

Alameda County  
2014 AIDS Housing Needs Assessment

Presentation to

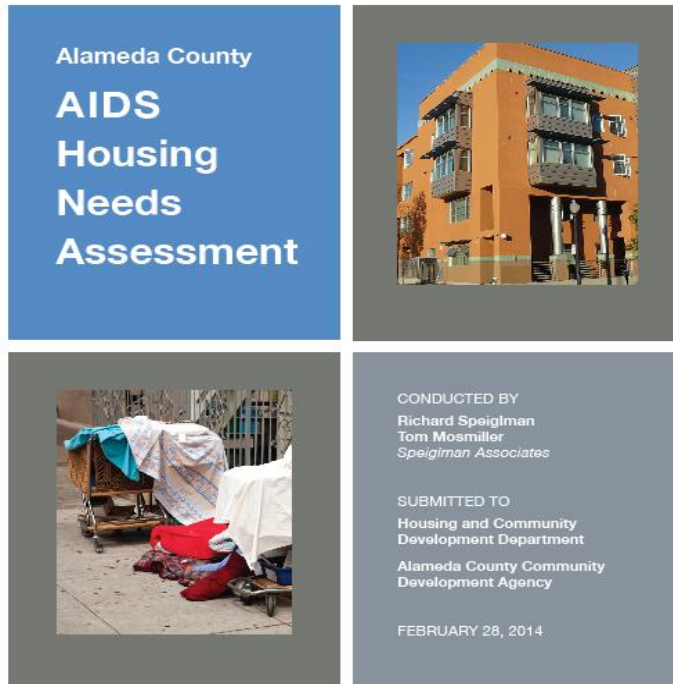
**The Oakland Transitional Grant Area**

**COLLABORATIVE COMMUNITY PLANNING COUNCIL**

June 24, 2014

San Leandro

# Alameda County 2014 AIDS Housing Needs Assessment



Conducted by

- Richard Speigman
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Commissioned by

- The Alameda County  
Housing and Community  
Development Department

# Housing and Health Principles

- In 2013 the National AIDS Housing Coalition reported that AIDS housing research “demonstrates a direct and independent relationship between improved housing status and reduction in HIV risk behaviors.
  - Homeless or unstably housed persons are up to six times more likely to engage in risk behaviors than stably housed persons with the same personal and service characteristics.
  - Housing also increases access to antiretroviral medications, which lower viral load and reduce the risk of transmission.”
- In 2006, a systematic review of the literature found a significant positive association among increased housing stability, health and social service use, and better health-related outcomes (Aidala, et al. 2005).
- Similarly, a longitudinal study commissioned by CDC and HUD finds that HOPWA rental assistance improves the health status of HIV+ clients.

# Major AIDS Housing Needs Assessment (AHNA) Activities

		Property Developer Survey	<b>Data Analysis</b> ↓ <b>Findings and Recommendations</b> ↓ <b>AHNA Final Report</b>
		Patient Survey	
		Site visits at clinics	
		Service Provider On-line survey	
		Focus Groups: Consumer, Service Provider, Housing Developer and Property Manager	
	Conversations with key informants		
AHNA Working Group			
Existing data: scientific literature, Alameda County HIV/AIDS epidemiology, information on housing for PLWHA in Alameda County			

# AHNA Report Overview 1 of 3

Ch 1. Housing for PLWHA in the United States (needs, programs and funding)

- Ryan White and HOPWA Program Eligibility for Individuals
- HOPWA Entitlement Grant and CARE Act Housing Programs and Other Services Currently Funded and Not Funded in Alameda County
- Ryan White CARE Act Funding for Emergency Housing Assistance, Mental Health Services, and Substance Abuse Services, FY 2012-13 and FY 2013-14

Ch 2. Housing for People Living with HIV/AIDS in Alameda County (needs, programs, and funding)

