

# A Place to Call Home

## AFFORDABLE HOUSING

### CRITICAL ISSUE:

*There is an HIV/AIDS affordable housing crisis distinct from as well as connected to a general affordable housing crisis.*

The shortage of affordable housing for low-income individuals has reached crisis proportions in Chicago and the surrounding counties. The regional vacancy rate is 4.2 percent, well below the 6 percent vacancy rate that the Department of Housing and Urban Development (HUD) defines as a tight housing market. For low-income individuals, the situation is worse. A 1999 study found that for families earning less than 30 percent of Area Median Income (AMI) there was 150,000 more renters than rental units affordable to them. This is particularly relevant to the HIV/AIDS community because the majority of people living with HIV earn well below 30 percent of AMI. For example, 84 percent of individuals receiving HIV/AIDS case management services in the Chicago EMA earn less than \$10,000 per year. Compounding this situation is the likelihood that events is the planned relocation, over the next ten years, of more than 20,000 low-income potential expiration of more than 20,000 federal and state project-subsidized units during the next five years and the conversion of these units to market-rate apartments or condominiums.

## HIV/AIDS HOUSING RESOURCES

### CRITICAL ISSUE:

*The continuum of HIV/AIDS housing resources is limited in depth and breadth and cannot adequately serve the emerging needs of people living with HIV/AIDS.*

People living with HIV/AIDS have a range of housing needs which include emergency assistance to prevent homelessness, housing assistance for times of transition, and ongoing and permanent housing. Reflecting the changing needs of the population there has been a shift from programs providing skilled nursing and assisted living to expanded rental assistance and transitional living facilities. As more people living with HIV/AIDS experience success with new medications and live longer, the need for emergency and transitional resources that can respond to housing crises brought upon by episodic recurrences of illness and disability. As these needs expand and competition for available funding increases, it will be difficult to maintain existing resources and to develop new programs.

## APPENDIX K

*Chicago Area Five  
Year HIV/AIDS  
Housing Plan  
2001-2006  
Critical Issues*

# A Place to Call Home

## APPENDIX K

*Chicago Area Five  
Year HIV/AIDS  
Housing Plan  
2001-2006  
Critical Issues*

### **SUPPORTING PEOPLE WITH MULTIPLE AND/OR SPECIALIZED SERVICE NEEDS**

#### **CRITICAL ISSUE:**

*Support services vary in availability, both by region and by program, and are ill prepared to support the increasing number of people living with HIV/AIDS who have multiple and specialized needs.*

For an increasing number of people living with HIV/AIDS, HIV is second or third in importance to other challenges that impact their health status and life situations. Many key informants identified a history or current situation of homelessness, substance abuse, mental illness, and/or a criminal background as factors impacting their clients and their housing programs. Fully 24 percent of housing survey respondents has been homeless and had faced other barriers to housing including being forced to move from housing due to a criminal record, mental illness, and/or substance abuse.

HIV/AIDS service providers are struggling to adapt to the changing needs of their clients. Agencies that formerly assisted a diverse population of clients in finding stable housing are increasingly working with a more uniformly hard-to-house clientele whose background is one of entrenched poverty and who are multiply impacted by the social problems related to poverty --- including untreated substance use, criminal records, a limited history of education or work, and mental illness. Without a sizable increase in funding to serve individuals with such complicated life situations, the most effective strategies will likely focus on improving the quality of communication and collaboration between providers of various social services, and in improving consumer access to existing services.

### **PLANNING AND COLLABORATION**

#### **CRITICAL ISSUE:**

*There is a lack of collaborative planning between and among housing and other social service providers.*

The biggest challenge to the effective delivery of housing and support services in the Chicago EMA is the lack of joint planning and coordinated service delivery between multiple systems and among HIV/AIDS agencies. In order to meet the expanding and increasingly complicated service needs of people living with HIV/AIDS and their families, AIDS housing and service agencies will have to work together and with other key stakeholders to form new alliances and develop a creative blend of services and funding.