

An Overview of HIV Housing in the South

**Satellite Conference and Live Webcast
Tuesday, July 20, 2010
10:00 am-12:00 pm Central Time**

**Produced by the Alabama Department of Public Health
Video Communications and Distance Learning Division**

Faculty

**Russell L. Bennett, LGSW, PhD
Executive Director
Collaborative Solutions, Inc.
Birmingham, Alabama**

Objectives

- **Provide an overview of the environmental conditions related to HIV housing in the South**
- **Examine the need for HIV housing and other related services**
- **Discussion of the structural challenges that relate to HIV housing**

About CSI

- **CSI is a nonprofit organization located in Birmingham, Alabama which works with other nonprofit and government organizations to positively impact special needs**

About CSI

- **By delivering a comprehensive array of services including technical assistance and training, research and evaluation, community and strategic planning, and advocacy, CSI works in collaboration with our partners to improve the delivery of housing and services for special needs**

About CSI

- **CSI is a designated technical assistance provider for the U.S. Department of Housing and Urban Development (HUD)**

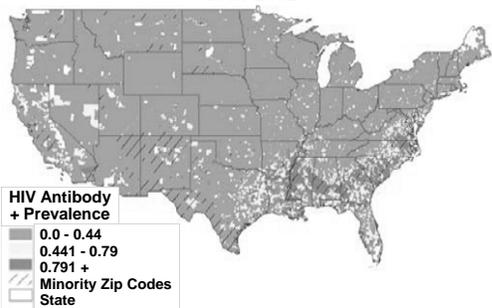


HIV/AIDS in the South

HIV/AIDS in the South

- The Deep South is disproportionately impacted by HIV
- New HIV-infections and numbers of death from AIDS are increasing in the South
- New rates of AIDS cases increased by 35.6% from 2000 to 2003 compared to 5.2% nationally

HIV/AIDS in the South HIV Prevalence Among Young Adults (18-49) 1999-2002



HIV/AIDS in the South

- According to the CDC, the South has the highest prevalence of individuals living and dying of AIDS in the U.S.

HIV/AIDS in the South

- Rural AIDS case rate (15.5 per 100,000) in the Southern states is 2-7 times that of other rural areas of the country (2.2-8.2 per 100,000) and comparable or greater than that of mid-sized metropolitan areas across the country (4.9-16.9 per 100,000)

HIV/AIDS in the South

- In areas of the MS Delta and Southeast region, researchers found higher rates of HIV for economically distressed counties
- Rural PLWHA are also more likely to be African American, heterosexual, less educated, and less likely to seek out mental health treatment

HIV/AIDS in the South

- In 2008, 803 new cases of HIV/AIDS were determined in Alabama
 - The cumulative number of HIV/AIDS in the state was over 16,000 cases
 - Approximately 70% of the incident cases were among Black or African Americans

HIV/AIDS Housing Need

Determining Housing Need

- In considering housing need, it is important to consider the influence of income on a household's ability to afford housing, healthcare, and other services
 - Most federal programs target housing assistance to lower income households
 - i.e., 80% of Area Median Income

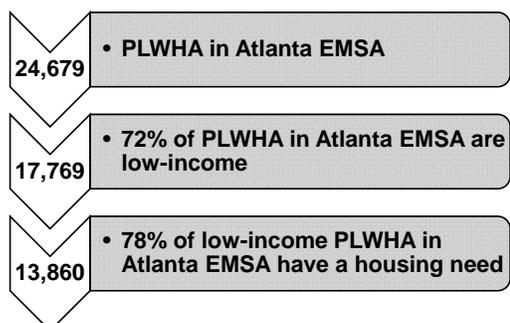
Determining Housing Need

- It is estimated that 72% of PLWHA are low-income, a figure that may be considered low especially in the South where PLWHA more often live in poverty
- Based on such estimates, this same percentage could qualify, based on income, for assistance through federal housing programs

Determining Housing Need

- Using Atlanta, GA as an example, it is estimated that 13,860 PLWHA have a housing need
- Currently, the HOPWA program serves approx. 3,400 households
- There is a housing need gap of over 10,000 households

Determining Housing Need



Understanding Housing Need

In considering housing need we should consider four areas.



