

Practical Guide for Housing Opportunities for Persons With AIDS/HIV (HOPWA)

Rainbow Health

Program information

Rainbow Health (RH) has two housing programs: Ryan White and HOPWA, they work closely together.

RH does not have their own housing. They generate a wait list of clients and then work with independent landlords to house clients. Clients 'own' the lease.

- Clients do not need to be unhoused to access the HOPWA subsidy via RH.
- Subsidy is 24 months.
- Clients can access the HOPWA subsidy two times and Ryan White subsidy two times, but they cannot access the HOPWA subsidy back-to-back, or the Ryan White subsidy back-to-back.
- Clients pay 30% of their income for rent, plus utilities.

Service area

- HOPWA: Counties - Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Pierce (WI), Scott, Sherburne, St. Croix (WI), Washington, Wright
- Ryan White: Counties - Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Pierce (WI), Scott, Sherburne, St. Croix (WI), Washington, Wright and Greater MN

Contact information

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Do you have a website with HOPWA information?

No. Direct people to the AIDSLine at 612-373-2437 or text AIDSLine to 839863.

Do you have a weblink to submit HOPWA applications?

No, see question below.

How does your organization post/share about HOPWA housing vacancies?

Social workers/case managers need to be proactive.

Reach out to RH's staff and exchange contact information, get on RH's email list to receive information about RH's Wait List, get an idea when the Wait List will open.

The Wait List Process: Rainbow Health - The Wait List is open from May 20 to June 9, 2022.

1. The Wait List opens up.
 - It is usually open for a set period of time, i.e. up to 6 weeks.
2. RH sends an email to case managers informing them the Wait List is open.
3. The email will provide links to an application and how/where to submit it.
4. Case managers need to submit an application for their client(s).
5. When a client's name is at the top of the Wait List, a RH housing specialist contacts the case manager and their client.
6. RH has an intake meeting with the client.
7. RH moves forward with housing the client, connecting them to a landlord.

Does your organizations HOPWA housing go through Coordinated Entry?

No. RH housing options do not need to meet the definition of HUD homelessness, they have more flexibility. RH housing can also house people who do not have documentation.

What documents do clients need to apply for HOPWA housing with your organization?

- Applicants must meet the following criteria to be eligible for admission to the Transitional Housing Program:
 - At least one member of the household must be HIV positive and provide verification of diagnosis from a medical provider.
 - Reside or agree to live in one of the following counties: Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Pierce, Scott, Sherburne, St. Croix, Washington, or Wright.
 - Have a household income at or below 50% of the statistical area median income as defined by HUD.
 - Be in a household that has factors that lead to housing instability as determined by THP staff. The factors could include:
 - Imminent eviction
 - Threat of/actual violence
 - Doubled up in another's household
 - Housing is substandard or condemned
 - Already homeless
 - Rent burdened
- Clients need to be working with a medical case manager.
- Once a client's name reaches the top of the Wait List, they need to have an ID, insurance card(s), income verification, if they have a partner/children over age 18 need their income too, public background check.
- The landlord where they are applying for housing will do a background check.

What would make a client in-eligible for HOPWA housing with your organization?

Arson charges, unhoused sex-offenders (housed sex-offenders are eligible), over the federal income guidelines

What would get a client discharged from HOPWA housing at your organization?

It is rare for a client to be discharged based on behavior(s).



Can't be out of the unit more than 30 days unless there is a medical reason, landlord eviction, gain income that puts them over the income eligibility, received another housing subsidy (they need to disclose that), subsidy ends after 24 months

Does your organization provide any on-site wrap-around/case management services?

Clients receive a case manager when they apply.

During the client's intake meeting, the housing specialist will inquire about additional services the client may be eligible for in-house or connect them to external resources.

Does your organization have other HOPWA considerations or items that would be good to know about?

RH uses the HUD Exchange for trainings on HOPWA, this is a resource any social worker/case manager can use/access.

Metro HRA

Program information

- Metro HRA HOPWA funding comes from the City of Minneapolis.
- All of Metro HRA's HOPWA clients come as referrals from Rainbow Health. They follow the Rainbow Health process (see above).
- # of HOPWA units available: Metro HRA averages funding for approximately 50 households/families annually. Sometimes this number is higher, it is all based on the total cost of housing assistance available.
 - Metro's HOPWA housing is very successful. It is currently full and has been since 2017/2018. Each year they do look at funding to see if there is funding for more housing opportunities.

What would make a client in-eligible for HOPWA housing with your organization?

- Metro HOPWA housing is permanent. There is no time limit on how long a family can stay. Assistance will continue if the head of household remains income and medically eligible.
- Cannot have a drug-related or violent criminal activity in the last 3 years.
- Any household member is subject to a lifetime registration requirement under a state sex offender registration program.
- If any household member has ever been convicted for the production or manufacture of methamphetamine on the premises of federally assisted housing, the family will be denied assistance.

Service area

7 county metro

Contact information

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Clare Housing

Program information

Clare Midtown: <https://www.clarehousing.org/v1/about/claremidtown.html>

- Location: 3105 23rd Ave S, Minneapolis, MN 55407
- # of HOPWA units: 26
- Building and units are owned by Clare Housing.
- Clients pay 30% of their income towards rent.

Scatter Site Housing Program: <https://www.clarehousing.org/about/housing-programs/>

- Location: Throughout Minneapolis
- # of HOPWA units: 11
- Clients are connected with a landlord. Leases belong to the client.
- Clients pay 30% of their income towards rent.

