



The Chicago Area AIDS Housing Plan 2008–2012

# *A Place to Call Home*

## **Section III** HIV/AIDS Housing Inventory

# A Place to Call Home

HIV/AIDS HOUSING  
INVENTORY  
*A Description  
of Housing  
Options and  
Services*

Section III

**Download  
the entire report,**  
entitled the *Chicago  
Area AIDS Housing Plan,  
2008-2012: A Place to  
Call Home*, at the  
AIDS Foundation  
of Chicago's website,  
[aidschicago.org](http://aidschicago.org).

This section provides an overview of housing dedicated for people living with HIV/AIDS in the Chicago Eligible Metropolitan Statistical Area (EMSA or Chicago region) in 2007, and compares it with the inventory of housing resources available in 1995 and 2001, when the first two HIV/AIDS housing plans for the Chicago region were issued. In 2008, the Chicago region includes the City of Chicago and the following counties: Cook, DuPage, DeKalb, Grundy, Kane, Kendall, McHenry, and Will.<sup>1</sup>

The Chicago Department of Public Health (CDPH), the AIDS Foundation of Chicago (AFC), and other stakeholders collaborated to prepare the *Chicago Area AIDS Housing Plan, 2008–2012: A Place to Call Home*. The Plan describes critical issues, recommendations, strategies, and benchmarks to address the housing needs of people with HIV/AIDS in the context of the region's affordable housing crisis.

## AN OVERVIEW OF HOUSING RESOURCES

Housing resources are part of a continuum from shelters to permanent and independent housing. For people living with HIV/AIDS, and particularly those who are also struggling to manage mental illness, developmental delays, and/or chronic addiction, the continuum includes supportive housing programs. The following housing resource inventory counts only beds, units, and rental assistance programs specifically targeting people with HIV/AIDS, using the following categories:

- **INTERIM OR TRANSITIONAL HOUSING** provides or helps maintain an interim residence for people until they can transition to more stable, permanent housing.
- **RENTAL ASSISTANCE AND SUBSIDIES** provide long- or short-term financial assistance to help individuals maintain rented or privately owned places of residence.
- **PERMANENT SUPPORTIVE HOUSING** provides housing with no limit on length of residency. Unlike private-market units, these programs may have certain eligibility requirements. They also provide supportive services such as case management and/or wraparound health services.
- **ASSISTED LIVING** provides housing with intensive care for persons whose illness has reached an advanced stage.

In addition, **Emergency Housing Assistance** and **Housing Advocacy (or Housing Locator)** programs provide information, referrals, and short-term resources for housing needs, as well as tenant education and assistance to prevent eviction and subsequent homelessness.

<sup>1</sup> In 2004, HUD established new standards and definitions for Eligible Metropolitan Statistical Areas (EMSA). As a result, the HOPWA formula component was modified, and new cities received formula funding for the first time. Additionally, grant service areas were adjusted in 106 jurisdictions, including Chicago. Under the new definitions, Lake County was removed from the Chicago EMSA and transferred to the State of Illinois grant service area. Thus, the 1995 and 2001 Housing Inventories include Lake County, while the 2007 Housing Inventory does not.

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Table 1 summarizes changes in the AIDS housing inventory by housing type from 1995 to 2007, using current data as well as information from the first two Five-Year Chicago-Area HIV/AIDS Housing Plans.

