

3. RECOMMENDATIONS and OVERVIEW

This needs assessment combined quantitative data with the provider and consumer survey and organization interviews conducted, resulting in the identification of five broad issues. The housing needs of PLWHA are part of larger, more systemic challenges like lack of affordable and available housing, transportation, unemployment, and underemployment. With CCP’s leadership, the network of stakeholders working to address the needs of PLWHA have the opportunity to expand partnerships and advocacy efforts beyond the existing network to ensure PLWHA have access to housing and services that ultimately provide healthy, economically stable communities. None of these strategies can be achieved alone. A strategic, coordinated, geographically diverse approach is needed to address the housing needs of PLWHA.

RECOMMENDATIONS	ISSUES ADDRESSED
RECOMMENDATION 1	
<p>Increase the Availability of Affordable Housing</p>	<ul style="list-style-type: none"> • High cost of housing • Lack of smaller units • Lack of units in proximity to services and transit
<p>Strategies:</p> <ul style="list-style-type: none"> • Lobby for zoning reform to increase the supply of smaller units and higher density around transit and services • Partner with development nonprofits, such as the West Side Community Land Trust, to build, rehab, or purchase homes to be kept affordable in perpetuity • Utilize local, state, and federal funding to invest in construction, rehabilitation, or subsidies to increase the number of affordable and available units 	
RECOMMENDATION 2	
<p>Provide Deeper, Longer-term Housing Subsidies</p>	<ul style="list-style-type: none"> • Rising housing costs • Low service wages and low disability benefits • Extremely low income • Significant housing instability
<p>Strategies:</p> <ul style="list-style-type: none"> • Partner with PHAs to ensure PLWHA are connected to long term subsidies • Create move-on strategies to ensure movement within the TBRA program, connecting PLWHA to housing subsidies outside of HOPWA assistance • Invest more HOPWA and local government funding into permanent supportive housing for those with the most housing instability • Rehab small properties or obtain set-asides in multi-family developments to increase the number of units specifically for PLWHA 	
RECOMMENDATION 3	
<p>Improve System-Wide Coordination</p>	<ul style="list-style-type: none"> • Fragmented services and efforts among providers • Lack of system-wide coordination with agencies outside of HOPWA critical to serving PLWHA • Lack of understanding of available assistance
<p>Strategies:</p> <ul style="list-style-type: none"> • Host ongoing training for HOPWA providers in best practices utilizing HOPWA services • Develop a resource collaborative with at least one representative from each HOPWA agency 	

- Provide HOPWA providers with a guidebook on affordable housing specific to each county and update annually
- Ensure HOPWA providers are connected to their local homeless Continuum of Care (CoC) to help those with the greatest housing instability

RECOMMENDATION 4

Prioritize Households with the Greatest Housing Needs

- Extremely low incomes
- Homelessness
- PLWHA who have significant behavioral health needs
- Costly services

Strategies:

- Expand current housing interventions that prioritize PLWHA who are experiencing homelessness, including rapid re-housing, permanent supportive housing, and TBRA
- Screen in households with the highest needs and lowest incomes, including those with no income, to existing housing interventions
- Partner with behavioral health agencies in the community to reduce the strain on the HOPWA program to provide behavioral health services, including substance use and mental health services

RECOMMENDATION 5

Reduce Barriers to Obtaining and Maintaining Housing

- Credit history, criminal history, eviction history
- Bias and discrimination against PLWHA
- Very low and extremely low incomes
- No income

Strategies:

- Build upon and strengthen existing relationships with community partners specializing in landlord engagement
- As stated in recommendation 4, screen in households with the highest needs and lowest incomes ensuring those with the greatest barriers to obtaining and maintaining housing are served
- Train HOPWA case managers in the skills of landlord engagement and housing navigation to better help PLWHA locate housing and negotiate with landlords
- Utilize financial landlord incentives to increase the likelihood of landlord engagement

1. Increase the Availability of Affordable Housing

The lack of available affordable housing is the most common housing barrier when looking at both quantitative and qualitative data. Affordable housing is significantly limited across the service region. The Market Analysis section of this report provides insight into the housing landscape of the Charlotte-Concord-Gastonia MSA. The lack of affordable housing options creates downstream issues like overcrowding, couch surfing, and literal homelessness. Without a stock of affordable and available rental units that can be obtained by various income bands, residents are left with no immediate housing options when a crisis occurs. The National Low Income Housing Coalition's Gap Report states there is a deficit of 41,923 affordable and available rental units for renters at or below 30% of the area median income (AMI) and 36,800 for renters at or below 50% AMI in the Charlotte-Concord-Gastonia, NC-SC MSA.

Because housing is the foundation for health and stability, it is essential for PLWHA to have access to affordable housing. Affordable housing paired with community-based services increase the likelihood that a household will stabilize and contribute to the economic success of a community. Options such as master leasing, landlord engagement initiatives, new construction supported by Low Income Housing Tax Credits, rehabilitation of existing housing, and HUD subsidies can help address the affordable housing deficit. Below are some ideas for increasing the availability of affordable housing.