

Housing Services for Persons Living with HIV/AIDS

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Goal of Presentation

- Overview of housing services available to persons living with HIV/AIDS (PLWHA) in New York City

Learning Objectives

- Describe models of housing and support services
- Describe types of housing services available to PLWHA
- Describe housing programs targeting PLWHA
- Answer questions

Background

Homelessness in New York City

- 36,705¹
 - average daily census of homeless shelter system in 2010
- 2,648²
 - estimate of unsheltered individuals (street homeless) in 2011
- 783³
 - PLWHA residing in emergency Single Room Occupancy (SRO) hotels in September 2011
- 3,108⁴
 - PLWHA who utilized the homeless shelter system at least once between 2001 - 2003

1. NYC Department of Homeless Services. (2010). *Total DHS Services – Fiscal Year 2010*. Retrieved from <http://www.nyc.gov/html/dhs/downloads/pdf/totalfy10.pdf>

2. NYC Department of Homeless Services. (2011). *Homeless Outreach Population Estimate Results, 2011*. Retrieved from http://www.nyc.gov/html/dhs/downloads/pdf/home11_results.pdf

3. NYC Human Resources Administration. (2011). *HASA Facts (September 2011)*. Retrieved from http://www.nyc.gov/html/hra/downloads/pdf/HASA_factsheet.pdf

4. NYC Department of Health and Mental Hygiene & NYC Department of Homeless Services. (2005). *The Health of Homeless Adults in New York City*.

HOUSING MODELS

Housing Models

- Congregate Housing
 - Housing units and support services (24-hr staffing) are all co-located in same building
 - Residents have their own apartments or share a living space
- Scattered-Site Housing
 - Community-based apartments (usually no more than 20% of building)
 - Support services provided off-site or on-site (limited)

Housing Models (cont'd)

- Scattered-Site I Model
 - Apartment is leased in the agency's name
 - Sub-lease between client and agency
 - Agency pays rent to landlord and collects rent contribution from client
- Scattered-Site II Model
 - Agency finds apartment
 - Apartment is leased in the client's name
 - Client pays rent directly to landlord

Support Services

- Support services are required of transitional and permanent supportive housing programs. Case management is the core component of a well-designed supportive housing program. Case management activities include, but are not limited to:
 - Assessment/service plan development
 - Advocacy
 - Coordination of services
 - Referrals

Support Services (cont'd)

- Most transitional and permanent supportive housing programs offer other support services in addition to case management. Services may include:
 - Substance Abuse Counseling
 - Mental Health Counseling
 - Supportive Counseling
 - Independent Living Skills
 - Food (e.g., meals at congregate facilities)

Support Services (cont'd)

Factors to consider:

- Housing Model (congregate vs. scattered-site)
- Housing Type (permanent vs. transitional)
- Target Population(s)
 - Primary target population (e.g., HIV/AIDS)
 - Comorbid conditions (e.g., mental illness)
- Funding source (e.g., regulatory constraints)
- Property Management and Social Services Relationship

HOUSING SERVICES

Types of Housing Services

- Emergency Housing
- Transitional Housing
- Permanent Supportive Housing
- Public Housing
- Rental Assistance
- Housing Placement Assistance
- Eviction Prevention

Emergency Housing

- Short-term congregate housing where people can usually stay from 30-90 days
- Sleeping space may be shared
- Bathroom facilities are usually shared
- Limited support services provided
- May require resident rent payment (if income other than public assistance)
- Examples
 - Emergency Shelters
 - Commercial Single Room Occupancy (SRO) Hotels

Transitional Housing

- Short-term housing where people can usually stay from 90 days to two years
- Congregate or Scattered-Site
 - Primarily congregate, scattered-site not common
- Residents usually have their own room
- Support services provided
 - Focus is on finding permanent housing and independent living skills
- 30% resident rent payment required (if income other public assistance)

Permanent Supportive Housing

- Affordable, permanent housing where long-term occupancy is expected
- Congregate or Scattered-Site
- Lease or tenancy agreement issued to resident
- 30% resident rent payment required (if income other than public assistance)
- Support services provided (home-based)

