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## FREQUENTLY ASKED QUESTIONS REGARDING HOPWA FUNDING

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### **1. Who is eligible for HOPWA-funded housing?**

Eligible households must have someone who is HIV+ and total household income must be under 80% of Median Income.

### **2. What are eligible housing development uses for HOPWA?**

HOPWA can be used for the acquisition, rehabilitation or conversion of property for use by eligible persons. It can also be used for the construction of Single Room Occupancy units and “community residences.” “Community residence” can be a rental unit where services are provided to the tenants and this definition has been met in Massachusetts by providing off-site services through agencies, such as AIDS Action Committee.

An effective use of HOPWA is to deepen the affordability level of targeted units by combining HOPWA with other financing, reducing project debt. Deepening affordability and serving a disabled or special needs population can also increase a project application’s overall scoring with the Low-Income Housing Tax Credit program and Affordable Housing Program.

### **3. Can HOPWA funding be combined with HOPE VI Funds, Low Income Housing Tax Credits or other types of funding without violating Fair Housing requirements or occupancy requirements?**

HOPWA, a HUD financed program that began in 1992 and supports households with HIV/AIDS find and keep their housing, has been combined with other HUD programs such as Low Income Housing Tax Credits to develop affordable housing units. In Boston, HOPWA funding was combined with HOPE VI Funds at the Boston Housing Authority’s Cathedral project to create 15 units of rental housing and with HOME funding to create 5 units of rental housing at Codman Square NDC’s Talbot-Bernard project.

As is the case with most affordable housing developments today, those using HOPWA funds have combined a wide-variety of City, State and Federal funding sources along with funds from private institutions. The names of some other sources used in combination with HOPWA funding include HIF, HSF, Mass Development and the Federal Home Loan Bank.

### **4. What are some examples of HOPWA projects in the Boston area?**

AHC has worked with the City of Boston’s Department of Neighborhood Development in utilizing some of its HOPWA funds for the creation of AIDS housing units. A new target population is those individuals who are living in permanent supportive housing settings but, due to improved health and stabilization of their lives, are no longer in need of intensive services. While these people would prefer to move on to more independent settings, their “permanent” housing status makes it difficult. AHC developed a concept of “graduation housing” where these individuals would be screened and given priority for subsidized housing in various settings.

Recently, five units of graduation housing have been created and leased up by Codman Square NDC at Talbot-Bernard Homes, a 45 unit mixed-income development located off of Talbot Avenue in Boston's Codman Square area. Another fifteen units of graduation housing were developed at the Boston Housing Authority's Cathedral Project in the South End and are nearing the end of the initial lease-up process. In both of these cases, AIDS Action Committee is serving as the screening and referral agent for leasing and has had a readily available pool of consumers that meet their screening requirements.

Winn Management serves as the property manager at Talbot-Bernard and has had no issues with leasing or managing the HOPWA units. According to Winn, the tenants have paid their rent on time and have been model tenants in all other areas. In addition, there has been no turnover of the units at Talbot-Bernard to date.

**5. Is there an available pool of tenants who meet the requirements to fill the HOPWA units and what are their income levels?**

As of July 1, 2006, there were 4,861 cases recorded of people living with HIV/AIDS in Boston. AIDS Action Committee has approximately 200 people living with HIV and AIDS and looking for permanent affordable housing in the Boston area. Of these 200 people, approximately 50 have annual incomes in the \$15,000.00 to \$20,000.00 range. The remaining 150 are living on SSI or SSDI and receive approximately \$7,440.00 a year. As a result of the freeze on Section 8 mobile vouchers, few of these people have rental vouchers at the present time.

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