

# New York City EMSA HIV/AIDS Housing Needs Assessment

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## **Study Methodology and Preliminary Consumer Survey Results**

**HIV Health & Human Services Planning Council of NY  
Data Day – Needs Assessment for Planning  
November 7, 2003**

### **Hudson Planning Group**

In collaboration with:

**University of Pennsylvania's Center for Mental Health Policy  
and Services Research**

**Center for Urban Community Services**

**Public Sector Research**



# Study Overview

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- A comprehensive study of the need for and availability of housing resources and related services for New Yorkers living with HIV/AIDS
- Study examines the five boroughs of NYC & the Lower Hudson Region of New York State
- Two-year study, with results and recommendations expected in late 2003
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# Acknowledgements

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- Funding for this study is provided by the New York City Department of Health and Mental Hygiene, Office of AIDS Policy Coordination, under the federal HOPWA program, and is administered by the Postgraduate Center for Mental Health.
- HPG is conducting a parallel study of HIV/AIDS housing needs in the balance of New York State, which is supported by funding from the New York State Department of Health AIDS Institute.
- Support and guidance for the study is provided by an Advisory Group composed of consumers and providers of HIV/AIDS housing and services, representatives of New York City and State government agencies, and members of the private business sector.
- Special thanks are due to ten peer survey workers who assisted the assessment team with administration of an extensive consumer survey; to the over 2,000 New Yorkers with HIV/AIDS who responded to the consumer survey; and to the many individuals and organizations who have participated in key informant interviews and focus groups.



# Goals of the Needs Assessment

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- Collect comprehensive quantitative and qualitative data regarding:
  - Consumers of HIV/AIDS housing resources, and their needs and preferences
  - Existing housing and related services available to NYers with HIV/AIDS
- Provide facts needed to:
  - Support ongoing planning to meet the housing needs of NYers with HIV/AIDS
  - Inform funding priorities, and support funding applications
- Develop recommendations and proposed strategies to improve:
  - The mix and volume of available housing resources
  - The housing referral and placement process



# Study Outcomes

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- Concrete data on consumer needs and preferences
- An analysis of the overlap of homelessness and AIDS
- A searchable inventory of housing available to persons living with HIV/AIDS
- A comprehensive analysis of sources and uses of capital and operating funding, and of opportunities for and barriers to development



# Background of the Study

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- New therapies have resulted in a dramatic reduction in AIDS deaths in NYC; and the number of New Yorkers living with AIDS has doubled in 5 years
- Research shows that PWHIV/AIDS in appropriate housing are 4 times more likely to receive ongoing medical care than those who are homeless or unstably housed
- Over 26,800 persons with HIV/AIDS receive housing assistance through HASA, up from 24,000 two years ago
- The NYC housing market is very tight, with only a 3% overall vacancy rate



# Study Methodology: Demand/Supply Analysis

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- Demand Analysis
  - Survey consumer needs and preferences
  - Merge NYC health and homeless service databases to examine the overlap of shelter use & an AIDS diagnosis
  - Examine findings with follow-up focus groups
- Supply Analysis
  - Inventory HIV/AIDS-specific housing
  - Evaluate other (non-HIV) subsidized and/or supportive housing systems used by persons with HIV/AIDS
  - Conduct key informant interviews and focus groups



# Consumer Survey: Methodology

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- The survey was conducted by researchers from the University of Pennsylvania Center for Mental Health Policy and Services Research
- The survey instrument was developed by a working group of consumers, providers, and public and private policy makers
- Housing and service providers distributed survey packets to existing clients (by mail, through case mgrs & in groups)
- Peer survey workers administered the survey in group settings & one-on-one with persons with linguistic & other barriers
- All survey responses were anonymous and confidential



# Consumer Survey: Results

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- Extensive survey instrument (118 questions!)
- 6,500 surveys distributed
- 55 providers of housing, healthcare & support services participated in survey distribution
- 2,088 completed surveys
- Survey respondents accurately reflect the demographics of AIDS in the NYC EMSA (by borough/county, gender, and race)



# Consumer Survey: Analyses

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- Analyses performed to assess:
  - Characteristics/needs of consumers
  - Current living arrangements
  - Income sources
  - History of homelessness
  - Housing preferences
  - Need for and availability of support services



# Interpreting Survey Responses

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- Responses are presented as either:
  - Percentages of people who selected the response
  - Means/averages of the responses
- Percentages and means/averages only represent the people who answered the question (*n=number of respondents who answered the question*)
- Responses are presented by gender and/or race/ethnicity only where these factors have a statistically significant effect on the responses



