

Alameda County 2014 AIDS Housing Needs Assessment (AHNA) Cross-Reference Guide: Recommendations to Research Findings in the AHNA Report

Topic	Recommendation	Detailed-recommendation	Report Chapter/Section	Chart Number (see also associated text)
	All affordable housing (both existing units and new developments), rental assistance, and housing service programs should be marketed in both Spanish and English and made accessible to persons speaking either language		6.2	6.5, 6.6, 6.7, 6.8
7.2 Housing Stock and Housing Development				
	Subsidize operating costs and services needs associated with HOPWA-funded units with project-based vouchers or other mechanisms.		4	
	Take the lead in developing and promoting city agency programs to improve housing standard inspections for PLWHA in non-subsidized housing (P1).		6	6.34 6.36
	Establish a centralized housing wait list for PLWHA applying for affordable housing units developed with HOPWA funds (P4).		4 5.5	5.14
	Provide low-threshold housing for PLWHA with a mental health disability and/or who abuse alcohol and/or other drugs, in collaboration with other Alameda County agencies or as a stand-alone HOPWA project (P5).			5.9, 5.13 6.55, 6.59 6.67
	Investigate making housing application procedures less complicated and cumbersome, and simplify them; use bilingual Spanish/English housing development descriptions and application forms.		5.4	5.10 5.11
	Develop a desktop computer software application to enable PLWHA to find any affordable housing application in the county; open the housing application file to complete it, and submit it.		6	6.67 6.68
	Address the dilemma of the temporary living situation for Shelter Plus Care applicants who qualify for Shelter Plus Care only if they remain homeless.		4 5.6	4.2

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	Encourage HOPWA housing developers to postpone asking housing applicants on initial housing applications about past criminal convictions until after they determine whether or not the applicant meets minimum qualifications.		4 5 6	4.4 5.9 6.18 6.46a & b 6.55, 6.59 6.66
	Locate new HOPWA units in safe neighborhoods in cities where PLWHA desire to reside.		4 6	4.4 6.39a & b 6.69a & b
7.3 Rental Subsidies				
	Expand availability of deep rental subsidy assistance through Shelter Plus Care, Housing Authority mechanisms, and other programs, and add additional shallow rent subsidy slots as routes to stable housing; consider funding an additional Project Independence hub agency for increased outreach and accessibility (P2).		4 5 6	4.2 4.4 5.8a & b 6.66
7.4 Services				
	Provide education and training to HIV/AIDS housing and other service providers on the availability of and how to access rental subsidy and housing assistance programs such as HOPWA, PI, S+C, senior housing, Section 8 and other programs.		5	5.10
	Make use of bilingual Spanish/English social marketing and other tools so that PLWHA needing affordable housing and/or emergency housing assistance understand how Housing Authority programs, PI, S+C, and the overall affordable housing system function.		4 5 6	4.4 5.10 6.64

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	<p>Make use of or develop appropriate client/consumer bilingual Spanish/English marketing materials and strategies both within and outside of the traditional housing networks. Outreach through the health care sectors reaching PLWHA, such as the CCPC PLWHA Committee, the OAA Newsletter and/or other mechanisms, to publicize the availability of and provide information on how to gain access to rental subsidy and housing assistance programs such as HOPWA, PI, S+C, senior housing, Section 8 and other programs.</p>		6	6.64 6.67
	<p>Re-tool HCD's website so that HOPWA development, rental assistance and service programs are more visible for persons reading English as well as Spanish.</p>		6	6.64, 6.67
	<p>Implement a fair housing testing program to determine whether housing service providers, providers of rental subsidies, and property managers are demonstrating bias against PLWHA with any of these characteristics: mental health disability, Black, gay, bisexual, criminal justice background, and under age 30. If bias is found take appropriate corrective action at the individual program level or, from a broader perspective, with introduction of new training programs or, if needed, new programs.</p>		6	
	<p>Establish a pro-active outreach campaign to identify, find and offer housing assistance to homeless PLWHA – including those connected to services as well as those not connected. Consider prioritization of housing access for the most disabled/medically fragile/seriously ill and those with young children (P3).</p>		6	6.28
	<p>Establish and evaluate a pilot program for a voluntary county-wide payee service for PLWHA who would find it helpful to maintain housing stability and positive health outcomes (P6).</p>		4	4.2
	<p>Provide bilingual Spanish/English individual counseling to help consumers clean-up their credit records, and market the availability of that service. Consider providing bilingual Spanish/English credit record clean-up and other financial assistance services on-site at housing developments (P9).</p>		4 5 6	4.4 5.9 6.66

