

AGING WITH HIV/AIDS TOOLKIT



Housing

There are a wide number of services outside of the HIV/AIDS Service delivery system for people with HIV – especially those who are aging. This toolkit focuses on some mainstream housing resources for the aging population as well as opportunities to advocate for people aging with HIV and their housing needs.

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WHAT TO KNOW

as a person living with HIV and
as a person serving those with HIV

Legal Rights

Individuals with disabilities, including HIV/AIDS, are protected from discrimination by the Fair Housing Act and Section 504. *Housing discrimination because of HIV or AIDS is illegal. This includes the unlawful denial of housing or access to housing and housing-related services.*

The following are examples of actions that violate the Fair Housing Act when taken because of disability, including HIV/AIDS:

- Refusing to rent or sell housing.
- Refusing to negotiate for housing.
- Otherwise making housing unavailable or denying housing.
- Setting different terms, conditions, or privileges for sale or rental of housing.
- Providing different housing services or facilities.
- Falsely denying that housing is available for inspection, sale, or rental.
- For profit, persuading owners to sell or rent housing (blockbusting).
- Making financing unavailable or setting different terms or conditions of the financing.
- Denying anyone access to, or membership in, a facility or service (such as a multiple listing service) related to the sale or rental of housing.
- Refusing to make reasonable accommodations in rules or services if necessary for the person to use the housing.
- Refusing to allow the person to make reasonable modifications to his/her dwelling.
- Threatening, coercing, intimidating, or interfering with anyone in his or her exercise or enjoyment of housing, or because he or she aided or encouraged any other person in exercising or enjoying such rights.
- Retaliating against a person for making a fair housing complaint.

→ **Advocate!** If any person with HIV has their rights violated – report to the Fair Housing Office immediately! Contact them here.



HOUSING

Each Community offers a range of housing services.

Homelessness

Continuum of Care

Every community in the US has the opportunity to participate in the homeless Continuum of Care, a local planning body that coordinates housing and services funding for homeless families and individuals. People living with HIV are required to be represented on these planning bodies through organizations that serve them.

→ **Advocate!** Contact the local Continuum of Care; ensure they have the accurate numbers of people living with HIV, including the aging population. Those that are homeless must have their needs addressed in the Continuum of Care annual plans that dictate where the funds are spent. Join the Continuum of Care and advocate for people living with HIV!

These funds can be used for permanent housing, transitional housing, and a range of supportive services that can directly benefit aging people with HIV.

[Introduction to the Continuum of Care – Homeless Housing](#)

[List of local Continuum of Care – Find yours and connect!](#)

Be sure to connect with your local Continuum of Care and ensure they have HIV/AIDS data to include in their annual plans.

Emergency Solutions Grant

The emergency solution system provides immediate support for homeless persons and can serve as the entry point to move from homelessness into more permanent housing. People with HIV can access this system. Be sure they are connected to HIV services immediately upon entry into the Emergency Solution System.

→ **Advocate!** Reach out to the Emergency Shelters in your area. Be sure they are knowledgeable about how to refer those with HIV. Ensure clients are getting tested, screened, and linked with medical services. Build relationships with social workers within the emergency shelter systems. Make sure this touch point becomes an entry point into medical and deeper care for people with HIV.

Housing Opportunities for People living With AIDS- HOPWA

The HOPWA Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Funds are distributed to states and cities based on a national formula to determine each entitlement areas' amount of annual HOPWA funds. Each community is to operate a planning process that should include people living with HIV in the disbursement of HOPWA funds annually. Funds can be used for rental subsidies, services, and a range of housing options for people with HIV.

→ **Advocate!** The HOPWA Legislation has annual distributions made at the national level. Share stories of housing challenges, data about local initiatives that worked or that didn't work. Join the national effort through advocacy with the National AIDS Housing Coalition and advocate for increases in dollars as those living with HIV continues to increase. Advocate for HOPWA at the local level by collaborating with local resources leveraging the limited federal dollars to stretch and better meet needs at the local level.

Permanent Housing

811 housing program for persons with disabilities

Through the Section 811 Supportive Housing for Persons with Disabilities program, HUD provides funding to develop and subsidize multi-family rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. This program is less competitive and being HIV+ makes one eligible for this program. [The 811 program information from HUD.](#)

202 Elderly Housing Program

The 202 program is solely for the aging population 62 and older who earn less than 50% of the area median income. All HIV-positive persons are eligible – communities often have multiple 202 programs – to find them contact the local HUD Field office and find the local listing of all 202 programs and determine application potential. [The 202 program information from HUD.](#)

State Housing Agency Opportunities

Every State has a state housing agency that can offer permanent housing through a variety of means. Some state housing agencies have entered into partnerships with state health and human services and Medicaid agencies who then allocate rental assistance to projects funded by tax credits, HOME funds, or other sources. Others have set aside dollars for people with disabilities. To find your state's housing agency, [look at the national listing.](#)

→ **Advocate!** Permanent Housing for aging persons with HIV is difficult to come by – there are too few subsidized housing units to meet the needs of our aging population overall, so to prioritize those with disabilities and special needs requires advocacy. Develop a thorough referral list for permanent housing across your community through using the resources above. Visit those properties and determine their admission criteria.

