

Housing for Persons with HIV Disease

Satellite Conference and Live Webcast
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Faculty

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Southern AIDS Coalition



AIDSAlabama
Housing Is Healthcare

Outline

- I. Consolidated Plan Funding
- II. McKinney-Vento Homeless Funding
- III. Housing for Persons with Disabilities (811s)
- IV. Other Sources
- V. New Stimulus Programs
- VI. HOPWA Appropriations and Distribution
- VII. National HIV/AIDS Strategy

I. Consolidated Plan Housing



Consolidated Plan Funding: CDBG, ESG, HOME, and HOPWA

- Community Development Block Grant
 - Flexible funding controlled by state, city, or county
- Emergency Shelter Grant
 - Homeless prevention controlled by state, city, or county

Consolidated Plan Funding: CDBG, ESG, HOME, and HOPWA

- HOME
 - Affordable housing programs allocated to participating jurisdictions and states

Be a Part of the Action! Consolidated Plan

- You hold the power to represent the needs of your population through the Consolidated Planning Process
- Help write the plan
- Make public comment
- Find out who the players are in your area

AIDS Alabama's HOME Project

- Through a new partnership with the City Planning and Development Department, which did not have HIV housing in its portfolio, AIDS Alabama has developed an additional facility that provides permanent housing



The Mustard Seed



The Smokers' Hang Out!



HUD's Housing Opportunities for Persons With AIDS (HOPWA)

- HOPWA Formula Program uses a statutory method to allocate HOPWA funds to eligible states and cities on behalf of their metropolitan areas (90% of funding)



HUD's Housing Opportunities for Persons With AIDS (HOPWA)

- HOPWA Competitive Program is a national competition to select model projects or programs
- HOPWA Technical Assistance is a small HUD program providing free help when asked and as available

HOPWA Formula: The Glue that Holds it All Together

- HOPWA funds may be used for
 - A wide range of housing, social services, program planning, and development costs, including acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness

HOPWA Formula: The Glue that Holds it All Together

- Also mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services

HOPWA Formula: Rental Assistance

- Low income and HIV/AIDS
- Tenant- or project-based assistance
- Based on action plans approved in City and State Consolidated Plans
- Funding based on annual allocation from HUD
 - Three-year use period

HOPWA Formula: Rental Assistance

- HOPWA provides short term (STRMU) assistance (up to 21 weeks) to prevent homelessness
- HOPWA provides long-term, tenant-based rental assistance (TBRA) for eligible tenants with constant need

Every State Is Different!

- AIDS Alabama provides assistance to all 67 counties through a partnership with the AIDS Service Organizations
- Some states don't help in rural areas
- Some states offer long-term help
 - Some don't

Every State is Different!



Who runs your HOPWA program?

AIDS Alabama's HOPWA Competitives


- Special projects of national significance
 - JASPER House: Service-enriched permanent housing (14 rooms)
 - Certified by Department of Mental Health: Day Rehab and Adult Services
 - 24/7 staff/full kitchen/nurse for medication adherence

JASPER House, A Need that No One Else Serves!

- Serves dually diagnosed persons with HIV and a severe mental diagnosis
- Each room is private and has a bed, seating area, bathroom, sink, microwave, and refrigerator
- Full commercial kitchen provides three meals a day and snacks

JASPER House, A Need that No One Else Serves!

- Onsite counseling, training on basic life skills (laundry, shopping, budgeting, etc.), assistance with medication compliance, training on communications and relationships, etc.



AIDS Alabama's HUD HOPWA Competitives

- Alabama Rural AIDS Project: Ten permanent homes for families (30 beds)
- Partnership with Rural Studio Project at Auburn University (two facilities)
- Connecting rural residents to housing and supportive services

Rural Studio Project by Auburn University's Design Build Program



Rural Studio Project by Auburn University's Design Build Program



Hey, There's the Hay in the Walls!



Auburn University's Design Build Program

- Rural Studio Project II
 - Duplex for women and children
 - Bedrooms on either side of home made from steel shipping containers from China
 - Opened Summer 2008
 - Partnership with Unity Wellness Center in Auburn

Rural Studio II...Where Are the Storage Units?



View from the Rear



View from the Rear



Window Cut into Steel Container's Side



Common Room Between Storage Units



II. McKinney-Vento Homeless Housing



Funding for Homeless Services: Your Continuum of Care

- Become a part of your area's COC
- Prepare for politics! Collaboration!
- The four S's: supportive housing program, single room occupancy, safe haven, and shelter plus care
- Understand HUD's priorities (permanent housing/chronically homeless)

Supportive Housing Program (SHP)

- Homeless individuals and families
 - Must be disabled for permanent housing
- Housing must meet habitability standards
- Provides funds for leasing for 2-3 year term

Supportive Housing Program (SHP)

- Scattered site or project based
- Tenant rental payment not mandated
- Funding through continuum of care priority setting process
 - SuperNOFA

