



The Chicago Area AIDS Housing Plan 2008–2012

# *A Place to Call Home*

## **Section V** Critical Issues and Recommendations

# *A Place to Call Home*

*“For persons battling HIV/AIDS, a stable place to live may decide the length and quality of life itself. It is nearly impossible for a person on the streets to engage in a needed continuous AIDS treatment regimen when the very basic question of where that person will rest his or her head when darkness comes in just a few hours is unresolved. When danger lurks on the streets, when cold numbs the limbs, when tiredness overwhelms the mind, when fear breaks the spirit, a place to call home would make all the difference.”*

**Henry Cisneros**

*U.S. Secretary of the Department of Housing  
and Urban Development*

*1993 - 1997*

*Quote from: “AIDS and Behavior”*

*Special Edition on AIDS Housing Research – November 2007*



# A Place to Call Home

This section provides specific recommendations for stakeholders to address each of the four critical issues identified in the Plan. The recommendations, 29 in total, serve as key objectives to be implemented over the Plan's five years. The recommendations will be reviewed annually and updated as needed. The critical issues and recommendations address HIV/AIDS housing services for the Chicago Eligible Metropolitan Statistical Area (EMSA or Chicago Region) that includes the City of Chicago and the following counties: Cook, DuPage, DeKalb, Grundy, Kane, Kendall, McHenry, and Will.

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.

## CRITICAL ISSUE #1:

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

- 1.1** Stakeholders in the Chicago Region will establish a formula to determine the actual number of units needed for AIDS housing.
- 1.2** Stakeholders in the Chicago Region will establish a system to estimate the gap between available and needed AIDS housing on an annual basis.
- 1.3** Contingent upon available funding and local circumstances, stakeholders in the Chicago Region will have access to a short-term rental/mortgage assistance program that accepts new clients on an annual basis.
- 1.4** Stakeholders in the Chicago Region will apply for any new HUD SHP, S+C, HOPWA, and other federal opportunities in the City and metropolitan area to increase the capacity of AIDS housing.
- 1.5** Stakeholders in the Chicago Region will partner with the Chicago Low Income Housing Trust Fund to access State Rental Assistance dollars in the City of Chicago.
- 1.6** Stakeholders in the Chicago Region will form an alliance with other disability service providers to access and administer State Rental Assistance dollars in the metropolitan area.
- 1.7** Stakeholders in the Chicago Region will pursue flexible funding sources and housing options. (For example: non-HUD, non-state, non-restricted funds, private foundation grants, prevention and emergency funds.)
- 1.8** Stakeholders in the Chicago Region will encourage the development of more long-term AIDS housing options for clients in interim and transitional housing, in an effort to move clients into permanent housing in a more timely manner.

## CRITICAL ISSUES AND RECOMMENDATIONS

### Section V

**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).

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## CRITICAL ISSUES AND RECOMMENDATIONS

### Section V

- 1.9** Stakeholders in the Chicago Region will increase the number of AIDS housing units by 10 percent annually for each of the main three categories (interim or transitional housing, housing assistance, and permanent supportive housing), or by a cumulative total of at least 800 units during the 2008–2012 period.

#### **CRITICAL ISSUE #2:**

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

- 2.1** Stakeholders in the Chicago Region will undertake advocacy efforts to maintain a short-term, yet accessible and flexible, rental/mortgage assistance program supported by federal HOPWA funds.
- 2.2** Stakeholders in the Chicago Region will promote home sharing as a housing alternative.
- 2.3** Stakeholders in the Chicago Region will promote the use of the short-term rental/mortgage assistance program as a bridge to move people into permanent or long-term housing through home sharing, the State of Illinois Rental Assistance Program, HUD Section 8 housing, and other housing funds.
- 2.4** Stakeholders in the Chicago Region will collaborate with the Homeless Prevention Call Center to confidentially screen HIV-positive individuals and households in danger of becoming homeless and refer them to services.
- 2.5** Stakeholders in the Chicago Region will seek to establish a special fund to address the need for crisis interventions in response to immediate, unexpected homelessness when traditional shelters are not available or appropriate.
- 2.6** Stakeholders in the Chicago Region will develop a needs assessment tool to be used in addressing AIDS housing services, with special attention given to youth living with HIV/AIDS.