**TABLE 1: Comparison of Chicago Area AIDS Housing Inventories 1995 and 2001 and 2007**

Housing Type	1995	2001	2007	Percent Change 2001–2007
Transitional Housing Units	111	174	203	17%
Housing Assistance Units	136	570	663	16%
Permanent Supportive Housing	94	268	451	68%
<i>Scattered Site</i>	24	111	269	142%
<i>Project Based</i>	70	157	182	16%
Skilled Nursing/Assisted Living	130	76		N/A
<b>GRAND TOTAL</b>	<b>471</b>	<b>1088</b>	<b>1317</b>	<b>21%</b>

## INTERIM OR TRANSITIONAL HOUSING

Interim or transitional housing provides or helps maintain a temporary residence for people living with HIV/AIDS until they can transfer to stable, permanent housing in either a project-based or scattered-site setting. Interim or transitional housing programs generally provide supportive services to their residents to assist them in stabilizing their health and income. Interim or transitional services may include short-term housing for people waiting to enter a residential mental health or drug treatment program, short-term care for those recently released from inpatient hospital care, short-term residential drug or alcohol treatment services, or post-corrections services for former prisoners needing stable housing.

Since 1995 and 2001, the number of available beds/units in interim or transitional housing programs for people with HIV/AIDS in the Chicago region has expanded. While there were 111 beds in 1995 and 174 in 2001, there are now 203 interim or transitional beds. A few of these programs no longer require participants to be drug- and alcohol-free to remain housed. Instead, they follow a harm-reduction model for clients who may be in initial stages of recovery and may relapse while residing within the program. Another trend reflecting the changing demographics of the epidemic has been a moderate expansion of units for families and young people. Table 3 lists interim or transitional housing programs in the Chicago region by location, total number of beds or units, target populations, and housing unit types.

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**TABLE 3: Transitional Housing**

Provider	Program Name	Target Population	Location	Unit Type		Total
				Project Based	Scattered Site	
Agape Missions	Transitional Housing Program	Single Men, Single Women	Will County	6		6
Alexian Brothers	Bonaventure House	Single Men, Single Women	Chicago North Side	35		35
Cornerstone Services, Inc.	Community Housing	Single Women, Women and Children	Will County		19	19
Community Supportive Living Systems	Alpha Correctional Project	Single Men	Chicago South Side	8		8
Haymarket House	Treatment Program	Single Men, Single Women	Chicago West Side	20		20
Heartland Human Care Services	Rafael//First Step	Single Men, Single Women	Chicago North Side	16		16
Heartland Human Care Services	Rafael/Next Step	Single Men, Single Women	Chicago North Side	16		16
Interfaith House	Respite Center	Single Men, Single Women	Chicago West Side	13		13
Jo-Ray House	Corrections Project	Single Men	Chicago South Side	8		8
Jo-Ray House	Corrections Project	Single Men	Chicago West Side	10		10
New Phoenix	Short Term Support	Single Men	Chicago South Side	20		20
Sisters of Sobriety	Garfield Counseling Service	Women and Children	Chicago West Side	20		20
Vital Bridges	Showwalter Project	Single Men, Single Women	Chicago West Side	5	7	12
<b>Totals</b>				<b>177</b>	<b>26</b>	<b>203</b>

One significant change in this type of housing over the past decade has been the conversion of assisted-living units into interim, transitional, or permanent housing. Assisted-living or hospice units served AIDS patients in the last stages of the illness. Over the last 10 years, these programs have been converted into supportive housing projects. The units at Chicago House and Bonaventure House are examples of these conversions.

## RENTAL ASSISTANCE AND SUBSIDIES

AIDS Foundation of Chicago (AFC) coordinates the Rental Assistance Program, which is in turn administered by regionally based agencies. These agencies work with AFC to develop and adopt common policies concerning eligibility for the program and criteria for application approval. Funded by the Chicago Department of Public Health (CDPH) with federal Housing Opportunities for People with AIDS (HOPWA) dollars, the program is implemented by HIV case managers and housing advocates at agencies throughout the Region, with AFC coordinating assistance services and monitoring utilization.

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## HOPWA RENTAL ASSISTANCE PROGRAMS:

- 1. Short-Term Rental, Mortgage and Utility Assistance (STRMU or HAP)** supports clients via payments to landlords and homeowners to cover rent, mortgage, and/or utility costs. Annual maximum: up to 21 weeks or five months per year.
- 2. Long-Term Rental Subsidies (LTRS)** support clients by providing subsidies to landlords, so that the tenant pays only 30 percent of his/her adjusted income toward rental costs. Annual maximum: 12 months per year with no definite ending period as long as client qualifies.

