



MICHIGAN DEPARTMENT OF HEALTH & HUMAN SERVICES

# HOPWA 101

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Housing Opportunities for Persons with AIDS

*Putting people first, with the goal of helping all Michiganders lead healthier and more productive lives, no matter their stage in life.*



# Why Housing?

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- ❖ Individuals living with HIV must have high adherence to their daily regimen
- ❖ Lack of stable housing can be a barrier to treatment adherence

“Unstable housing drastically reduces both HIV viral suppression and CD4<sup>+</sup> T-cell counts for PLHIV, thus worsening clinical outcomes, and further exacerbating health disparities”\*

\* Galarraga, O., Rana, A., Rahman M., Cohen, M, Adimora, A., Sosanya, O.,...Mirjam-Colette, K. (2018). The effect of unstable housing on HIV treatment biomarkers: An instrumental variables approach. *Social Science and Medicine*, 214, 70-82.

# HOPWA Eligibility Requirements

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- ❖ Low-income - 80% Area Median Income  
<https://www.hudexchange.info/resource/5332/hopwa-income-limits/>
- ❖ Income is counted for **all** adults in the household
- ❖ Proof of diagnosis
  - ❖ A family with a child who has HIV is eligible for assistance

# HOPWA Services\*\*

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- ❖ Tenant Based Rental Assistance (TBRA) –
  - ❖ Rental assistance for a fixed period of time (varies based on agency)
  - ❖ Must pay 30% of income towards rent
  - ❖ Rental assistance is based on a rent standard.
    - Either Fair Market Rent (FMR) or a % of FMR

<https://www.huduser.gov/portal/datasets/fmr.html>

# HOPWA Services\*\*

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- ❖ Short-term rent, mortgage, and utility assistance –
- ❖ 147 days (approx. 21 weeks) of rent, mortgage, and/or utility assistance
- ❖ Does not need to meet FMR requirements

<https://files.hudexchange.info/resources/documents/HOPWA-Factsheet-TBRA-vs-STRMU.pdf>

<https://files.hudexchange.info/resources/documents/HOPWA-STRMU-Assistance.pdf>

# HOPWA Services\*\*

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## ❖ Permanent Housing Placement

- ❖ First month's rent, security deposit, and last month rent not to exceed 2 months of rent (and needs to meet Michigan law re: security deposit)

<https://files.hudexchange.info/resources/documents/HOPWA-Factsheet-Using-PHP-with-TBRA.pdf#:~:text=HOPWA%E2%80%99s%20Permanent%20Housing%20Placement%20%28PHP%29%20activity%20is%20a,permanent%20residency%20where%20continued%20occu%20pancy%20is%20expected.>

# HOPWA Services\*\*

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- ❖ Emergency Motel Vouchering
  - ❖ Must be denied services through the local coordinated entry system or unable to be in shelter due to health.
  - ❖ Must be tied to a process of accessing stable housing
  - ❖ Limited to 30 days in 6 months up to \$\$ limit, unless exception granted by MDHHS.
  - ❖ Not available in SE Michigan

\*\* These services may not all be provided by the City of Detroit Health Department's HAPI Program or OLHSA. These communities receive their own allocation directly from HUD. Contact them directly for more information.

# HOPWA Services\*\*

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- ❖ Supportive Services – **Case management**, behavioral health, benefits assistance, meals and nutrition, transportation, employment services



