

Housing for PLWH

What we know

Integrated Plan

Objective 2.4: Increase the percentage of PLWH retained in HIV care who are stably housed

Strategy 2.4.1: Continue to support homelessness prevention activities

Responsible parties	Activity	Target Populations	Data Indicators	Baseline 2016	Source
PDPH HIPC	Provide direct emergency financial assistance for rent and utilities	RW clients	# of DEFA units # of DEFA-Housing Assistance clients	Housing assistance units: 27,060 DEFA units: 120 120 DEFA clients	CAREWare

Strategy 2.4.2: Continue and expand access to transitional and long-term housing for PLWH

Responsible parties	Activity	Target Populations	Data Indicators	Baseline 2016	Source
PDPH HIPC DHCD PADOH NJ Dept of Community Affairs	Increase EMA capacity to house homeless and housing-insecure PLWH	PLWH	# of HOPWA housing slots # of RW-funded transitional housing clients	655 tenant based rental assistance for Philadelphia, 91 tenant based rental assistance in Camden 72 clients	HUD report
PDPH HIPC	Investigate feasibility of RW funded Housing First project	PLWH experiencing homelessness	Completion of feasibility report	To be discussed in 2019	

Strategy 2.4.3: Provide services that combat economic and individual barriers to housing

Responsible parties	Activity	Target Populations	Data Indicators	Baseline 2016	Source
PDPH MCM providers	Ensure medical case managers assess and address housing instability when developing and reviewing care plan	RW client	% of RW MCM clients with current housing status collected by MCM	78.4%	CareWare

Ryan White Allowable Services

Housing Assistance

Housing provides transitional, short-term or emergency housing assistance to enable a client or family to gain or maintain outpatient health services and treatment, including temporary assistance necessary to prevent homelessness and to gain or maintain access to medical care.

Includes: housing referral services, including assessment, search, placement, and housing advocacy services, as well as fees associated with those activities.

....strongly encouraged to institute duration limits to housing activities. HRSA HAB recommends aligning duration limits with those definitions by other housing programs....which currently uses 24 months for transitional housing.

No direct cash , mortgage payments or rental deposits.

Emergency Financial Assistance

Provides limited one-time or short-term payments to assist a client with an urgent need for essential items or services necessary to improve health outcomes including utilities, housing, food, transportation, medication not covered by ADAP or any other allowable cost needed to improve health outcomes.

May be a direct payment or a voucher

Continuous provision of an allowable service to client must not be funded through EFA

Needs Assessments

Local data on housing need

- AACO estimates that 3,050 PLWH in the EMA were temporarily or unstably housed in 2018.
- Over half (51.7%) of PLWHA at their client services intake reported a need for housing assistance
- More than 11.4% (1,836 individuals) of PLWH receiving Ryan White services in the EMA are reported to have unstable or temporary housing
- 2015 MMP data indicate that 9.9% of PLWH in care were unstably housed in the last 12 months

Consumer Survey

- 11% had emergency financial assistance in last 12 months
- 17% needed financial assistance in last 12 months but didn't get it
- Housing costs and insecurity are a burden for PLWH with low/no income
 - 14.5% were staying with friends or family,
 - 2.1% lived in a shelter,
 - 1.1% said they were in transitional housing (halfway houses or drug treatment program),
 - 0.8% lived on the street.

Local costs of housing

- In addition, nearly three-fourths (73.3%) of PWLH were at or below 138% of FPIG - \$16,753 (or less) for an individual
- Fair market rent for a 2-bedroom apartment in the NJ counties averages \$1,465 a month.
 - A household must earn around \$58,600 annually for rent and utilities to be 30% of income
- PA portion of the EMA - the fair market rent for a 2-bedroom apartment is \$1,015 a month,
 - making it necessary for a household to earn about \$50,600 annually for it to be “affordable”

From Metraux 2017

From MMP study:

- An estimated 25.5% of the care-receiving PLWH in Philadelphia showed housing need, including homelessness (6%), over the course of a year.
- Among those who indicated housing need, large majorities were already seeking assistance, either through case management or behavioral health services.
 - 68% of those indicating housing need received case management services
 - 80.7% received either case management, mental health, and/or substance abuse services.

Metraux 2017

CSU Intake:

- The largest subgroup to express a high degree of housing need were those who had exited institutional settings, particularly drug treatment and incarceration facilities
- Transgender persons, a small subgroup in this study, were associated with the highest risk for indicated housing need.
- Black race, which describes two-thirds of the case management applicants, increased the odds of having housing need by 75%.
- The findings suggest that two protective factors are living in subsidized housing and being employed.

Metraux 2017

PLWH in Shelters:

- Among PLWH, as of the end of 2014, 6.9% experienced a shelter stay over a seven-year period (2007-13)
- Among the adults staying in shelters between 2007-14, 4.6% and 2.7% of the male and female sheltered population, respectively, were living with HIV/AIDS.
- Women living with HIV have a modestly elevated risk for experiencing a shelter stay, compared to men. Women are much more likely than their male counterparts to be accompanied by family in a shelter.
- Black and multi-racial PLWHA were at substantially higher risk
- Transgender PLWH were at substantially higher risk of entering shelter.

From Metraux 2017 Study

These groups are at increased risk for homelessness and need for housing support:

- Transgender women
- African Americans
- People with a history of incarceration
- People leaving institutional settings
- People on public assistance and disability

From Ghose

- Waitlist challenges for HOPWA
 - Homelessness prioritized which de-incentivizes getting assistance/finding housing
 - Substance use of any kind kicks people out of HOPWA or disqualifies
- Providers are reluctant to house drug users - judgements about “deserving”
- Providers reluctant to move clients into permanent housing because they are seen as “easy/stable” in HOPWA which “backs up” the system for others
- Housing need high and lots of challenges when re-entering
- PLWH report significant challenges with adherence while in shelters
- Unaffordable rents even with housing vouchers - fair market rents too high

Housing Terms

Transitional Housing - a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support (for addictions and mental health, for instance), life skills, and in some cases, education and training.

Permanent housing - community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible.

Rental Assistance - a voucher or direct payment that helps a low income household pay rent, usually in the amount that reduces the households share to 30% of their household income. This can be short or long term.

Definitions of Housing Terms

Housing First - permanent supportive housing for people with chronic illnesses, disabilities, significant mental health diagnoses, substance use disorder and long-term homelessness. Includes supportive services like medical care, case management, behavioral health, employment readiness, etc.

Rapid Re-Housing - short term rental assistance for people experiencing homelessness and services with a goal to obtain housing quickly and move into self-sufficiency remain housed.

Breakouts!

Time to get focused on
solutions

Green stickers - EFA

Blue Stickers - Housing Assistance

Brainstorming solutions

What barriers and unmet needs do you want to address?

What special populations/geographic locations to target?

What would be the ideal program to meet the needs identified within the limitations of RW?

What is the time frame for the program/s?

How will eligibility be determined?

What else do you need to know?