

CLEAN, SAFE, AND
AFFORDABLE HOUSING
FOR PERSONS LIVING
WITH HIV DISEASE

“Housing is Health Care”

AIDS CARE GROUP

“America works best when
the poor achieve their
dreams.”

Former President Bill Clinton,
Democratic National Convention
July 2004

- One in five children in America is living at the poverty level. To what extent is there the ability to sustain housing security, food security, health care security in such an environment? Something always gives.



- The gaps between rich and poor and privileged and needy are growing into chasms. Even among the poor there is a bell curve.



Low-Income Housing

- In Chester some beautiful low-income housing has been built.
- However, the number of these units is scarce and have been made available to the best-off of the poor.





These houses sit across the street from the Wellington Ridge homes on the previous slide.

What is demand?

➤ Definition:

Demand is the quantity that buyers in a given market are willing and able to pay for, at a given price, and at a given time.

Forces of Supply and Demand



Demand and Price

- For normal goods, other things being constant, people demand more at lower price and less at high price. Therefore, there is an inverse relationship between price and quantity demanded.
- More people are able to pay for goods at lower prices than at higher prices.

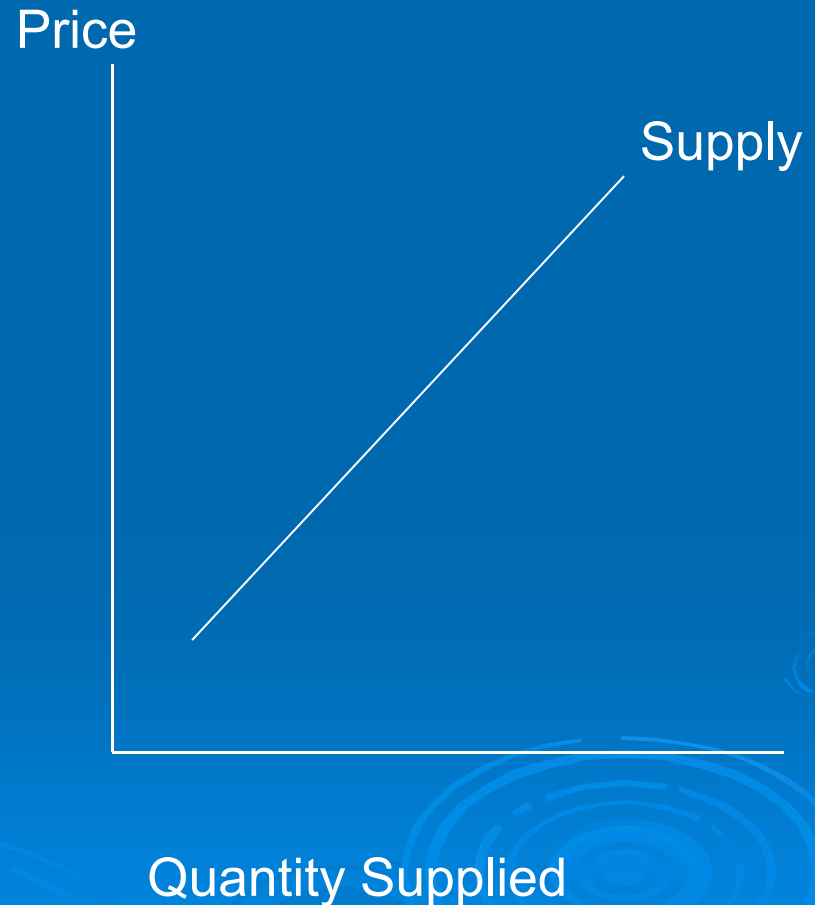
Demand-Side

Price	Quantity
10	40
20	20
30	10



Supply-Side

- Suppliers join the market to satisfy the market demand.
- Unlike buyers, suppliers face a positive relationship between price and quantity they supply.
- Supply more at higher prices than at lower prices.



- Supply and demand apply to the poor to the extent that they have money in their pocket.
- The poor will need purchasing power if they are to be able to turn dreams into demand.

The purchasing power of AIDS patients

- Anyone who is poor becomes vulnerable to the lack of purchasing power and therefore becomes excluded from the market where supply can satisfy their needs.
- Their needs are dreams or wishes that cannot induce supply until they become identified as demands, which are dependent on the ability and willingness to pay.



TOWER FOOD

COLLARD GREENS 29c



Sale or Lease

Prevalence of HIV/AIDS and Homelessness

- An estimated 3.5 million people are homeless in the United States every year.
- Homelessness is a risk factor for HIV disease.
- People with HIV/AIDS are at high risk of becoming homeless.
- A Philadelphia study found that 44% of the people living with AIDS were unable to afford housing, while a Los Angeles study found that 50% of the domiciled people living with AIDS felt they were at risk of becoming homeless.


Prevalence of HIV/AIDS and Homelessness...continued

- Nationally, of nearly 12,000 people living with HIV/AIDS surveyed by AIDS Housing of Washington, 40% reported having been homeless at least once in the past year.
- The homeless population has a median rate of HIV prevalence at least three times higher - 3.4% versus 1% - than the general population.