Housing Vouchers

Housing choice vouchers allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing. [Here is a list of grantees that received Housing Choice Vouchers.](#)

→ **Advocate!** If you have a Housing Choice Voucher complaint, please contact the PIH Customer Service Center through their toll-free number at **(800) 955-2232** from 9:00 a.m. to 5:00 p.m., Eastern Standard Time (EST) daily Monday through Friday, except for Federal holidays. You may also send an email directly to the Public Housing's Customer Service email address: HUD-PIHRC@ardentinc.com.

Public Housing Authorities

Public Housing is delivered in permanent multifamily structures, stand alone housing, and in a range of rental subsidy options. Housing authorities can set specific priorities to meet the needs of the region, such as Domestic Violence survivors, first-come, first-serve, those who are already residents, HIV+ status, etc. Most housing authorities in the US have waiting lists. It takes data and advocacy to change the preference lists and move those with the highest medical needs to the top of the waiting lists. To find your local housing authorities, use the [HUD-based map and guide](#). The Housing Authorities are required to do public comment periods if they are changing priorities. Here's a website on how to make effective comments: [Commenting on HUD Rules | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

→ **Advocate!** Contact the local public housing authorities in your area and determine if they have preferences on the waiting lists – and if not, using the links above, determine how you can comment to include those aging with HIV. Ensure all of those who need permanent housing apply at the local housing authority and ensure the application process is included in your housing plans for people with HIV.

Faith-Based Housing Opportunities

There are a number of faith-based housing developers and providers across the nation. These include Mercy Housing, Volunteers of America, Catholic Services, and a number of regional and local faith-based providers. The National Alliance to End Homelessness [completed a study of faith-based involvement](#) and how faith-based housing providers work with communities. A great place to start for your community is to work directly with those in the housing community and ensure all faith-based providers are included in your referral networks. For the vast majority of these providers, there is no requirement of the residents to participate in any specific faith-based practice or endeavor.

→ **Advocate!** Connect with local housing providers and inquire about any faith-based housing that exists in your community. Include the housing options for referrals and reach out to the providers to ensure admission criteria.

Housing Counseling Agencies

HUD-approved housing counseling agencies that receive grants through the HCA program have been on the frontlines of helping predominantly low and moderate-income households achieve their housing goals, whether by purchasing their first home, saving their home from foreclosure, or finding safe and affordable rental housing

Find housing counseling in your specific area: [Home \(force.com\)](#) (to search by state) or [Find a Housing Counselor | Consumer Financial Protection Bureau \(consumerfinance.gov\)](#) (to search by ZIP code).

→ **Advocate!** Connect with your local legislator to discuss the needs of people who are aging with HIV and seeking housing counseling services, as well as the outcomes advocates are helping them to achieve.

Community Development Corporations

Community Development Corporations (CDCs) are 501 (c) (3) non-profit organizations that are created to support and revitalize communities, especially those that are impoverished or struggling. CDCs often deal with the development of affordable housing. Based on the needs outlined in the community, CDCs implement various plans, work to develop housing, and advance goals of the low-income areas of the nation. To find a list of CDCs and inquire about their current initiatives in your community or neighborhood, [look for the list here](#).

→ **Advocate!** Connect with local CDCs and inquire about any options that exists in your community. Include the housing options for referrals and make contacts with the providers to ensure admission criteria.

Aging With HIV/AIDS Toolkit

Overall, there are housing resources for those aging with HIV. As social workers who see the full person-in-environment, we are uniquely situated to help find solutions and advocate beyond just for biomedical needs. Housing, in general, but more specifically for those aging with HIV requires advocacy.

References

- [Equity & Accessibility - Safe Housing for Domestic Violence Survivors \(safehousingpartnerships.org\)](#)
- [SHP-Homelessness and DV Infographic \(safehousingpartnerships.org\)](#)
- [CoC Program Components - Permanent Supportive Housing \(PSH\) - HUD Exchange](#)
- [CoC Eligible Activities - Supportive Services - HUD Exchange](#)
- [Housing Discrimination Because of HIV/AIDS is Illegal - HUD Exchange](#)
- [What is a Continuum of Care? - National Alliance to End Homelessness](#)
- [HOPWA Eligibility Requirements - HUD Exchange](#)
- [Equity & Accessibility - Safe Housing for Domestic Violence Survivors \(safehousingpartnerships.org\)](#)
- [The Fair Housing Act: Housing for Older Persons | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)
- [Rulemaking 101 | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

About PASWHA: PASWHA is the leading organization that supports the professional growth and development of HIV social workers and allied professionals, promotes evidence-informed practice, and advances equitable and just policies to end the HIV & AIDS epidemic. We use research, policy, and advocacy to advance the field and educate the field on issues plaguing the HIV/AIDS community.

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