Since 1995, the number of households receiving Rental Assistance has increased significantly. In the late 1990s, the annual HOPWA Formula Award to the Chicago Eligible Metropolitan Statistical Area (EMSA) provided funds for hundreds of new applicants and participants in the STRMU program. In 2004, with the launch of the HUD/CDC Housing and Health Study Project in Chicago, 105 new long-term (LTRS) subsidies were added to the region’s Rental Assistance Program. This marked the first time that HOPWA/LTRS vouchers became available in the Chicago region.

**TABLE 4: Tenant-Based Rental Assistance**

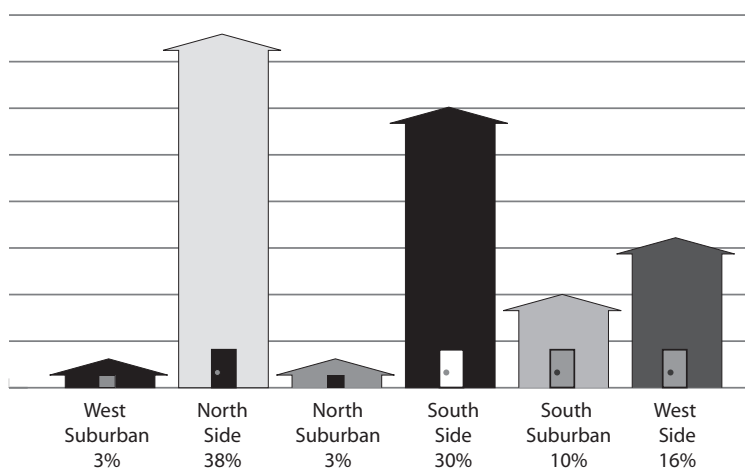
Provider	Partner Agency	Target Population	Location	Unit Type Total Scattered Site
AFC-HAP	Better Existence with HIV	All	Chicago North Side & Suburbs	585 total
AFC-HAP	Agape Ministries, Inc.	All	Chicago South Side & Suburbs	
AFC-HAP	Heartland Human Care Services	All	City of Chicago	
AFC-HAP	Vital Bridges	All	Chicago West Side & Suburbs	
AFC-LTRS	Heartland Human Care Services	All	Metro Area	78 total
AFC-LTRS	Christian Community Health Center	All	Metro Area	
AFC-LTRS	Pilsen Little Village	All	Chicago West Side	
				<b>Total 663</b>

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## LOCATION OF RESIDENTS IN HOPWA RENTAL ASSISTANCE IN THE CHICAGO REGION



## PERMANENT SUPPORTIVE HOUSING

Permanent housing provides subsidized housing with links to supportive services, and does not place a limit on the length of residency. There are several different housing options in this category, ranging from group or congregate homes, to project-based or scattered-site apartments and single-room-occupancy units. The number and type of services either offered by or linked to these programs also vary widely.

Some programs are part of the Shelter Plus Care (S+C) Initiative, a HUD housing and health program targeting disabled homeless persons needing comprehensive social and health services. A number of other programs are funded through HUD McKinney-Vento Supportive Housing Program (SHP) funds and HOPWA SPNS grants. The Chicago region currently administers eight of 70 HOPWA SPNS grants available in the United States.

In response to the changing nature of the epidemic, permanent housing programs have also greatly expanded since the inception of the first Five-Year Housing Plan. In 1995, there were 94 HIV/AIDS-designated units in permanent supportive housing programs. In 2001, there were 268 units, 43 of which were designated for families. As of October 2007, there were 451 units, with more than 100 units serving households including women and children. Of the 451 total units, 269 consisted of scattered-site apartments. Notably, the number of scattered-site units available within the Chicago EMSA has increased 142 percent since 2001, reflecting consumer housing preferences identified in the previous Plans. Agencies administering scattered-site supportive housing programs also provide supportive services through intensive case management and other social services.