Understanding Housing Need



Understanding Housing Need

- HUD defines housing affordability as paying no more than 30% of income for rent and utilities
- In their 2010 Out of Reach report, the NLIHC estimates that a household would have to earn \$26,187 per year to afford a two-bedroom apartment at the FMR of \$655

Understanding Housing Need

- Housing burden or the percentage of income households pay toward rent and utilities has been shown to be a predictor of housing need among low-income PLWHA
- Additionally, living in a community of distress or a rural area increases this housing need

Understanding Housing Need

- For households on SSI (i.e., PLWHA) the average payment is \$674 per month
 - For such a household, \$202 for rent and utilities is considered affordable
 - The FMR for a one-bedroom unit is \$564

Understanding Housing Need

- Fair Market Rent (FMR) one-bedroom
 - Birmingham - \$659
 - Non-metro Alabama - \$480

Understanding Housing Need



Understanding Housing Need

- NLIHC estimates that over 44,000 units of affordable housing are needed to meet the housing need in Alabama
- HOPWA is the only federal program dedicated to serving the housing needs of PLWHA and it has only seen moderate increases

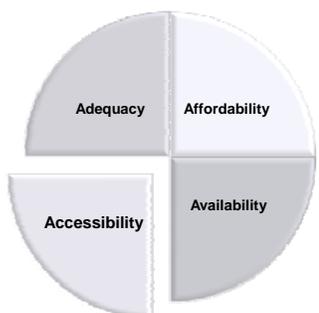
Understanding Housing Need

- Many Southern states, including Alabama, provide little to no additional resources to support housing development
- Often federal housing development resources target metropolitan areas limiting development in rural areas

Understanding Housing Need

- Limited ability to create a continuum of housing in many rural communities

Understanding Housing Need



Understanding Housing Need

- Housing accessibility refers to not only physical access but also policies, practices, and the connection to services that make housing livable
- In the South, especially in more rural areas, discrimination and stigma are very much alive and can adversely impact housing stability

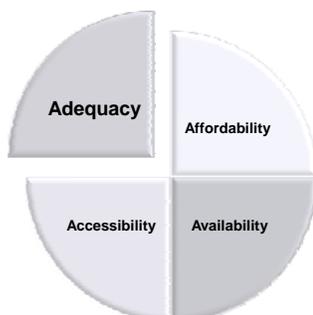
Understanding Housing Need

- In rural areas, access to services such as:
 - Healthcare
 - Case Management
 - Day Care
 - Transportation

Understanding Housing Need

- Is limited and can effect the housing stability and healthcare of clients
- Infrastructure necessary to provide services is limited, especially in rural areas

Understanding Housing Need



Understanding Housing Need

- Adequacy of housing is ensuring safe and decent housing
- In many Southern states, especially in rural areas, a lack of plumbing, kitchen facilities, over crowding, and poor upkeep of housing are challenges
- In Atlanta, it is estimated that 3,537 PLWHA have a housing problem

Conclusion

- HIV/AIDS rates are increasing throughout the South and with it the need for affordable housing
- Housing need in the South is multi-faceted including issues of affordability, availability, accessibility, and adequacy

Conclusion

- Rural and urban differences exist making the delivery of services more challenging

Special Thanks

- **AIDS Alabama**
- **Alabama Department of Health**
- **Southern AIDS Coalition (SAC)**

Contact

Russell L. Bennett, LGSW, PhD
Executive Director
Collaborative Solutions, Inc.
Birmingham, Alabama

205-939-0411 ext. 202

rusty@collaborative-solutions.net