Ch 3. Original Data Collection – Needs Assessment Design and Methods

Ch 4. Service Provider, Consumer, and Developer & Property Manager Focus Groups

# AHNA Report Overview 2 of 3

## Ch 5. On-Line Survey of Housing and Other Service Providers

- Design and Method
- Survey Participant Characteristics, including knowledge of Project Independence and Shelter Plus Care Programs
- Information about Clients (characteristics; need for and receipt of a rental subsidy; barriers to getting and staying in stable housing)
- Program and System Perspectives (gaps in the HIV/AIDS housing continuum; eligibility criteria for permanent supportive housing; value of a centralized housing referral system)
- Policy Perspectives (allocation of limited housing resources)

## Ch 6. Survey Data - Low Income PLWHA in Primary Care

- Design and Method and Survey Participant Characteristics
- Countywide estimates based on survey of 210 patients
- Patient Characteristics (demographics, sexual orientation, HIV/AIDS status, household type, benefits and cash income, rental subsidy, criminal justice history, problems paying rent)

# AHNA Report Overview 3 of 3

## Ch 6. Patient Survey Data, continued

- Patient Characteristics, continued (housing & neighborhood problems, knowledge of rental subsidy programs, problems finding housing, current & preferred city of residence, number of bedrooms needed, reasons might turn down a place to live)
- Housing and Housing Stability (housing status, evictions, moves)
- Predictors of Homelessness and Unstable Housing
- Youth
- Service Receipt and Resource Access (services needed / received / helpful to get current place)
- Housing Wants and Needs

## Ch 7. Recommendations

Appendices (range from glossary of terms to list of HOPWA-funded units in the County to survey instrument copies and focus group discussion guides)

# Participants in Service Provider On-Line Survey – Job Title

Respondent Job Title	Number	Percent
Case Manager	26	27%
Administrator	21	22%
Medical Staff	15	16%
Clinician/Therapist	9	9%
Community Health Worker	9	10%
Program Coordinator	8	8%
Staff Attorney	2	2%
Other	5	5%
<b>Total</b>	<b>95</b>	<b>100%</b>



# Participants in Service Provider On-Line Survey – Work History

- **Thirty-seven different agencies** were represented.
- **Eight of ten** respondents indicated that the agency for which they work is a **non-profit**. Others work at county, federal, or for-profit agencies.
- Over 70 percent have worked in the field for 6 years or more, many of them for over 20 years.
- Service providers bring a wealth of knowledge to the on-line survey. (Total service for all respondents equals **more than 980 years of work.**)

# Service Provider Perspectives on Client Barriers to Stable Housing

	Either Extremely or Moderately Significant	
	Number	Percent
Insufficient monthly income	85	97%
Poor credit history	71	85%
History of previous evictions	62	75%
Mental health problem	69	79%
Use of alcohol and/or other drugs	68	79%
Physical disability	40	48%
Recently released from jail or prison	54	65%
Family/partner/roommate problems	40	49%
Lack of client motivation	46	57%
Being single	24	30%
Having young children	26	33%

Source: AHNA Chart 5.9. Respondents invited to respond to every topic.

# Service Provider Perspectives on System or Other Barriers that Homeless or Unstably Housed Clients Face in Finding Appropriate Housing

	Either Extremely or Moderately Significant (%)
Long waits for housing subsidies	99%
Lack of sufficient housing affordable to lower-income people	94%
Rental assistance not enough to pay for a decent place	90%
Lack of housing in safe neighborhoods	84%
Lack of information about what housing is available or how to gain access to it among clients (service providers)	84% (65%)
Application process that is too difficult	79%
Housing referral structure lacking or cumbersome	77%
Agencies' difficulty communicating with each other	65%
Stigma because of HIV/AIDS status	60%
Racism	60%

Source: AHNA Charts 5.10, 5.11. Respondents invited to respond to every topic.

