

Maximize Access to Affordable Housing
Through Better Housing Based Case
Management

2008 Ryan White HIV/AIDS Program
Grantee Meeting and 11th Clinical Update
August, 2008

HOPWA Housing Resources

- Tenant Based Rental Assistance
- Short Term Rent Mortgage and Utility Assistance
- Facility Based Housing Assistance
 - Short Term
 - Permanent
 - Master Leased
 - Transitional

Federal Assistance

- HOME
- Veterans
- Continuum of Care
- Low Income Tax Credit Programs
- Section 8
- Public Housing

- See charts

HOPWA Regulations

- 574.310: “The Grantee shall assure that qualified service providers in the area make available appropriate supportive services to the individuals assisted with housing under this subpart.”

HUD Notices – STRMU

- “Grantees are required to conduct an ongoing assessment of the housing assistance and supportive services required by participants
- To meet this requirement, Grantees may direct Sponsors to develop housing services plans for all beneficiaries ...”

Funding Sources for Service Planning

- Two potential sources through HOPWA:
 - Housing Information Services (574.300(b)(1))
 - Case Management Services (574.300(b)(7))

Key Components of Housing Plan

- Determine housing needs
- Identify eligibility for other housing assistance
- Supportive services needs to maintain housing stability
- Eligibility for mainstream assistance
- Client sets goals for housing and independence

Housing Focused Case Management

- Educate on available housing options
- Identify skills and support needed to maintain chosen housing options
- Housing stability is key service goal
- Assist in maintaining housing (budgeting, accessing needed support, apartment upkeep, complying with requirements)

Responsibility for Plan

- Developed jointly by client/case manager
- Client develops own goals and commits to accomplishing them
- CM confers with other providers
- Plan is updated on regular basis or when client's condition/needs change

How Plan Assists HOPWA Program Components – STRMU

- Creates a framework for addressing 'conditions' that gave rise to emergency
- Establishes time frame to achieve stability within 21 week assistance period
- Allows time to plan for and arrange longer term housing assistance, if needed
- Can avoid repeated 21 week cycles of assistance

Rental Assistance

- Assure that supportive services needs are met
- Identify any resources, skill deficits or services needs that could lead to lack of housing stability
- Mainstream rental assistance opportunities for long term support
- Develop strategies to avoid perpetual dependence on HOPWA rental assistance

Stages in Developing Housing Services Plan

- Engagement
- Assessment
- Goal Setting and Housing Planning
- Evaluation and Plan Updating

Engagement

- Establishing clear communications
 - Active listening
 - Non-judgmental
 - Meeting client where they are
- Capitalize on interest in housing: provide information, encourage client to make the choice
- Will require multiple encounters to develop working relationship

Assessment

- Emergency needs
 - Homeless?
 - Medical/mental health crisis
 - Domestic violence
 - Risk of family separation
 - Child care/safety

Assessment – 2

- Housing needs
 - Currently homeless
 - Cannot afford current housing
 - Inappropriate or sub-standard housing
 - Not accessible or presenting other health related problems

Assessment – 3

- Housing Preferences
 - Immediate needs
 - Household size/composition
 - Location considerations
 - Long term goals
 - Homeownership?
 - Named tenant on lease
 - Family reunification

Assessment – 4

- Housing History
 - Ever been homeless
 - History of eviction or problems with tenancy
 - Ever had lease in own name
 - Positive references from prior landlord
 - Experience of living independently

Assessment – 5

- Issues that could impact ability to be housed
 - Criminal justice background
 - Prior offenses
 - Currently on parole/probation
 - Credit problems
 - Poor credit history
 - Bankruptcy

Assessment – 6

- Other issues related to housing instability
 - Co-Occurring disorders
 - Mental health issues
 - Connection to care/services
 - Able to manage care
 - Able to manage symptoms

Assessment – 7

- Other issues (continued)
 - Substance use/abuse
 - Use history
 - Awareness of relapse patterns
 - Treatment history
 - Interest in treatment/sobriety

Assessment – 8

- Other issues (continued)
 - Illness/disabilities
 - HIV confidentiality
 - Special housing needs related to disability
 - Equipment/furnishings
 - Live-in personal care attendant
 - Location requirements related to accessing health care/services

Assessment – 9

- Family or Social Network
 - Positive contributions
 - Counter loneliness
 - Financial support
 - Other assistance
 - Negative contributions
 - Drug use
 - Violence
 - Anti-social behavior

Assessment – 10

- Daily living skills and resources for housing stability
 - Self-Care
 - Transportation
 - Negotiation and Mediation Skills
 - Maintaining an Apartment
 - Financial Literacy
 - Managing Nutrition

Assessment – 11

- Income and access to benefits
 - Sources of income
 - Receiving any benefits
 - Eligible for any mainstream programs
 - Expect to receive benefits in the future

Assessment – 12

- Family and social supports
 - Connections to family
 - Other significant people
 - Intent to reunify with children or family

Assessment – 13

- Domestic Violence
 - Any history (survivor or perpetrator)
 - Orders of protection (current or in the past)
 - Any special housing needs arising from DV concerns?

Assessment – 14

- Special Behavioral Issues
 - Fire setting
 - Homicide
 - Dealing illegal substances
 - Verbal or physical aggression
 - Suicidal or self-injurious behavior
 - History of harassing/stalking

Assessment – 15

- Employment
 - Work history
 - Currently employed?
 - Skills/education for potential employment
 - Prior job training experience

Goal Setting/Housing Planning

- Housing Preferences
 - Unit Size
 - Location
 - Housing type
 - SRO
 - Supported housing
 - Independent
 - Tenure (lease/own)

Housing Stability Related Goals

- Income
 - Earned income goals
 - Benefits sought
- Education/Skills Goals
 - Degree related
 - Job training

Supportive Services Required

- Access to primary care
- Behavioral health needs
 - Mental Health
 - Substance Use
- Child care/support needs

Goal Setting

- Client establishes goals for
 - Housing to be obtained
 - Income/employment
 - Independent living skills
 - Mental health/substance abuse treatment
 - Family connections

Plan for Achieving Goals

- Key Elements:
 - Time frame
 - Specific outcome to achieve
 - Support needed to achieve goal
 - Tasks to be accomplished by client and CM

Role of Case Manager

- Identify assistance needed to accomplish plan
 - Skills deficits
 - Budgeting support
 - Negotiating health care or behavioral health
- Encourage client to develop future oriented goals

Evaluation and Plan Updating

- Purpose
 - Identify changes in circumstances that could impact plan
 - Health status
 - Family composition
 - Income/employment
 - Behavioral health needs
- Amended plan also includes time frames and client/CM responsibilities

Intervals for Updating Plan

- Whenever significant changes occur in client's status
- If receiving time limited HOPWA services (STRMU or capped TBRA), at least 30 days prior to change in HOPWA support
- Otherwise, every 6 months