**AIDS Alabama's
SHP Homeless Funding**


- Family places, next step transitional and supportive services
 - Purchase of five scattered site permanent homes for families
 - 25 to 30 beds

**AIDS Alabama's
SHP Homeless Funding**

- Leasing of ten apartments and operating for rectory substance abuse program
 - 54 beds
- Case managers, vans, security, maintenance, and outreach

The Rectory Program

- Substance abuse treatment opportunity for HIV-positive consumers in Alabama
- Main emphasis on rehabilitation and return to workforce
- Treatment for residents lasts five days per week for two to five weeks with follow-up sessions at night and on weekends



Groups

The Rectory Program


- Average stay is 30 days
- Program consists of lecture, discussion session, and group therapy
- Step-down program provides housing and continued support
- Residents can try the program more than once

S+C Set Asides

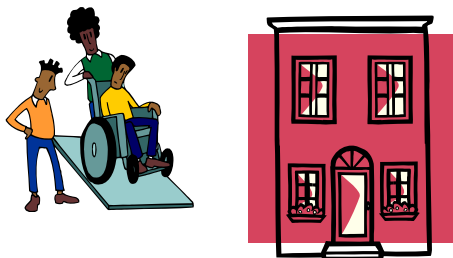
- Shelter Plus Care vouchers can be targeted at special needs populations
- Ask your local Housing Authority
- Provide the support services as leverage
- Especially helpful when Section 8 vouchers are inadequate

S+C Set Asides

- AIDS Alabama has an agreement with the Jefferson County Housing Authority and obtains about 70-100 vouchers annually for consumers
- The wait is about six months
 - Rather than 2-5 years



III. Housing for Persons with Disabilities (811s)



Section 811

- Funds development of housing for people with disabilities
- Provides capital grant and project rental assistance
- Must commit to minimum capital investment
- Non-profit applicants only

Our First Project

- An 811 U.S. Department of Housing and Urban Development (HUD) low-income, subsidized housing for persons with disabilities
 - A Donation from the Catholic Church: School and Rectory
 - The School: 18 Apartments for Singles

The Second 811: Housing for Families

- New construction
- 12 units for families
- Coordination of services
 - Case management, transportation, mental health services, and substance abuse treatment

The Third 811: Magnolia Place Mobile, Alabama

- Donated by faith-based non-profit, volunteers of America Southeast
- 15 units for families
- Local AIDS service organization provides coordination of services, such as case management and transportation

Track the PRAC: Project Rental Assistance Contract

- Be prepared to record a loss in the initial years
- Track all expenses paid from other sources
- Apply for rent increases annually

IV. Other Sources



Woodlawn: Our First HUD-less Development

- This complex is AIDS Alabama's first purchase made without funding from the U.S. Department of Housing and Urban Development (HUD)
 - Allows greater flexibility in how the property is utilized
 - Funding provided through a local grant

Woodlawn: Our First HUD-less Development



Don't Forget the Substance Abuse and Mental Health Services Administration

- AIDS Alabama has leased an additional 34 beds to expand our substance abuse program

V. New Stimulus Programs



The Recovery Act Stimulus Funds

- Homelessness Prevention and Rapid Re-Housing Project (HPRP):
\$1.5 billion
- Neighborhood Stabilization Act:
\$3.9 billion

The Recovery Act Stimulus Funds

- These funds are just beginning to be distributed
- Most programs have not started yet
- Find out what agency was awarded funds in your city, county, and state

AIDS Alabama Awarded \$1 Million for HPRP!

- Statewide network perfect for coordinated assistance
- Income eligibility at 50% or below of Area Median Income
- Homeless or at risk of homelessness

AIDS Alabama Awarded \$1 Million for HPRP!

- Rental assistance (even back rent), utility help (even old bills), security deposits, moving expenses, hotel costs, storage, and supportive services

Neighborhood Stabilization Act

- To stabilize communities that have suffered from foreclosures and abandonments
- Allows purchase and redeveloping of properties
- Housed in CDBG program
- Aimed at helping low to moderate income families

AIDS Alabama's Partnership

- Local community action agency will purchase and rehab five homes to give to AIDS Alabama for 15 years of commitment to operate for low income

VI. HOPWA Appropriations and Distribution



HOPWA Appropriations and Distribution

- Proposed House budget increases HOPWA from \$335 million to \$350 million
- Senate may not agree with \$350 million

Will HOPWA Distribution Methodology Ever be Updated?

- Counts only cumulative AIDS cases, including all deceased persons
- Does not utilize HIV cases
- Appropriates 25% of formula as bonus dollars only to large urban areas
- Must be changed by Congress

VII. National AIDS Strategy

- <http://www.whitehouse.gov/administration/eop/onap/action/>
- Contact the Office of National AIDS Policy by November 13, 2009
- Urge the administration to prioritize HIV housing
- Town hall meetings are great, but online input is more substantial

Thank you Alabama Department of Public Health and Southern AIDS Coalition!

