/Heterosexual	3,158	13.57%
Trans Male	7	0.03%			
Total Residents	23,279	100.00%	Total Residents	23,279	100.00%

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

**Below Market Rate (BMR) Rental Portfolio**

MOHCD’s BMR rental portfolio includes inclusionary units, former SFRA units and Office of Community Infrastructure and Investment (OCII) units. As of June 30, 2021, there were 1,682 units in the BMR rental portfolio.

The data shows that less than 1% of heads of household identify as transgender or gender nonconforming, and 3% of heads of household identify as LGBTQ, with the greatest share of clients identifying as gay/lesbian/same gender-loving (1.61%). Note that SOGI questions were not uniformly asked of new residents prior to the department’s administration of the new ordinance. Table 17 presents the total number and percentage of LGBTQ residents as well as the number and percentage of residents for both gender identity and sexual orientation in MOHCD’s BMR rental housing.

**Table 17:** SOGI for Residents of BMR Rental Housing

**BMR RENTAL HOUSING**

	Number of Residents	Percent of Residents
Could Not Determine*	1,487	88.41%
LGBTQ	47	2.79%
Not LGBTQ	148	8.80%
<b>Total Residents</b>	<b>1,682</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

	<b>Gender Identity</b>		<b>Sexual Orientation</b>		
	Residents	Percent	Residents	Percent	
Declined to Answer	904	53.75%	Bisexual	15	0.89%
Female	407	24.20%	Declined to Answer	1,485	88.29%
Male	369	21.94%	Gay/Lesbian/SGL <sup>2</sup>	27	1.61%
Not Listed - Specified	1	0.06%	Not Listed - Specified	2	0.12%
Trans Female	1	0.06%	Not Listed - Unspecified	1	0.06%
			Questioning/Unsure	2	0.12%
			Straight/Heterosexual	150	8.92%
<b>Total Residents</b>	<b>1,682</b>	<b>100.00%</b>	<b>Total Residents</b>	<b>1,682</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

**Below Market Rate (BMR) Ownership Portfolio**

MOHCD’s BMR ownership portfolio includes inclusionary units, condo conversion units, and limited equity program (LEP) units. As of June 30, 2021, there were 2,384 units in the BMR ownership portfolio.

The data shows that less than 1% of heads of household identify as transgender or gender nonconforming, and 2% of heads of household identify as LGBTQ, with the greatest share of clients identifying as gay/lesbian/same gender-loving (1.59%). Note that SOGI questions were not uniformly asked of new residents prior to the department’s administration of the new ordinance. Table 18 presents the total number and percentage of LGBTQ residents as well as the number and percentage of residents for both gender identity and sexual orientation in MOHCD’s BMR ownership housing.

**Table 18:** SOGI for Residents of BMR Ownership Housing

**BMR OWNERSHIP HOUSING**

	Number of Residents	Percent of Residents
Could Not Determine*	2,016	84.56%
LGBTQ	54	2.27%
Not LGBTQ	314	13.17%
<b>Total Residents</b>	<b>2,384</b>	<b>100.00%</b>

\* Includes: Not Listed (Unspecified)/Declined to Answer/Not Stated/Question Not Asked

	Gender Identity		Sexual Orientation		
	Residents	Percent	Residents	Percent	
Declined to Answer	1,959	82.17%	Bisexual	12	0.50%
Female	210	8.81%	Declined to Answer	2,009	84.27%
Genderqueer/GNB <sup>1</sup>	1	0.04%	Gay/Lesbian/SGL <sup>2</sup>	38	1.59%
Male	212	8.89%	Not Listed - Specified	2	0.08%
Not Listed - Specified	1	0.04%	Not Listed - Unspecified	6	0.25%
Trans Female	1	0.04%	Questioning/Unsure	2	0.08%
			Straight/Heterosexual	315	13.21%
<b>Total Residents</b>	<b>2,384</b>	<b>100.00%</b>	<b>Total Residents</b>	<b>2,384</b>	<b>100.00%</b>

<sup>1</sup> Gender Non-Binary, <sup>2</sup> Same Gender Loving. (See Page 6 for general table guidance.)