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	Ensure adequate funding for emergency housing assistance to prevent eviction through HOPWA or in collaboration with the OAA or other agencies, and publicize its availability (P7).		5	5.12
	Fund and support new, more intensive and comprehensive housing referral services, in addition to the information dissemination provided by AHIP, using the OAA Housing Referral Services funding category or another program as a model, to:		6	
		Help PLWHA find appropriate available housing units in safe neighborhoods.		6.34, 6,35, 6,36 6.67 6.68
		Negotiate and deal with landlords to move in.		6.67
		Help PLWHA identify and gain access to financial resources for move-in costs, including access to EHA move-in funds.		6.67
		Conduct trainings for service providers about these new services (P8).		
	Survey the PLWHA residing in HOPWA units to determine their level of need for and engagement with medical case management.		5	
	Establish a special focus on serving the housing needs of the PLWHA re-entry population, including those with sex offense convictions.		4	6.18
7.5 Communication and Collaboration				
	Require the establishment of a communication link between property managers and clinic-based medical case managers of HIV+ residents in primary care as an eviction-prevention strategy. This measure would increase the likelihood that residents, at risk of losing their housing, would be connected to services that would help them to maintain stable housing or secure more appropriate housing prior to eviction (P10).		4	5.11

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	In conjunction with the OAA, convene HIV/AIDS housing meetings to provide input on planning issues, promote program and services coordination, and assist with the implementation of these recommendations (P11).		4 5	
		Regular meetings of all HOPWA and Ryan White Program housing and housing service providers.		5.11
		Regular meetings of HOPWA property managers and housing service providers.		5.11
	Integrate the development of HIV/AIDS housing and delivery of HIV/AIDS housing services for PLWHA onto the agenda of EveryOne Home.			
7.6 Special Issues				
	Improve access to housing and housing services for PLWHA households that include:			
		Gay men and heterosexual women (severe prevalence of problems paying rent/mortgage).	6	6.55
		Bisexual men (severe prevalence of multiple moves and/or eviction histories).	6	6.55
		PLWHA with criminal records (multiple moves, past homelessness or unstable housing, past evictions, and problems paying rent/mortgage).	6	6.46a & b, 6.55, 6.66
		PLWHA with mental health problems (multiple moves, past homelessness or unstable housing, past evictions, and problems paying rent/mortgage).	6	6.55, 6.59

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		PLWHA with alcohol or drug problems (multiple moves, past homelessness or unstable housing, and past evictions).	6	6.55, 6.59
		PLWHA under age 30 (greater prevalence of evictions, recent moves, recent homelessness and unstable housing, days on the street in the last year, and trouble paying rent/mortgage, but half the rate of rental assistance, compared to those ages 30+).	6.7	6.59
		Transgender PLWHA.	6	6.66
		Current and anticipated cohorts of immigrant and refugee PLWHA.	6	
		Latinos/as (multiple moves and problems paying rent/mortgage; especially men who do not speak English well are more likely to have a current/recent history of homelessness or housing instability); and PLWHA without required residency documents.	6	6.55, 6.59
	Expand or revise the biennial homeless count to incorporate questions about service connectivity and other characteristics in order to explain the extent of the overlap between the 2013 count estimate of 93 homeless PLWHA and the AHNA estimate of 187 homeless and 239 unstably housed individuals (plus an unknown number of homeless/unstably housed individuals outside the AHNA sample frame) and further investigate the service needs of homeless PLWHA.			

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7.7 Future Data Collection and Research				
	Conduct future AHNAs every 3-5 years so that current needs can be more quickly identified and addressed. Different data collection elements of an AHNA process could be staggered across several years.			
	In light of the small number of Transgender individuals in the patient survey, pursue additional data collection with this group.			
	Investigate the housing needs of the following groups: PLWHA in-custody in the county, Asian/Pacific Islander PLWHA, immigrant and refugee (e.g., Burmese) PLWHA, and PLHWA who are veterans of the U.S. Armed Forces.			
	Determine why the association between receipt of SSI/SSDI and problems of housing instability is so strong.		6	6.48
	Further explore the relationship among income source, income amount, rental cost, rental options, and residential stability.		6	6.47
	Explore the SNAP-homeless/unstable housing relationship further: does stable housing encourage SNAP application or continued receipt of SNAP? What role should service providers play in regard to on-going receipt of this and other benefits?		6	6.49

The 2014 Alameda County AIDS Housing Needs Assessment was conducted by Speigman Associates and submitted to Housing and Community Development Department, Alameda County Community Development Agency.

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