



# Housing Opportunities for Persons with AIDS

Community Collaborations to Provide Housing and Related Services for Persons who are living with HIV or AIDS and their families

The Housing Opportunities for Persons with AIDS (HOPWA) program provides housing assistance and related supportive services for low-income persons with HIV/AIDS and their families. Since 1992, HOPWA has helped thousands of Americans with HIV/AIDS avoid homelessness by addressing their housing needs in coordination with access to medical and other care.

*"I am a young mother and wife living with AIDS. I can speak from first hand experience...it is virtually impossible to receive medications, social security checks, or any practical support without stable housing."  
--Juanita in Santa Fe, NM*

## **CONSOLIDATED PLANNING**

The use of HUD and other resources are coordinated within recipient communities through the area's Consolidated Plan, involving HOPWA formula grants, other HUD Programs and other community resources, such as State, local and private funds through partnerships with area nonprofit organizations, including faith-based organizations.

Plans are developed through a public process that involves consultations in assessing area needs, creation of a multiple-year strategy and development of annual action plans for use of Federal funds in continuum with other community resources.

## **FORMULA PROGRAMS**

Program funds are distributed under a formula that is based on AIDS surveillance information from the Centers for Disease Control and Prevention (CDC), for cumulative AIDS cases and area incidence. The formula allocates ninety percent of the appropriation to eligible States and cities on behalf of their metropolitan area.

In FY 2004, a total of \$263.039 million was allocated by formula to 117 grantees, to the qualifying cities for 79 eligible metropolitan statistical areas (EMSAs) and to 38 eligible states for areas outside of EMSAs. Eligible formula areas have at least 1,500 cumulative cases of AIDS, as of March 31, a population of at least 500,000 and have a HUD-approved Consolidated Plan. One-quarter of the formula is awarded for metropolitan areas that have a higher than average per capita incidence of AIDS. HUD made use of new definitions of metropolitan areas; as issued by OMB in June, 2003. A description of the new MSA, and allocation data for each HOPWA program can be found at:

<http://www.hud.gov/offices/cpd/aidshousing/reporting/execsummary/index.cfm>

## **COMPETITIVE PROGRAMS**

Ten percent of HOPWA funds are made available each year through a national competition. Annually, HUD publishes notice in the Federal Register on available funding. In April 2003, HUD announced the availability of HOPWA competitive funds through HUD's SuperNOFA process. Under that competition, HUD gave priority for the renewal of existing contracts that provide permanent supportive housing.

In December 2003, HUD selected 14 projects that provided the renewal of successful permanent housing projects. Additionally, 8 new projects, including 5 that plan to demonstrate outreach and program efforts to address the needs of persons with HIV/AIDS who are chronically homeless and one new project in the underserved Colonias area. Also, 3 continuing projects were selected to operate transitional housing efforts. The Department also provided more than \$3.5 million in rental assistance to persons with HIV/AIDS in connection with a collaboration with the Centers for Disease Control and Prevention to study the impact of stable housing on the health of persons served. The cities of Los Angeles, Chicago and Baltimore will participate in this three-year study.

Descriptions of the HOPWA competitive program and the competitive awards are available on the Internet at: <http://www.hud.gov/offices/cpd/aidshousing/programs/competitive/index.cfm>.

<b>HOPWA Funding 2001-2004 (in millions \$)</b>				
Fiscal Year	Formula Allocations	Competitive Grants	Technical Assistance	Total
2001	229.4	23.5	2.6	257.4
2002	247.9	27.5	2.0	277.4
2003	259.3	28.8	2.0	290.1
2004	263.1	29.2	2.5	294.7

## **TECHNICAL ASSISTANCE PROGRAM**

In addition to funding for projects, the FY 2004 appropriation makes \$2.5 million available for training, oversight, and technical assistance activities. In prior years, HUD has used these funds to promote the sound management of HOPWA projects through grantee and sponsor training activities.

HOPWA technical assistance supports program goals by: ensuring the sound management of HOPWA programs; reaching underserved populations, including racial and ethnic minorities, women, persons in rural areas, youth, and post-incarcerated populations through assistance; helping communities develop comprehensive strategies for HIV/AIDS housing; providing information to connect clients

with assistance; and using HUD information management tools to help achieve performance at the highest levels.