# Patient Survey Participants

Age	16-29	30-39	40-49	50-78
	18%	15%	26%	41%
Race	Black/AA	White	Other	
	58%	15%	27%	
Latino	No	Yes		
	71%	26%		
Language(s) at home		Eng only	Eng + Sp	Sp only
		78%	9%	8%

Gender/Sexual Orientation	Percent
Gay men	41%
Heterosexual women	23%
Heterosexual men	16%
Bisexual men	13%
Transgender (M to F)	4%

# Defining Housing Status

## Stable housing

- private rental
- shared place (pays some/all of rent)
- permanent subsidized housing
- a place that is owned
- a board and care or nursing home

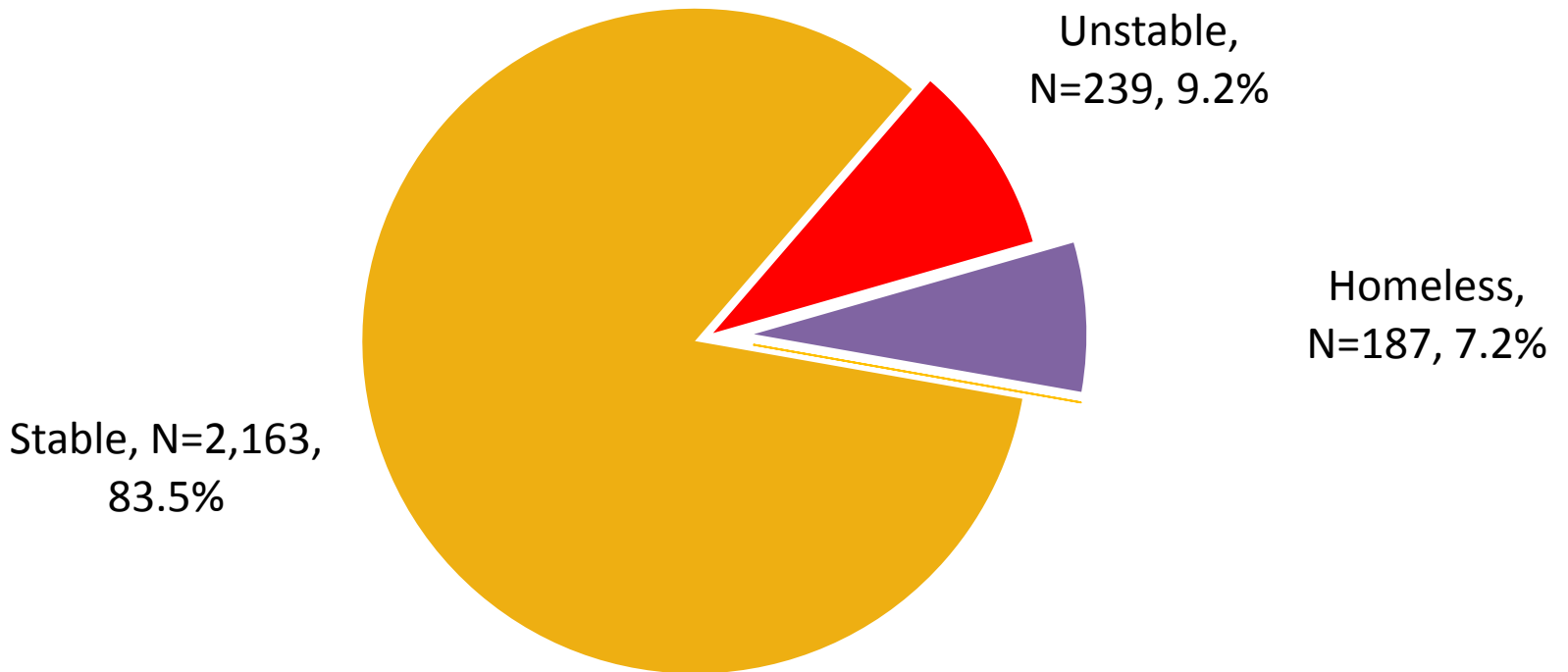
## Unstable housing

- transitional housing
- shared place without paying rent; doubled-up
- hotel or motel for which an agency pays the cost