## Analysis Observations

According to a report published by the Williams Institute in 2006<sup>1</sup>, the estimated percentage of adults in San Francisco who are gay, lesbian or bisexual was 15.4%. While the Williams Institute does not have updated numbers for only San Francisco, its state-level and national LGBT population estimates have increased since 2006.

In FY2020-2021 MOHCD served a significant number of persons who identify as LGBTQ. Of the 170,563 (duplicated) total applicants, occupants, and clients served across all the programs and services detailed in this report, 13.21% identified as LGBTQ. This LGBTQ proportion is slightly higher than last year (2019-2020), which was 13.02%, and higher than the previous year (2018-2019), which was 11.80%. Of the 170,563 duplicated applicants, occupants, and clients, 1.40% identified as transgender or gender nonconforming. This proportion is slightly higher than in 2019-2020, which was 1.18%, and higher than the previous year, which was 0.68%.

The Plus Housing program had the greatest representation, with 69% of applicants and 85% of placements identifying as LGBTQ. Given the disproportionate impact of the HIV epidemic on the LGBTQ population historically, this high representation might be expected. Applicants to MOHCD's affordable rental opportunities represented the second highest percentage of individuals identifying as LGBTQ (17% of applicants for new rentals or re-rentals). LGBTQ applicants to MOHCD affordable rental opportunities also represents the program with the greatest number of LGBTQ program participants (17,642). As stated above, LGBTQ representation was significant across four Public Services program areas (HIV Supportive Housing, Eviction Prevention and Housing Stabilization, Access to Civil Justice, and Access to Housing - Homeownership) and for the 12 projects that specifically target LGBTQ populations. Also, as stated in the first section, this report only includes MOHCD programs that directly serve applicants, occupants, and clients. MOHCD programs that are not included in this report are the capital improvements for community facilities, public space improvements, community building and neighborhood planning, and organizational capacity building programs.

While a significant percentage (13%) of MOHCD's overall applicants, occupants, and clients identified as LGBTQ, MOHCD will continue to make its programs and services accessible to LGBTQ individuals. While the proportion of LGBTQ applicants and clients served is a significant, the proportion of applicants and clients that identify as trans or gender non-conforming could be improved, especially for programs that didn't serve any trans or gender non-conforming clients in FY2020-2021. MOHCD will continue to take additional steps to ensure that its programs and services are more accessible to trans/gender non-conforming individuals.

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<sup>1</sup> Gary J. Gates, "Same-Sex Couples and the Gay, Lesbian, Bisexual Population: New Estimates from the American Community Survey", *The Williams Institute*, The Williams Institute, 2006, p. 7, [Same-Sex Couples and the Gay, Lesbian, Bisexual Population: New Estimates from the American Community Survey \(escholarship.org\)](#), (accessed 10 December 2020).

Another principle step that MOHCD will take toward assessing LGBTQ access is to continue to improve the quality of SOGI data. As noted in previous years, a review of SOGI data across MOHCD's programs and services show that some individuals, grantees, or partner organizations are incorrectly interpreting the responses to the gender identity and sexual orientation. The use of the "Not Listed" responses is specifically problematic, particularly for the sexual orientation question, as some it is sometimes interpreted as a decline to answer option. MOHCD will improve the accuracy of SOGI data collection with additional grantee and partner organization. Additionally, MOHCD will explore options how to better present the "Not Listed" response on both its paper and electronic applications in order to reduce the number of invalid responses. MOHCD will also continue to assess whether there are specific cultural or language-related barriers within communities and the organizations based in those communities that may reduce the voluntary reporting of the individual's LGBTQ identify and examine possible ways to overcome those barriers.