# Survey Respondents by HIV Status and Age

		<i>Age Group</i>						<i>Total</i>
		<i>13 - 19</i>	<i>20 - 24</i>	<i>25 - 29</i>	<i>30 - 39</i>	<i>40 - 49</i>	<i>50 or older</i>	
<b>HIV Status</b>	<b><i>AIDS</i></b>	—	27.3%	12.5%	31.6%	40.8%	44.0%	<b>38.8%</b>
	<b><i>HIV-positive w/ symptoms</i></b>	100.0%	22.7%	42.5%	33.8%	32.8%	30.9%	<b>32.6%</b>
	<b><i>HIV-positive w/o symptoms</i></b>	—	50.0%	45.0%	34.6%	26.4%	25.1%	<b>28.6%</b>
	<b><i>Total (n=1836)</i></b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	<b>100.0%</b>



# Complex Life Issues Among Survey Respondents

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- 61% have substance use issues
- 56% have mental health issues
- 23% have been hospitalized for mental health issues
- 37% have both substance use and mental health issues
- 43% have been incarcerated, 30% of whom were released from jail or prison within the last year
- 31% have been convicted of a felony



# Complex Life Issues by Housing Model

Complex Life Issue	Housing Model			
	SRO (emergency)	Scatter Site Supportive	Congregate Supportive	Independent
Ever Been in Jail/Prison	51.9%	51.8%	52.7%	32.3%
Ever Been Convicted of a Felony	35.7%	42.7%	43.8%	20.7%
Substance Use Issues	72.6%	70.9%	71.6%	47.4%
Mental Health Issues	56.4%	51.8%	53.8%	56.1%
Both Mental Health and Substance Use Issues	45.2%	38.6%	41.5%	29.2%
Ever Been Hospitalized for Mental Health Issues	32.0%	21.5%	29.0%	17.1%



# Current Living Arrangements

Objective: To determine the type of housing occupied by PWHAs.

<i>Survey Respondents by Current Housing Type</i>	
	<i>Percent</i>
House or Apartment (own kitchen and bath)	78.4%
Single Room Occupancy (SRO) Hotel (shared kitchen and/or bath)	13.3%
Transitional housing or nursing home	6.0%
Homeless	2.4%
Total (n=1836)	100.0%

<i>Percentage of Non-Homeless Survey Respondents in Supportive Housing</i>	
	<i>Percent</i>
Independent housing (includes emergency SRO)	64.4%
Supportive housing	35.6%
Total (n=1789)	100.0%



# Income Sources

Objective: To assess the reliability of the financial resources of PWHAs.

<b>Respondents' Income Sources (n=1706)</b>	
	<b><i>Percent</i></b>
<b>Food Stamps</b>	<b>53.6%</b>
<b>Supplemental Security Income (SSI)</b>	<b>38.4%</b>
<b>Social Security Disability Insurance (SSDI)</b>	<b>27.6%</b>
<b>Transportation &amp; nutrition allowance (HASA)</b>	<b>17.4%</b>
<b>Safety Net public assistance for singles</b>	<b>4.9%</b>
<b>TANF public assistance for families</b>	<b>3.6%</b>
<b>Paycheck from work</b>	<b>8.3%</b>
<b>Peer Stipend</b>	<b>4.8%</b>
<b>Veteran's Benefits</b>	<b>3.0%</b>
<b>Retirement Benefit</b>	<b>2.2%</b>
<b>Financial Assistance from Family or Friends</b>	<b>6.6%</b>



# Income Sources by Race

Objective: To assess the reliability of the financial resources of PWHAs.

<i>Survey Respondents' Income Sources by Race (n=1619)</i>						
	<i>African American</i>	<i>Asian/ Pacific Islander</i>	<i>Hispanic</i>	<i>White</i>	<i>Other</i>	<i>Total</i>
<b>Food Stamps</b>	58.8%	44.1%	51.5%	45.4%	57.8%	<b>54.1%</b>
<b>Supplemental Security Income (SSI)</b>	41.7%	29.4%	38.4%	30.3%	20.5%	<b>37.6%</b>
<b>Social Security Disability Insurance (SSDI)</b>	25.1%	32.4%	25.0%	41.4%	21.7%	<b>27.8%</b>
<b>Transportation &amp; nutrition allowance (HASA)</b>	15.5%	14.7%	22.4%	10.4%	21.7%	<b>17.4%</b>
<b>Paycheck from work</b>	6.6%	17.6%	7.1%	15.1%	19.3%	<b>9.0%</b>
<b>TANF public assistance for families</b>	3.6%	—	5.1%	2.0%	8.4%	<b>4.0%</b>



# Income Sources by Gender

Objective: To assess the reliability of the financial resources of PWHAs.