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**TABLE 5: Permanent Supportive Housing**

Provider	Program Name	Target Population	Location	Unit Type		Total
				Project Based	Scattered Site	
AIDSCare, Inc.	Garden View	All	Chicago West Side	16		16
AIDSCare, Inc.	Sawyer Gardens	All	Chicago West Side	18		18
Better Existence with HIV	Safe Start I	Single Male, Single Female	Chicago North Side		12	12
Calor Anixter Center	Casa Contreras	All	Chicago West Side		17	17
Canticle Place, Inc.	Canticle House	All	DuPage County	12		12
Chicago House	First Step Program	Single Male	Chicago North Side	3		3
Chicago House	Family Support Program	Families with Children	Chicago North Side		12	12
Chicago House	Independent Living Program	Single Male	Chicago North Side	24		24
Chicago House	Supportive Living Program	Single Male	Chicago West Side	16		16
Chicago House	Chicago Housing for Health Partnership	Single Male, Single Female	Chicago North Side and West Side		6	6
Chicago House	Gaining Ground Program	All	Chicago North Side		18	18
Children's Place	Children's Place	Families with Children	Chicago West Side	3		3
Christian Community Health Center	Safe Start I	All	Chicago South Side		12	12
Christian Community Health Center	Renaissance Care Network	All	Chicago South Side		24	24
Christian Community Health Center	Chicago Housing for Health Partnership	Single Male, Single Female	Chicago South Side		6	6
AFC	Chronic Homeless Initiative	Single Male, Single Female	City of Chicago		15	15
<b>Subtotals</b>				<b>92</b>	<b>122</b>	<b>214</b>

Chart continues on page 20

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**TABLE 5: Permanent Supportive Housing, continued from page 19**

Provider	Program Name	Target Population	Location	Unit Type		Total
				Project Based	Scattered Sites	
Christian Community Health Center	Shelter + Care Housing	Single Male, Single Female	Chicago South Side		10	10
Christian Community Health Center	CDBG Housing	Single Male, Single Female	Chicago South Side		3	3
Community Supportive Living Systems	Emerald House	Single Male	Chicago South Side	8		8
Cornerstone Services, Inc.	Cornerstone Project	All	Will County		17	17
Heartland Human Care Services	Chicago Housing for Health Partnership	Single Male, Single Female	Chicago North Side		16	16
Heartland Human Care Services	Rafael/Epoch	Single Male, Single Female	Chicago North Side		15	15
Housing Opportunities for Women	Chicago Housing for Health Partnership	Single Female, Women with Children	Chicago North Side		7	7
Housing Opportunities for Women	HOPWA Program	Single Female, Women with Children	Chicago North Side		8	8
Learn-In Center	SHP Program	Single Male, Single Female	Chicago West Side	10		10
New Beginnings	Permanent Housing Program	Single Male, Single Female	Chicago South Side	15		15
New Phoenix	SHP Program	Single Female, Families with Children	Chicago South Side		17	17
Unity Parenting	SHP Program	All	Chicago South Side	32		32
Vision House, Inc.	Vision House	All	Chicago South Side	25		25
Vital Bridges	Chicago Housing for Health Partnership	Single Male, Single Female	Chicago West Side		13	13
Vital Bridges	Bridges to Home	All	Chicago South Side and West Side		15	15
Vital Bridges	Shelter + Care Housing	All	Western Suburbs		20	20
Vital Bridges	West Cook County Housing Initiative Program	Single Male, Single Female, Couples w/o children	Western Suburbs		6	6
<b>Totals</b>				<b>182</b>	<b>269</b>	<b>451</b>

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## **ASSISTED-LIVING PROGRAMS**

As medical treatment and HIV/AIDS medications have enabled individuals to live longer and healthier lives, the need for specific HIV/AIDS Assisted-Living Programs has declined in the region. As of October 2007, there were no programs identifying themselves as AIDS-specific Assisted-Living Programs or Intermediate Care Facilities. Nursing homes and other assisted-living facilities in the metropolitan area do serve persons living with AIDS during the terminal stages of the disease. However, these facilities are designed to serve a larger population suffering from a variety of chronic illnesses, including AIDS.