Service area

- Clare Midtown: Need to be a resident of MN, live in Hennepin County.
- Scattered Site Housing Program: Need to be a resident of MN, live in Hennepin County.

Contact information

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Do you have a website with HOPWA information?

No.

Do you have a weblink to submit HOPWA applications?

Yes – <http://www.clarehousing.org/forms/>

How does your organization post/share about HOPWA housing vacancies?

The Wait List: As of 4/22/22, there are no open units.

1. Both programs have a wait list. A few units open annually.
2. To get on the wait list, Clare Housing takes referrals through HIV case managers and/or clients can contact Amber Poppe directly.

Does your organizations HOPWA housing go through Coordinated Entry?

No.

What documents do clients need to apply for HOPWA housing with your organization?

ID, background check, provide verification on HIV status and income



What would make a client in-eligible for HOPWA housing with your organization?

Clare Housing encourages eligible clients to apply as they look at every client on a case-by-case basis.

What would get a client discharged from HOPWA housing at your organization?

Generally speaking, Clare Housing works with clients and/or landlords to support clients in maintaining their housing when instances of potential discharge arise.

- Clare Midtown: failure to pay rent, excessive property damage, violence
- Scatter Site Housing Program: This depends on stipulations of the landlord. Clare Housing works closely with landlords.

Does your organization provide any on-site wrap-around/case management services?

Yes-

- Clare Midtown: On-site services are provided for clients in the building. They are not assigned a specific case manager.
- Scatter Site Housing Program: Clients are assigned a case manager and services are provided off-site.

Does your organization have other HOPWA considerations or items that would be good to know about?

None at this time.

Avivo

Program information

- This is a new program for Avivo, started July 2021 and goes through June 2023. It is a focused contract with a smaller scope.
- The scope works with 6 clients (6 units) living with AIDS and stays with them for two years.
 - Clients start out living at Avivo Village (100 total units/single beds) and their case managers work with them to locate permanent housing.
- While staying at Avivo Village and while living in permanent housing, Avivo case managers support clients with triaging their medical care.
- Avivo works in collaboration with different organizations (Clare Housing, Rainbow Health, Red Door, etc.)
- Currently, the 6 clients have been identified/units are full.

Service area

Hennepin County

Contact information

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Do you have a website with HOPWA information?

No.

Do you have a weblink to submit HOPWA applications?

No, contact staff directly.

How does your organization post/share about HOPWA housing vacancies?

Avivo staff does outreach and takes referrals from Hennepin County's Healthcare for the Homeless.

Does your organizations HOPWA housing go through Coordinated Entry?

No. Avivo can use coordinated entry, but it is not the primary resource they use.

What documents do clients need to apply for HOPWA housing with your organization?

Avivo does two intakes, one intake for HOPWA and one intake for Avivo Village. There are no background checks conducted.

What would make a client in-eligible for HOPWA housing with your organization?

There are no stipulations.

What would get a client discharged from HOPWA housing at your organization?

Extreme violence.

Does your organization provide any on-site wrap-around/case management services?

Yes. They triage medical services (i.e. healthcare, substance abuse, mental health support). Avivo Village also provides community building and social connectedness events.

Does your organization have other HOPWA considerations or items that would be good to know about?

None at this time.

Salvation Army

Program information

HOPE Harbor:

- Location: downtown Minneapolis
- # of total units: 96 for single adults
- # of HOPWA units: 6 for single adults
- Clients pay 30% of their income towards rent.
- Lease agreements are for one year and then clients need to re-new their lease.

Harvest Hills:

- Location: Coon Rapids (Anoka County)



- # of total units: 8 town homes
- # of HOPWA units: 8 town homes for 8 families
 - Head of Household needs to be the HOPWA qualifier.
- Clients pay 30% of their income towards rent.
- Lease agreements are for one year and then clients need to re-new their lease.

As of today (4/12/22), Salvation Army has no open HOPWA units.

Service area

- HOPE Harbor: 7 county metro
- Harvest Hills: 7 county metro

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Do you have a website with HOPWA information?

No, contact staff directly.

Do you have a weblink to submit HOPWA applications?

No, contact staff directly.

How does your organization post/share about HOPWA housing vacancies?

N/A, contact staff directly.

Does your organizations HOPWA housing go through Coordinated Entry?

HOPE Harbor: No.

Harvest Hills: Yes.

- Yes, [SMAC Coordinated Entry](#).
- If Harvest Hills does not have applicants, staff outreach to their networks.

What documents do clients need to apply for HOPWA housing with your organization?

ID; background check; verification on income, assets and disability (HIV/AIDS)

What would make a client in-eligible for HOPWA housing with your organization?

Open warrants/cases, registered sex offender, registered arsonist, a really bad criminal case (staff assess criminal cases on a case-by-case basis)



What would get a client discharged from HOPWA housing at your organization?

There needs to be an excessive reason for a client to lose their HOPWA subsidy. If a reason presents, the client will meet with their case manager for 10-weeks to address what is jeopardizing their housing. If the reason(s) are not addressed in the 10-weeks, the client's housing will be terminated. Clients are not evicted from their housing, so there is not eviction on their record.

Examples: not paying rent, breaking the law

Does your organization provide any on-site wrap-around/case management services?

Yes, every client is assigned a case manager.

Does your organization have other HOPWA considerations or items that would be good to know about?

The Salvation Army partners with many other agencies serving people living with HIV/AIDS.