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<i>Survey Respondents' Income Sources by Gender</i>				
	<i>Female</i>	<i>Male</i>	<i>Trans-gender</i>	<i>Total of All Respondents</i>
<b>Food Stamps</b>	58.3%	52.0%	50.0%	<b>53.7%</b>
<b>Supplemental Security Income (SSI)</b>	46.1%	35.2%	36.1%	<b>38.3%</b>
<b>Social Security Disability Insurance (SSDI)</b>	16.9%	32.4%	19.4%	<b>27.8%</b>
<b>TANF public assistance</b>	7.5%	1.8%	5.6%	<b>3.5%</b>
<b>Veteran's benefits</b>	1.0%	3.7%	5.3%	<b>3.0%</b>
<b>Peer Stipend</b>	6.2%	3.9%	7.9%	<b>4.5%</b>



# Interpreting Regression Analysis

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- Regression is a way to find out which predictor variables help explain a certain response (e.g., what variables help explain why someone may have a history of homelessness?)
- This regression analysis controls for the impact of a number of independent variables, such as race & age
- The “effect” here describes the extent to which a predictor variable increases the odds of an outcome (e.g., substance use issues make someone 1.5 times more likely to...)
- The tables presented here list only statistically significant predictor variables



# History of Homelessness

Objective: To assess the stability of the former living arrangements of PWHAs.

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<b><i>Survey Respondents' with Experience Staying in a Shelter or a Place Not Intended for Sleeping by Race</i></b>						
	<b><i>African American</i></b>	<b><i>Asian/ Pacific Islander</i></b>	<b><i>Hispanic</i></b>	<b><i>White</i></b>	<b><i>Other</i></b>	<b><i>Total of All Respondents</i></b>
<b>Experience staying in shelter and/or a place not intended for sleeping</b>	52.7%	20.6%	45.1%	26.6%	49.4%	<b>45.4%</b>



# Predictors for Homelessness

\* Ever been homeless

<b><i>Predictors of Having A History of Homelessness</i></b>	<b><i>Effect</i></b>
Criminal history	1.8
Lives in Scatter Site Supportive Housing <sup>1</sup>	1.6
Lives in SRO <sup>1</sup>	1.6
Hospitalized for mental health issues	1.8
Substance use issues	1.7
American Indian or Alaskan Native	5.9

<b><i>Predictors of Not Having a History of Homelessness</i></b>	<b><i>Effect</i></b>
Asian/Pacific Islander <sup>2</sup>	6.5
Lives with husband, wife or partner	1.6
Income from SSI or SSDI	1.6

<sup>1</sup> Compared to living in Independent Housing

<sup>2</sup> Compared to being White



# Housing Stability

Objective: To assess the stability of the current living arrangements of PWHAs.

<b>Survey Respondents' Length of Stay in Current Housing</b>						
	<b><i>African American</i></b>	<b><i>Asian/ Pacific Islander</i></b>	<b><i>Hispanic</i></b>	<b><i>White</i></b>	<b><i>Other</i></b>	<b><i>Total of All Respondents</i></b>
<b>Less than 3 months</b>	15%	22.2%	16.3%	8.3%	5.8%	<b>14%</b>
<b>3 months to 11 months</b>	28.4%	8.4%	24.6%	14.6%	17.5%	<b>24%</b>
<b>12 months to 2 years</b>	19.2%	22.2%	15.5%	8.7%	20.9%	<b>16.5%</b>
<b>2 years or more</b>	37.4%	47.2%	43.6%	68.4%	55.8%	<b>45.5%</b>
<b>Total (n=1836)</b>	100%	100%	100%	100%	100%	<b>100%</b>



# Predictors for Stability of Current Housing

\* Lives in current housing for 2 or more years

<b><i>Predictors of Stability of Current Housing</i></b>	<b><i>Effect</i></b>
Age	1.04(per year)
Income from a paycheck	2.7
Income from Food Stamps	2.7
Income from SSI or SSDI	1.5