## **EMERGENCY ASSISTANCE**

Through its Northeastern Illinois Case Management Cooperative, AFC funds and coordinates more than 150 case managers who provide clients throughout the Chicago EMSA with an integrated continuum of case management services. Via the Cooperative, AFC provides participating case managers with access to various financial assistance applications for their clients. AFC has developed relationships with a number of HIV-specific and mainstream funding sources, enabling case managers to review a client's eligibility for financial assistance, complete the application with the client, and submit applications directly to AFC. Available financial assistance applications include Ryan White Part A-funded Emergency Financial Assistance, Illinois Department of Human Services (IDHS) Homeless Prevention Funds, and the Emergency Fund Assistance Program.

## **HOUSING ADVOCACY (LOCATORS)**

The Chicago Department of Public Health funds 14 housing advocates at 11 community-based agencies in the Chicago region. Five agencies—Canticle Place, HRDI, Legal Assistance Foundation of Chicago, Interfaith House, and Asian Human Services—receive HOPWA grants directly from CDPH. The other six agencies are funded through AFC's Coordinated Housing Advocacy Program. They are Heartland Human Care Services, Better Existence with HIV, Agape Missions, Inc., Pilsen Little Village Community Mental Health Center, New Phoenix Assistance Center, and Vital Bridges.

CDPH also funds AFC's Coordinated Housing Advocacy Program, which brings together nine housing advocates from six Chicago metropolitan area agencies to share resources and best practices in providing high-quality services to clients in need of housing assistance. AFC trains all new housing advocates, holds monthly team meetings to foster greater collaboration and communication among agencies, and provides technical assistance to housing agencies and their advocates. Housing Advocates work individually with clients to determine which housing options and related supportive services are available and most appropriate for their needs. They assess each client's current housing situation by gathering basic demographic information, source(s) of income, credit history, pending and current debt(s), and most recent places of residence, and then help clients develop a housing plan with action steps toward achieving their long-term housing goals.

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AFC's Housing Advocates receive expert training to assist special-needs clients in addressing potential housing challenges. Housing Advocates are also trained in legal issues associated with housing placement and landlord/tenant rights, and serve as advisers to case managers throughout the Chicago metropolitan area. In addition, Housing Advocates develop relationships with Chicago-area landlords to help expedite clients' housing placement.

## **DIRECT2HOUSING.ORG DATABASE**

In 2006, AFC launched [direct2housing.org](http://direct2housing.org), a free online inventory of housing resources and housing service providers within the Chicago region. The only database of its kind nationwide, [Direct2Housing.org](http://Direct2Housing.org) facilitates greater collaboration and information-sharing among housing advocates at various agencies, enabling case managers, housing advocates, social workers, and the general public to access a comprehensive list of affordable housing resources. Hospitals and corrections facilities are also encouraged to use [Direct2Housing.org](http://Direct2Housing.org) in their discharge plans, to reduce the risk of releasing people into homelessness.



The [Direct2Housing.org](http://Direct2Housing.org) database is searchable by target population, housing type, age/gender eligibility, location, and sobriety requirements. General users can search Supportive Housing Programs and view the contact information, application process, and eligibility criteria for each program. The website also has separate sections for specific types of housing, including private-market landlord listings and home-sharing programs, which are accessible to housing advocates and other agency staff. To date, more than 200 different programs have joined the [Direct2Housing.org](http://Direct2Housing.org) database.



To learn more on supportive housing options  
please visit [www.Direct2Housing.org](http://www.Direct2Housing.org).