

Alameda County  
2014 AIDS Housing Needs Assessment

Presentation to

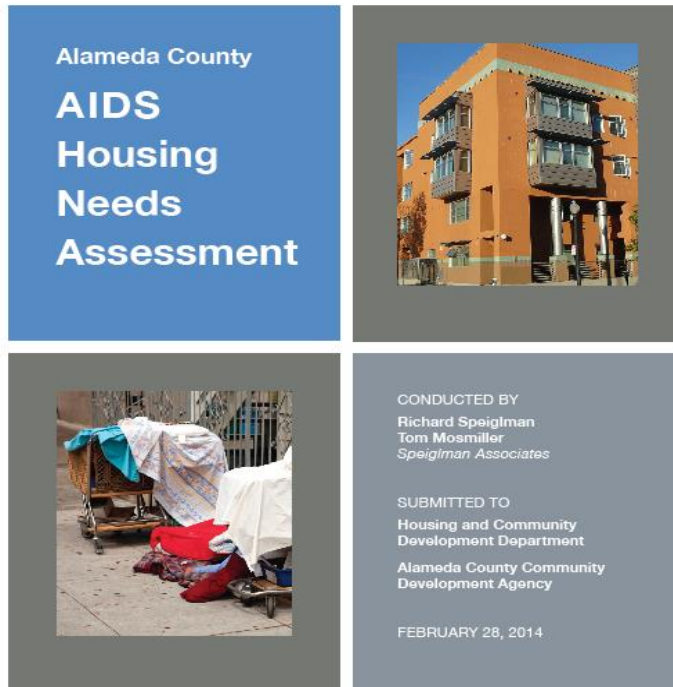
**The Oakland Transitional Grant Area**

**COLLABORATIVE COMMUNITY PLANNING COUNCIL**

June 24, 2014

San Leandro

# Alameda County 2014 AIDS Housing Needs Assessment



Conducted by

- Richard Speigman
- Tom Mosmiller

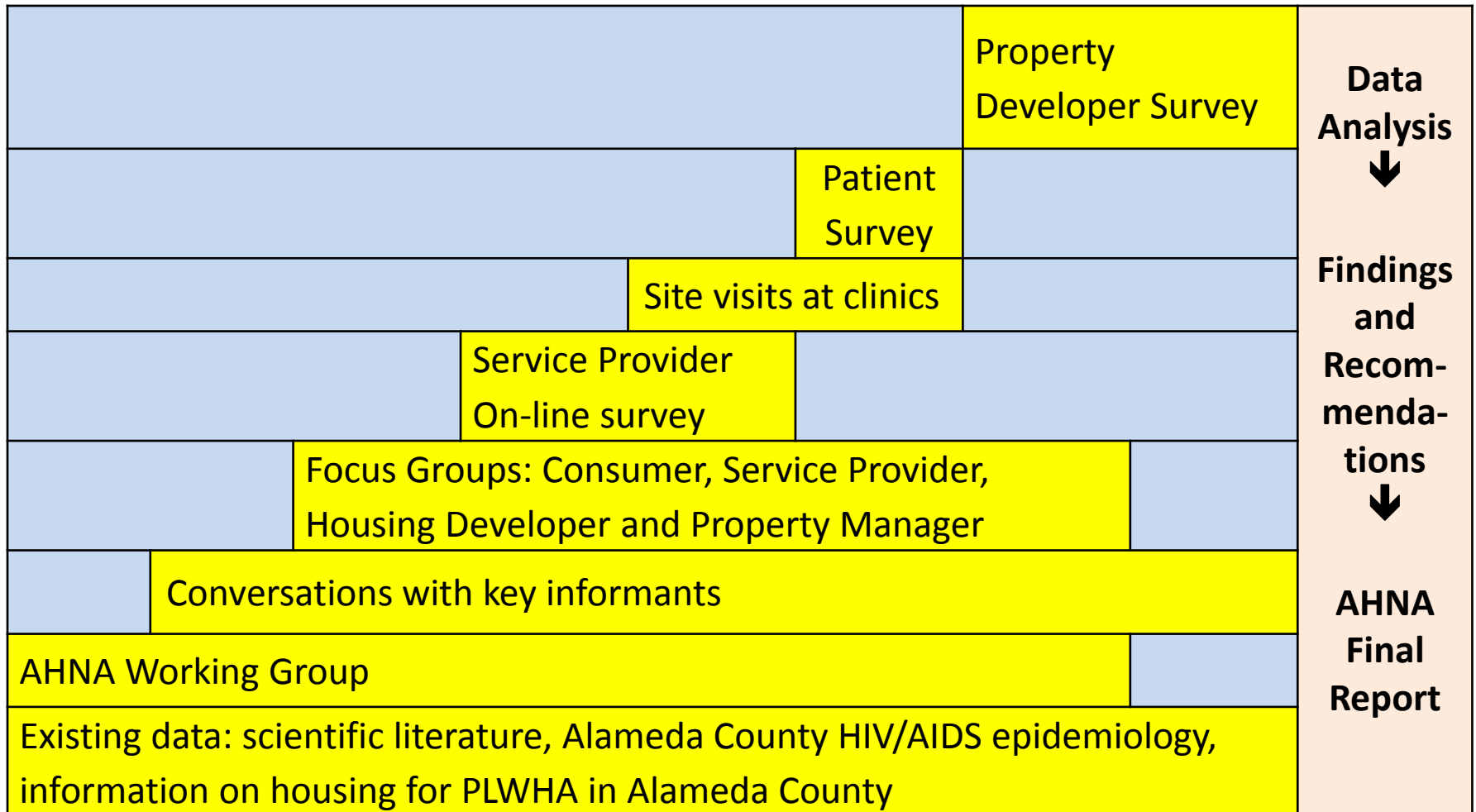
Commissioned by

- 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



# 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%
Total	95	100%



# 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

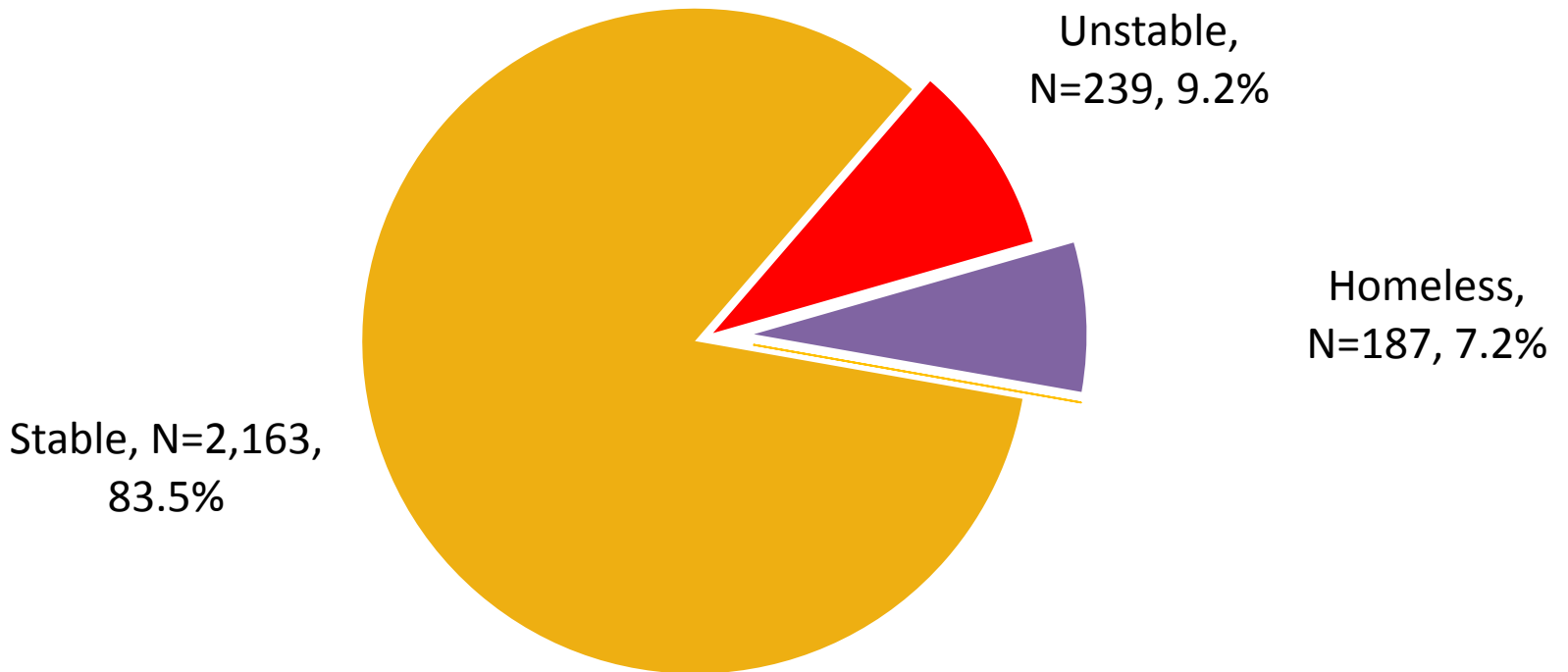
## Unstable housing

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

## Homeless

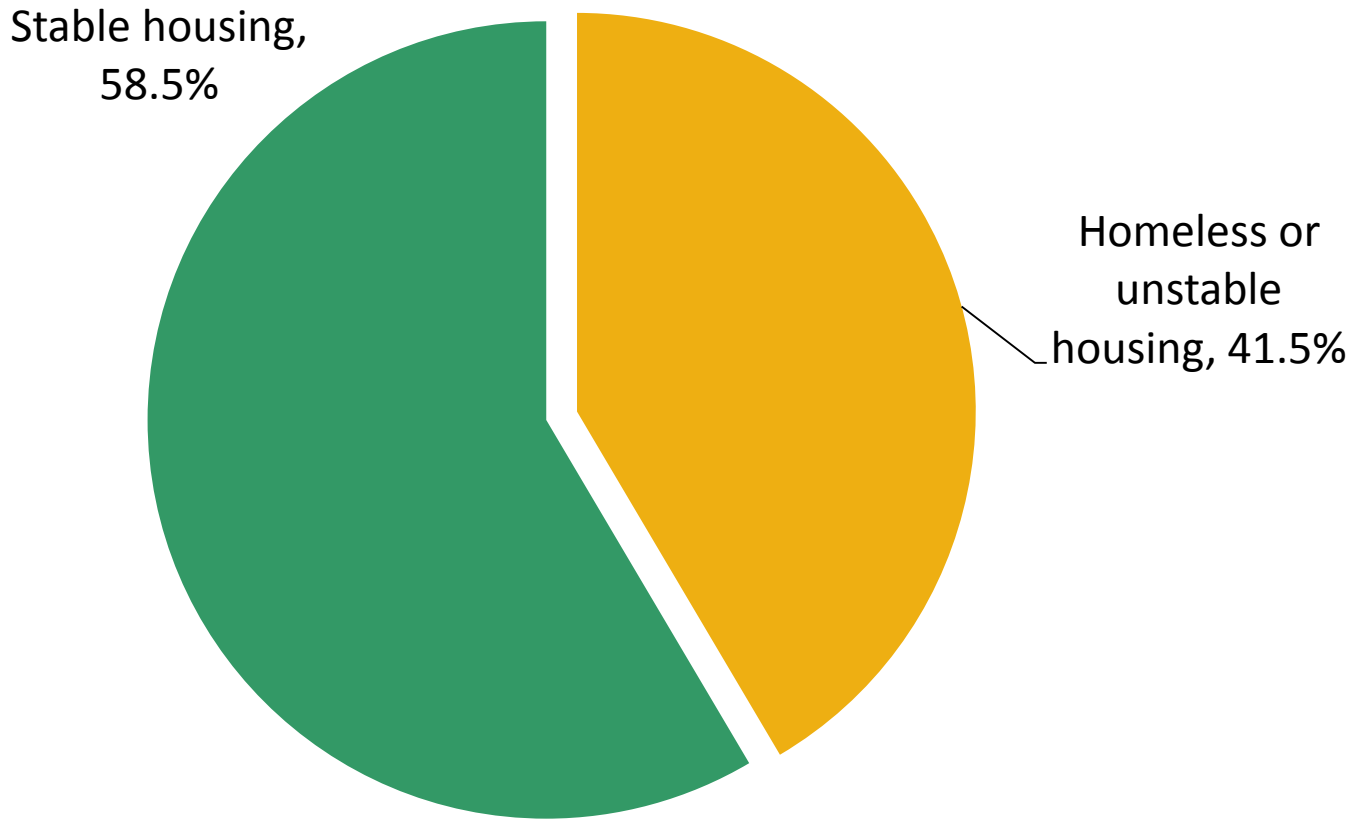
- residing on the streets
- in a car, an abandoned building, or an emergency shelter