<b><i>Predictors of Instability of Current Housing</i></b>	<b><i>Effect</i></b>
Lives in SRO <sup>1</sup>	2.4
Male <sup>2</sup>	1.6
Lives with unrelated individuals <sup>3</sup>	2.3
Lives in Scatter Site Supportive Housing <sup>1</sup>	1.6
Transportation & nutrition allowance from HASA (DASIS)	2.4
Lives in Congregate Supportive Housing <sup>1</sup>	1.6



<sup>1</sup> Compared to living in Independent Housing

<sup>2</sup> Compared to being female or transgendered

<sup>3</sup> Compared to living alone

# Satisfaction w/ Living Arrangements

Objective: To assess overall satisfaction with living arrangements of PWHAs.

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<i>Survey Respondents' Overall Satisfaction with Current Living Arrangements</i>	
	<i>Percent</i>
<b>Very Satisfied</b>	<b>20.3%</b>
<b>Satisfied</b>	<b>50.4%</b>
<b>Dissatisfied</b>	<b>19.4%</b>
<b>Very Dissatisfied</b>	<b>9.8%</b>
<b>Total (n=1598)</b>	<b>100.0%</b>



# Predictors for Overall Satisfaction with Current Housing

Satisfaction= Satisfied or Very Satisfied

Dissatisfaction= Dissatisfied or Very Dissatisfied

<b><i>Predictors of Overall Satisfaction with Current Housing</i></b>	<b><i>Effect</i></b>
Lives in Scatter Site Supportive Housing <sup>1</sup>	2.8
Lives in Congregate Supportive Housing <sup>1</sup>	1.9

<b><i>Predictors of Dissatisfaction with Current Housing</i></b>	<b><i>Effect</i></b>
Hospitalized for mental health issues	1.7
Ever been homeless	1.5
Has AIDS	1.6
Has HIV with symptoms <sup>2</sup>	1.8
Lives with parents or family <sup>3</sup>	3.0
Crowding	1.1
Lives with unrelated individuals <sup>3</sup>	2.2



<sup>1</sup> Compared to living in Independent Housing

<sup>2</sup> Compared to having HIV without symptoms

<sup>3</sup> Compared to living alone

# Housing Preferences

Objective: To determine whether PWHAs are satisfied with their current living arrangements.

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<i>Right now, would you rather...?</i>	
	<i>Percent</i>
<b>Stay where you are</b>	<b>46.8%</b>
<b>Move to another place</b>	<b>53.2%</b>
<b>Total (n=1779)</b>	<b>100.0%</b>



# Housing Preferences

Objective: To determine whether PWHAs prefer congregate housing or living alone.

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<i>If you had to move next month, would you rather...?</i>	
	<i>Percent</i>
<b>Have an apartment/house of your own, even if it means paying more</b>	<b>92.4%</b>
<b>Share an apartment or house with other people (roommates)</b>	<b>7.6%</b>
<b>Total (n=1753)</b>	<b>100.0%</b>



# Housing Preferences

Objective: To assess the importance of on-site services availability to PWHAs.

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<i>If you had to move next month, would you rather...?</i>	
	<i>Percent</i>
<b>Move into an apartment/house without services provided on-site</b>	<b>57.6%</b>
<b>Move into a building where services are provided on-site</b>	<b>42.4%</b>
<b>Total (n=1627)</b>	<b>100.0%</b>



# Housing Preferences

Objective: To identify the preferences of PWHAs for the attributes of others sharing their living space.

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<i>If you had to move next month, would you rather...?</i>	
	<i>Percent</i>
<b>Live in a housing program only for people with HIV/AIDS</b>	<b>23.9%</b>
<b>Live in a housing program that includes people without HIV/AIDS</b>	<b>76.1%</b>
<b>Total (n=1592)</b>	<b>100.0%</b>



# Housing Preferences

Objective: To identify PWHAs' preferences for neighborhood attributes.

(1=Not Very Important, 4=Very Important)

<i><b>If you had to move next month, how important is...? (n=1836)</b></i>	
	<b>Average</b>
Living in a safe neighborhood	3.9
Access to public transportation	3.8
Living near medical or other services, such as a doctor or counseling	3.6
Living close to shopping areas	3.6
Living close to friends or family	3.0
Living close to a substance use support group, like AA or NA	2.3
Living with people of the same racial or ethnic background	2.3
Living close to child care, day care or schools	2.1
Living close to a drug treatment center	2.1