## Homeless

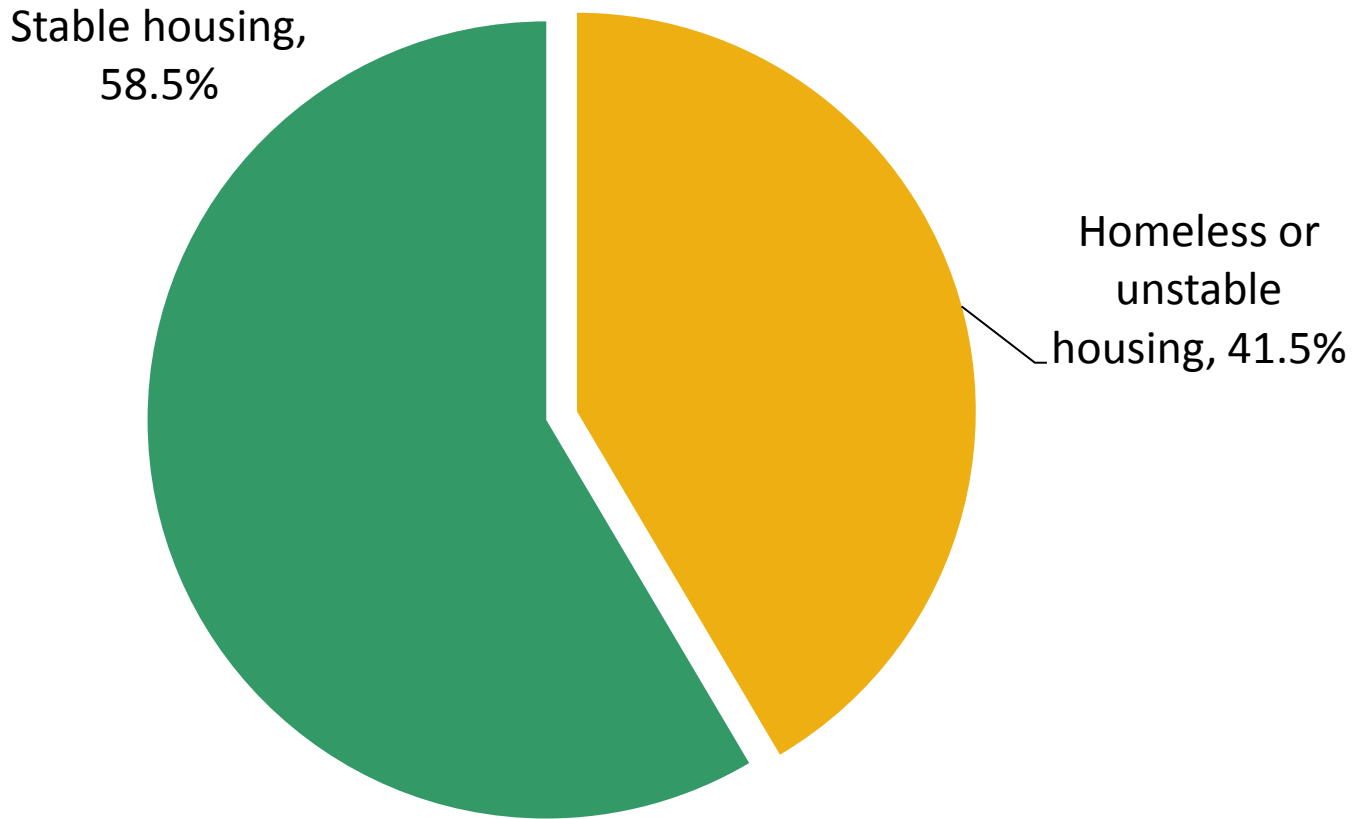
- residing on the streets
- in a car, an abandoned building, or an emergency shelter

# Current Housing Status PLWHA in Care



Source: AHNA Chart 6.28. Current housing status estimates (N=2,589).

# Housing Last 3 Years PLWHA in Care



Source: AHNA Chart 6.31. Last 3 year housing status estimates (N=2,631).

# Most Difficult Problem in Finding Current Housing, by Current Housing Status

	Stably housed N = 2,162	Unstably housed N = 239	Homeless N = 187
Housing cost; lack of income	40%	49%	49%
Credit problems	35%	39%	35%
Lack of employment	14%	29%	13%
Criminal record	5%	16%	40%
Mental health problems	1%	5%	8%
Single	9%	2%	16%
Young children	18%	0%	0%
Location	17%	26%	28%
Transportation	11%	8%	2%

Source: AHNA Chart 6.66. Perspectives of PLWHA in primary care, estimates (N=2,588).