#### **CRITICAL ISSUE #3:**

**Support services vary in availability both by region and by program. They are inadequate to support people living with HIV/AIDS with multiple and specialized needs.**

- 3.1** Stakeholders in the Chicago Region will adopt a harm-reduction housing approach for AIDS housing programs and set annual targets for the required number of non-sobriety-based and sobriety-based harm-reduction units.
- 3.2** Stakeholders in the Chicago Region will adopt Housing First policies that affirm: (1) Discharge of clients only in the most severe of circumstances, maintaining compliance with agency, program, and other applicable rules; (2) Due process procedures; (3) Every possible effort to utilize community resources to re-house clients in more appropriate settings; (4) Discharge to a shelter as the absolute last resort; and (5) Discharge to the streets is never appropriate.
- 3.3** Stakeholders in the Chicago Region will adopt a Housing First approach for AIDS housing programs, with a policy that no program resident can be discharged without an appropriate alternative housing placement.

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- 3.4** Stakeholders in the Chicago Region will coordinate tenancy and life skills training sessions for clients.
- 3.5** Stakeholders in the Chicago Region will require eviction prevention policies and procedures that include due process rights for all AIDS project-based and scattered-site supportive housing programs. Policies and procedures will be focused on broad education of consumers, landlords, and providers. Procedures will discourage eviction proceedings whenever possible.
- 3.6** Stakeholders in the Chicago Region will work closely with other organizations and institutions to address discharge planning.
- 3.7** Stakeholders in the Chicago Region discharging clients from supportive housing programs will provide linkages to case management, housing, and other supportive services.
- 3.8** Stakeholders in the Chicago Region will seek other support service dollars that can be matched with housing dollars.
- 3.9** Stakeholders in the Chicago Region will work to improve access to medical services and medications for homeless youth and adults living with HIV/AIDS in the shelter system with sensitivity to confidentiality and safety needs.

## **CRITICAL ISSUE #4:**

**There is a lack of collaborative planning among housing and service providers, both at the agency level and across housing and service systems.**

- 4.1** CDPH, the HOPWA Formula Grantee, will maintain a structured process to gather recommendations from stakeholders on priority housing needs for persons living with HIV/AIDS. These stakeholders include, but are not limited to, the AIDS Housing Advisory Council, the SPC Housing Committee, and the Ryan White Planning Council.
- 4.2** Stakeholders in the Chicago Region will work collaboratively with other homeless providers to set up a network to identify and provide appropriate services to homeless persons living with HIV/AIDS.
- 4.3** Stakeholders in the Chicago Region will use AIDS housing research data as an advocacy tool to bring about policy changes.
- 4.4** Stakeholders in the Chicago Region will seek funds to provide technical assistance to AIDS housing providers.
- 4.5** Stakeholders in the Chicago Region will work to advance funding for housing advocacy services that support housing placement, stabilization, eviction defense, and HUD Section 8 subsidies.

## **CRITICAL ISSUES AND RECOMMENDATIONS**

Section V

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## APPENDIX A

*Table of Recommended  
Annual Increases in  
AIDS Housing*

### PROJECTED NEED

In formulating the current Housing Plan, the Housing Committee of the Service Providers Council (SPC) determined that a minimum 10 percent increase in HIV/AIDS housing is needed annually from 2008 through 2012. Based on the number of beds/units available in 2007, this would result in a net gain of at least 800 beds/units over the next five years. Increases in the types of beds/units in each category will be identified using a formula created per the recommendations of *A Place to Call Home*, with priority given to housing types either not identified or minimally represented in the current AIDS Housing Inventory. Beginning in 2008, AFC and its partner agencies will also facilitate an annual community needs assessment to determine where increases in beds/units within each housing type are required. The 10 percent annual goal may not be sufficient due to the significant need, and Plan stakeholders may increase it for each subsequent year following the annual assessment and as more housing funds become available.

### RECOMMENDED INCREASE

**Recommendation for Annual Target Increases by AIDS Housing Category**      **10%/year**

Housing Type	Number of Units				
	2008	2009	2010	2011	2012
Transitional Housing	223	245	269	296	326
Housing Assistance	729	802	882	970	1067
Permanent Supportive Housing					
Scattered-site	296	326	358	394	433
Project-based	200	220	242	266	292
<b>GRAND TOTAL</b>	<b>1448</b>	<b>1593</b>	<b>1751</b>	<b>1926</b>	<b>2118</b>