A description of the HOPWA Technical Assistance Program and its grantees can be accessed online: <http://www.hud.gov/offices/cpd/aidshousing/programs/technical/index.cfm>.

### **PROGRAM USES FOR HOUSING**

HOPWA funds have provided housing assistance to thousands of low-income persons who are living with HIV/AIDS and their families. The program has helped many communities establish strategic AIDS housing plans, better coordinate local and private efforts, fill gaps in local systems of care, and create new housing resources. HOPWA funds may be used for rental assistance, short-term rent, mortgage, and utility payments; or for cost to develop and operate community residence.

Housing programs also provide supportive services and involve planning costs. Activities include, but are not limited to: the acquisition, rehabilitation or new construction of community residences and SRO units; costs for the operation and maintenance of facilities and community residences; rental assistance; and short-term payments to prevent homelessness.

HOPWA may also be used to fund services offered in connection with housing assistance, such as assisting clients in accessing health care and mental health services, and providing drug and alcohol abuse treatment and counseling, intensive care when required, nutritional services, case management, assistance with daily living, housing information and placement assistance and other services, subject to standards and limitations. HOPWA clients also utilize a range of health and supportive services funded by HHS through the Ryan White Care Act, and other mainstream programs.

Grantee and project sponsor administrative costs are limited by statute as up to 3 percent for grantee administration and up to 7 percent for project/sponsor administration.

### **BENEFICIARIES OF HOUSING**

Formula grantees are reporting that 84,059 units of housing have been supported through HOPWA funds in program year 2001-2002. These projects have leveraged other funding sources to support housing costs for over an additional 51,717 households in coordination with HOPWA efforts.

The range of housing supported with HOPWA funds includes the use of rental assistance payments for over 23,000 households; support for maintaining current residences for over 44,400 households through the use of small short-term rent, mortgage and utility payments; and the operating costs

for supportive housing facilities, such as community residences, supporting 16,400 persons which on-site activities and needed services. In addition, over 1,100 new units of housing were being renovated or constructed during this recent period.

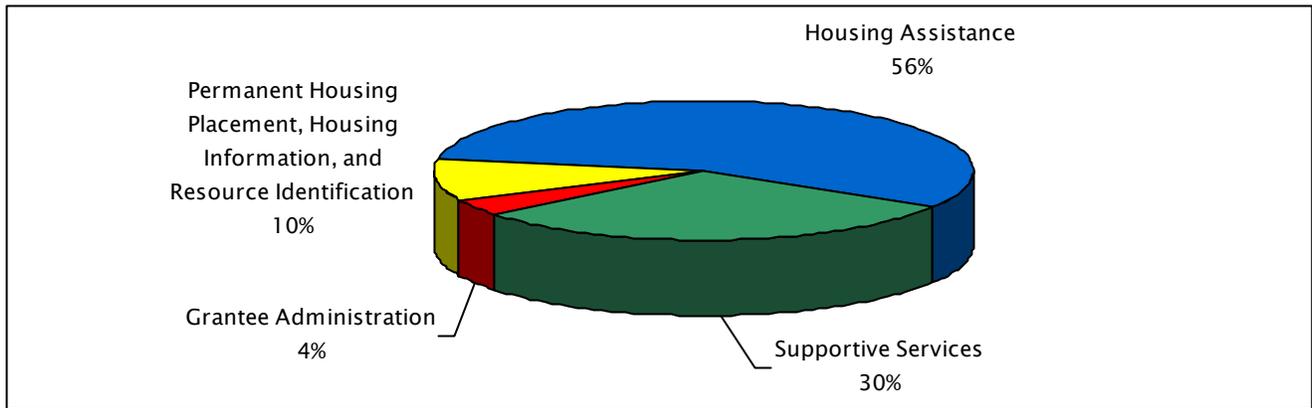
Grantee's also report that about 91 percent of HOPWA's beneficiaries have family incomes of less than \$1,000 per month and all families are low-income (less than 80 percent of area median income). In addition, on average every dollar of HOPWA funds for housing assistance is matched with approximately \$2.05 of other funds to support housing activities and broaden the number of beneficiaries of these community programs.