# History of Moves, Housing Instability, Eviction and Difficulty Paying Rent, by Patient Characteristics

Patient characteristic		3+ moves last 3 years	Homeless or unstably housed last 3 years	Evicted last 3 years	Problem paying rent / mortgage last 3 months
Gender / sexual orientation	Gay men	19%	41%	16%	41%
	Heterosexual men	3%	45%	11%	18%
	Heterosexual women	20%	37%	11%	43%
	Bisexual men	44%	43%	15%	14%
Latino/a ethnicity	Yes	42%	35%	16%	38%
	No	26%	44%	14%	31%
Alcohol dependence and/or drug abuse	Yes	47%	61%	20%	32%
	No	11%	34%	12%	33%

Source: AHNA Chart 6.55. Estimates for PLWHA in primary care (N=2,588).

# Homelessness/Unstable Housing Scale by Gender and Personal Characteristics

MEN	Homelessness – unstable housing scale point increment
Any report of mental health disability	3.5 ▲
Black (vs. other non-White)	2.8 ▲
Felony history (vs. no criminal justice history )	1.8 ▲
Under age 30	1.5 ▲
Non-felony jail history (vs. no criminal justice history )	1.2 ▲

WOMEN	Homelessness – unstable housing scale point increment
Any report of mental health disability	6.3 ▲
Non-felony jail history (vs. no criminal justice history )	6.1 ▲
Black (vs. other non-White)	2.1 ▲
Under age 30	1.6 ▲
Felony history (vs. no criminal justice history )	1.1 ▲

Source: AHNA Chart 6.59. Estimates calculated for PLWHA in primary care. Max points = 17.

# AHNA Recommendations

They span six general topic areas:

- 1) Housing stock and development (10 recommendations)
  - 2) Rental subsidies (1 recommendation)
  - 3) Services (12 recommendations)
  - 4) Communications & collaboration (3 recommendations)
  - 5) Special issues (2 recommendations)
  - 6) Future data collection & research (6 recommendations)
- ... including one general recommendation about bilingual materials, relevant to all of these areas

# Possible Implications for CCPC Funding Allocations

- Provide low-threshold housing for PLWHA with a mental health disability and/or who abuse alcohol and/or other drugs (page 176)
- Expand availability of deep rental subsidy assistance (page 176)
- Establish a pro-active outreach campaign to identify, find and offer housing assistance to homeless PLWHA (page 177)
- Ensure adequate funding for Emergency Housing Assistance to prevent eviction (page 177)
- Fund and support new, more intensive and comprehensive housing referral services (page 177)

# Possible Implications for CCPC Service Directives

- Bilingual marketing materials (page 174)
- Provide education and training to HIV/AIDS housing and other service providers on the *availability of* and *access to* rental subsidy and housing assistance programs (page 176)
- Use or develop appropriate client/consumer bilingual Spanish/English marketing materials /strategies within and outside traditional housing networks (page 177)
- Provide bilingual Spanish/English individual counseling to help clients clean-up credit records (page 177)
- Establish special focus to serve housing needs of the PLWHA re-entry population (page 178)
- Require communication link between property managers and clinic-based medical case managers of HIV+ residents (page 178)
- Convene HIV/AIDS housing meetings (page 178)
- Improve access to housing and housing services for PLWHA households with specific problems (page 178)
- Future OAA Needs Assessment topics: housing needs of Transgender PLWHA, PLWHA in Santa Rita, A/PI PLWHA, immigrant & refugee PLWHA, and PLHWA Veterans (page 179)

# The Alameda County 2014 AIDS Housing Needs Assessment Report

may be requested from the authors

Planning is underway for the report to be posted on the websites of:

The Alameda County Housing and Community Development  
Department

@ <http://www.acgov.org/cda/hcd/>

The Alameda County Office of AIDS Administration

@ <http://www.acphd.org/oaa>

# The Alameda County 2014 AIDS Housing Needs Assessment Report

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- Ryan White primary care clinic managers and staff
- Dr. Anthony Jones' private practice
- 210 PLWHA surveyed at primary care clinics
- Clients/consumers who participated in focus groups
- Key informants
- See the report itself for more details