# Michigan HOPWA Contacts

Organization	Geographic Area Served	Primary Contact for HOPWA
City of Detroit Health Department <a href="http://detroitmi.gov/Government/Departments-and-Agencies/Detroit-Health-Department/HIV-Program">detroitmi.gov/Government/Departments-and-Agencies/Detroit-Health-Department/HIV-Program</a>	Wayne County	Main Office Line: 313-876-0400  Angel Tomsic, HIV/STI Program Director <a href="mailto:tomsica@detroitmi.gov">tomsica@detroitmi.gov</a> 313-870-0073
Community AIDS Resource & Education Services of Southwest Michigan (CARES) <a href="http://caresswm.org">caresswm.org</a>	Allegan, Barry, Berrien, Branch, Calhoun, Cass, Hillsdale, Kalamazoo, St. Joseph, Van Buren	Pat Clark, Director of Housing <a href="mailto:pclark@caresswm.org">pclark@caresswm.org</a> 269-967-3390
Community Rebuilders <a href="http://communityrebuilders.org">communityrebuilders.org</a>	Ionia, Kent, Montcalm, Muskegon, Ottawa	K'Quiana Knowling, HOPWA Housing Resource Specialist <a href="mailto:kknowling@communityrebuilders.org">kknowling@communityrebuilders.org</a> 616-458-5102x130
Lansing Area Aids Network <a href="http://laanonline.org">laanonline.org</a>	Clinton, Eaton, Gratiot, Ingham, Shiawassee	Melissa Blood, Care Program Manager <a href="mailto:mblood@laanonline.org">mblood@laanonline.org</a> 517-394-3719x112
Marquette County Health Department <a href="http://co.marquette.mi.us/departments/health_department/">co.marquette.mi.us/departments/health_department/</a>	Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinaw, Marquette, Menominee, Ontonagon, Schoolcraft	Laura Fredrickson, HIV/AIDS Coordinator <a href="mailto:lfredrickson@mqtco.org">lfredrickson@mqtco.org</a> 906-475-7651
McClees Clinic	Muskegon, Oceana, Ottawa, Newaygo, Mason, Manistee, Lake, Mecosta, Kent, Ionia	Audrey Williams, Housing Case Manager <a href="mailto:Audrey.williams002@mercyhealth.com">Audrey.williams002@mercyhealth.com</a> 231-672-8362
Oakland Livingston Human Services Agency <a href="http://olhsa.org">olhsa.org</a>	Lapeer, Livingston, Macomb, Oakland, St. Clair	Liz Lucas, Housing Manager <a href="mailto:lizl@olhsa.org">lizl@olhsa.org</a> 248-209-2672
Sacred Heart Rehabilitation Center <a href="http://sacredheartcenter.com">sacredheartcenter.com</a>	Alcona, Alpena, Antrim, Arenac, Bay, Benzie, Charlevoix, Cheboygan, Clare, Crawford, Emmet, Genesee, Gladwin, Grand Traverse, Huron, Iosco, Isabella, Kalkaska, Leelanau, Midland, Missaukee, Montmorency, Ogemaw, Osceola, Oscoda, Otsego, Presque Isle, Roscommon, Saginaw, Sanilac, Shiawassee, Tuscola, Wexford	Tim Neal, AIDS Care Program Team Leader <a href="mailto:tneal@sacredheartcenter.com">tneal@sacredheartcenter.com</a> 989-776-6000x6516
Unified <a href="http://miunified.org">miunified.org</a>	Jackson, Lenawee, Monroe, Washtenaw	Peter Slutzker, Housing Specialist <a href="mailto:pslutzker@miunified.org">pslutzker@miunified.org</a> 734-787-4473

# Other Homeless Services

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- There may be other programs your clients qualify for if they are homeless. These are typically accessed on the local community level via a system called Coordinated Entry (CE).
- CE is handled by the Housing Assessment and Resource Agency in your area [https://www.michigan.gov/documents/mshda/MSHDA\\_HARAs\\_Contact\\_List\\_678040\\_7.pdf](https://www.michigan.gov/documents/mshda/MSHDA_HARAs_Contact_List_678040_7.pdf)
- Access to services are typically prioritized by client vulnerability. If the community is using the VI-SPDAT as an assessment tool, clients will be asked about HIV.
- Clients who are literally homeless or chronically homeless may be a higher priority. Domestic violence survivors and unaccompanied youth are other priorities.
- CE may practice diversion strategies with clients to keep them out of the shelter system.

# My Contact Information

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Lynn Nee

Program Specialist

[neel@michigan.gov](mailto:neel@michigan.gov)

517-275-2791