### **NATIONAL EVALUATION**

*A National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA)*, was undertaken by HUD's Office of Policy Development and Research. The findings, issued in January 2001, noted:

- The HOPWA program predominantly serves the "poorest of the poor," persons with extremely low-incomes and very low-incomes who are living with HIV/AIDS, including many people with additional burdens such as mental illness and substance abuse;
- The report documents that 54 percent are persons with extremely low-income (less than 30 percent area median) and another 27 percent are very low-income 30-50 percent area median);
- The HOPWA program's flexibility helps meet clients' housing needs and preferences "primarily in the form of tenant-based rental assistance and short-term payments for rent;
- The HOPWA program appears to enhance clients' housing stability which increase the "ability of clients to focus on maintaining good health and adhering to medical regimens;"
- Grantees and housing assistance providers (92%) report coordination with Ryan White CARE Act and HUD's Continuum of Care systems in coordinating funding priorities and high-level planning and community-wide decisions making are at the service provision levels through case management assessments (90%) and through partnerships to make a broad range of supportive services;

**Figure 2: Distribution of HOPWA Expenditures – Program Years 2000-2001 and 2001-2002**



SOURCE: IDIS, APR and CAPER Data

- On average, each dollar used for HOPWA housing assistance is being combined with \$2.19 for housing assistance from other government and private sources for housing development and housing operating expenses;
- Clients report a high level of satisfaction with the housing they are receiving in terms of housing stability adequacy of housing and quality of life;
- Collaboration is a key component to successful project implementation to promote a more efficient use of resources and in preventing duplication of services and collaboration also assist clients to focus on health goals; and
- Special Projects of National Significance are providing effective models for replication in program designs and implementation and the use of care studies will benefit efforts in other communities.

This study can be accessed through HUDUser at [http://www.huduser.org/periodicals/rrr/rrr\\_4\\_2001/0401\\_1.html](http://www.huduser.org/periodicals/rrr/rrr_4_2001/0401_1.html)

**FAIR HOUSING**

HUD's *Directive on HIV/AIDS* notes that **it is illegal to discriminate against a person because of a real or perceived disability**. The Fair Housing Act bars housing discrimination on the basis of race, color, religion, sex, disability, family status, and national origin. It covers the sale, rental, financing, and advertising of almost all the nation's housing. The Office of Fair Housing and Equal Opportunity stands ready to investigate cases where individuals with AIDS or HIV infection have been subjected to discrimination in housing. The FHEO Office of Investigations

may be contacted at 1-800-669-9777 or at Headquarters at (202) 708-0836. The Federal Information Relay Service TTY number is 1-800-877-8339. <http://www.hud.gov/hdiscrim.html>

**AUTHORIZATION AND REGULATIONS**

**Authorization:** The program is authorized by the AIDS Housing Opportunity Act (42 U.S.C. 12901) as amended. Funds were appropriated in FY 1992 and for subsequent years. The Department's appropriation for fiscal year 2004 provides \$294.751 million for HOPWA.

**Regulations:** The program is governed by the HOPWA Final Rule, 24 CFR Part 574, as amended, and the Consolidated Submissions for Community Planning and Development Programs, Final Rule, 24 CFR Part 91.

**FOR MORE INFORMATION CONTACT**

The HUD State or area field office, Community Planning and Development division; or David Vos, Director, Office of HIV/AIDS Housing, U.S. Department of Housing and Urban Development, 451 7<sup>th</sup> St, S.W., Room 7212, Washington, D.C. 20410; phone (202) 708-1934; TTY 1-800-877-8339, fax: (202) 708-9313.

Information on the HOPWA program is also available through the Internet. Access the HOPWA homepage at: <http://www.hud.gov/offices/cpd/aidshousing/index.cfm>.

Executive Summaries of all grantees and CAPER Performance Data is available on the HOPWA website. Visit <http://www.hud.gov/offices/cpd/aidshousing/reporting/execsummary/index.cfm>.