HIV/AIDS and Homelessness

- We are trying to work with and in communities where basic pieces of infrastructure have never been adequately available.
- When access to health care for most of these affected communities is limited, the response has been to change the supply side such as adding a Ryan White CARE Act program.
- Stable housing is vital for patients. It gives them safety, improved self-worth, the ability to adhere to medical regimes, and the satisfaction to focus on maintaining good health. But outside of short-term help, housing is not a “funded activity”.

When health care is oriented toward doctors and hospitals, the natural tendency is to hold them accountable. We tell our patients, “Go home to heal.” When the responsibility gravitates toward the home, a self-help model evolves; where the patients are responsible for preventing or managing their disease. And who gets blamed when they fail?



The Patient

- HIV/AIDS epidemic is growing at a tremendous rate among traditionally underserved and hard to reach communities.
- Communities of color, women and substance users are an increasing part of the HIV/AIDS epidemic.
- Nationally, and particularly through Care Act programs, we are taking care of people whom society have traditionally ignored: the homeless, women who are dependant on welfare, people with substance abuse problems, recently released prisoners, and other disenfranchised communities that have been affected with HIV/AIDS.
- Patients enter into care with multiple co-morbid conditions.

Multiple “Customers”

- This makes the job even tougher
- **For instance, of the uninsured**
 - 11% are substance abusers
 - 5% are homeless
 - 2.5% are HIV positive

Mental Illness and HIV/AIDS

- A study in 2001 found that nearly half of the people receiving care for HIV had a psychiatric disorder.
- Depression is two to three times more common in people receiving HIV care than the general public.
- These two conditions create huge barriers to the accessibility of clean, safe, and affordable housing.

Mental Health, Housing and HIV/AIDS

- The disabling nature of mental illness often leads to poverty.
- The majority of those determined to be mentally ill sign up to receive social security Income.
- The nationally listed fair market rents for a one bedroom apartment are an average of 98% of the monthly stipend for Social Security Income.
- People give up housing before they give up other needs, such as food and clothing.
- 5% of the 4 million Americans with serious mental illness are homeless at any given time.

The lack of integration of housing, mental health, substance abuse, and health services has been identified as a major barrier to appropriate care for people with HIV/AIDS.



Housing in Chester

- Thousands of homes are abandoned in Chester.
- By in large, the truly destitute are trying to live not on the streets, but in abandoned housing units.

Poverty and HIV/AIDS in Chester

- The richest among the poor make up to \$9,600 from social security and other federal benefits. This is half of the national and local poverty level.
- As a result, most social security recipients seeing this as their sole income are forced to juggle income; casting out food, clothing, medications, child-care, or housing.

The need for safe, clean and affordable housing

- While bactrim and atovaquone are available through every ADAP to AIDS patients, clean, safe and affordable housing is **NOT**.
- While the therapeutics of HIV disease are required as a standard of care, housing is **NOT**.
- With the AIDS epidemic in the U.S. rapidly approaching an epidemiologic profile akin to third-world nations, it is appropriate to undertake the efforts needed to identify ways to remove barriers to housing needs of AIDS patients.

Health Care Providers and Housing

- Housing is the major missing element among services provided to AIDS patients.
- Housing is a key element to the quality of life and in adherence to medical treatment plans.

Public Housing and HOPWA falling short

- In Delaware County, the waiting list for public housing is over 24 months long.
- The limitations in HOPWA funding and its eligibility requirements allow only a handful of AIDS-diagnosed individuals to access housing each year.
- Clients in the lowest levels of the low-income range and those with an HIV diagnosis without AIDS are in desperate need for clean, safe, and affordable housing.

Housing Affordability

- The median value of homes in Chester fell from about \$38,000 in 1998 to \$31,000 in 2003
- However, most of these homes are beyond repair. (The cost of a shell)
- Most poor residents of Chester are trapped. Just five mile from Chester, in Springton Lakes, houses start at about \$1.2 million.
- The state of the houses in Chester justify their low value, but
- Where are people to go?

Housing stock in Chester



On 7th Street



On 3rd Street



Failing walls; two families may live side-by-side.







Healthy People 2010

- The overarching goals of Healthy People 2010 are:
 1. Increase quality and years of healthy life.
 2. Eliminate health disparities.
- Although clean, safe and affordable housing is not mentioned among the 28 focus areas, it becomes a prerequisite for the Healthy People 2010 overarching goals.

Clean, safe, and affordable housing targeted to a specific population help to improve the setting in which self-care is carried out and through which health improvement can be made more possible.



Potential Solutions



The goal of the AIDS Care Group is to help translate the dream of patients to acquire clean, safe and affordable housing into actual demand.



Housing as an Additional Service within Non-profit Organizations

- For non-profit organizations providing medical care and support to people living with HIV/AIDS, lack of low-income housing is seen as a gap in services.

Changing Supply-Side Economics

- Like any other business, non-profit organizations need to introduce an entrepreneurial component. This is considered a profit-motive. However, this initiative can have a non-profit motive such as providing low-income housing. Once committed to housing, the process can change the supply-side economics for consumers; and indirectly change consumer dreams into consumer demand. As in the for-profit sector, agencies will collect revenue in the form of rents, deduct costs, and the remainder, or profit, can then be applied to the housing initiative or other non-profit services.























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