# 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 ▲

# 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

The AHNA Report has been posted on the following websites!

The Alameda County Housing and Community Development Department, in the  
“What’s New” section

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

The Alameda County Office of AIDS Administration, on the “Resources/Alameda  
County” page

@ <http://www.acphd.org/oaa/resources/alameda-county.aspx>

The Collaborative Community Planning Council, on their “Links & Downloads” page,  
at the bottom, in the "Needs Assessments" section.

<http://www.hivccpc.org/links/index.html>

# The Alameda County 2014 AIDS Housing Needs Assessment Report

## Authors' Contact Information

Richard Speiglman: [rspeiglman@sbcglobal.net](mailto:rspeiglman@sbcglobal.net)

Tom Mosmiller: [TMosmiller@aol.com](mailto:TMosmiller@aol.com)

# Our thanks to:

- Project staff: Jesse Brooks, Rosendo Aquilar, Doris Quintanilla, Arly Flores-Medina, Silvia Brandon-Perez, Mollie Speigman, Melody Tulier, Jean Norris, Jonathan Gold & Thomas Piazza
- Colleagues at HCD: Hazel Weiss, Michelle Starratt and Riley Wilkerson
- Colleagues at the Alameda County Public Health Department's Office of AIDS Administration and the HIV Epidemiology and Surveillance Unit: Keith Waltrip, Kabir Hypolite, Neena Murgai and Richard Lechtenberg
- AHNA Work Group: Sabrina Butler, Evelyn Guerrero Valencia, Tazima Jenkins-Barnes, Kim Parrish, Damon Powell, Gloria Preciado-Santana and Tony Sillemmon
- Many PLWHA, service providers, housing developers and property managers who contributed to the on-line survey and/or focus groups
- 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