Public Housing

- Congregate housing facilities
- 30% resident rent payment required (if income other public assistance)
- Community, educational, and recreation programs offered

Rental Assistance

- Rent subsidies designed to help persons establish and/or maintain permanent, stable housing
- Short-term or long-term
- 30% resident rent payment (if income other than public assistance)
- Subsidies assigned to resident (portable) or housing unit (non-portable)

Housing Placement Assistance

- Information and referral services to assist persons locate, acquire, finance, and maintain permanent housing
- Activities include, but are not limited to, housing search assistance, housing-specific counseling, and housing-related advocacy

Eviction Prevention Services

- Services intended to assist persons avoid eviction and homelessness
- Activities include, client/landlord mediation, legal advocacy, tenant counseling, independent living, financial management, and short-term rent subsidies

HOUSING PROGRAMS

New York City Department of Health and Mental Hygiene (DOHMH)

- Housing Opportunities for Persons with AIDS (HOPWA) Program
 - Emergency, Transitional, and Permanent Supportive Housing
 - Rental Assistance (i.e., Sustainable Living Fund)
 - Housing Placement Assistance
- Ryan White – Part A
 - Transitional Housing
 - Rental Assistance
 - Housing Placement Assistance
- Division of Mental Hygiene
 - Permanent Supportive Housing
 - NY/NY Housing
 - Mental Health Housing

DOHMH – Ryan White Part A

- Transitional Housing (9 programs; 256 units)
 - Models: Congregate (109); Scattered-Site (147)
 - Type: Transitional Housing
 - Target Populations: PLWHA; Homeless; Unstably Housed
 - Several sub-populations (e.g., substance users, parolees, mentally ill, transgender, etc.)
 - Services*
 - Case Management: 9 programs
 - Mental Health Counseling: 4 programs
 - Substance Abuse Counseling: 4 programs
 - Supportive Counseling: 6 programs
 - Life Skills: 6 programs

*List does not include all services provided; ancillary services also offered by several programs.

DOHMH – Ryan White Part A

- Housing Placement Assistance (5 programs)
 - Target Populations: PLWHA; Homeless; Unstably Housed
 - Services
 - Permanent Housing Placements (5 programs)
 - Transitional Housing Placements (1 program)

- Emergency Rental Assistance (1 program)
 - Target Populations: PLWHA; Unstably Housed
 - Eligibility: HASA-ineligible; Symptomatic HIV illness
 - Recruitment from agencies working with HASA-ineligible PLWHA
 - Services
 - Rental subsidies (intended to be short-term)
 - Client contributes 30% of income toward rent; program pays balance

New York State Department of Health (NYSDOH)

- Supportive Housing
- Rental Assistance
- Housing Placement Assistance
- AIDS Nursing Homes (Medicaid)

New York City Human Resources Administration (HRA)

- HIV/AIDS Services Administration (HASA)
 - Emergency Housing
 - Transitional Housing
 - Permanent Supportive Housing
 - Rental Assistance
 - Housing Placement Assistance
- Public Assistance
 - Rental Arrears (“One-shot deal”)

New York City Department of Homeless Services (DHS)

- Emergency Housing (shelters)
 - Adult Shelters
 - Prevention Assistance and Temporary Housing (PATH) for pregnant women and families
- Housing Placement Assistance
- Eviction Prevention Services
 - HomeBase
 - Client Advocacy
- Drop-In Centers

New York City Housing Authority

- Public Housing (“Projects”)
- Housing Choice Voucher Program (Section 8)
 - As of December 10, 2009, NYCHA is not processing any new Section 8 applications
- Working Family Preferences
 - Based on household income
- Needs Based Preferences
 - Victims of domestic violence*
 - Intimidated Witnesses
 - Individuals referred by HASA, DHS, or the Administration for Children Services (ACS)
 - Homeless individuals discharged by HHC hospitals



Questions?

Contact Information

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