PROJECT INDEPENDENCE

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PROJECT INDEPENDENCE (PI) is a Shallow Rent Subsidy Program with services coordination support for very low income people with HIV and AIDS living in Alameda County, California.

- Started in 1997
- Funded by Department of Housing and Urban Development (HUD), Housing Opportunities for Persons with AIDS (HOPWA) Special Projects of National Significance (SPNS) program*.

* Now funded under HOPWA Permanent Supportive Housing
GOALS

- Prevent Homelessness
- Increase Housing Stability
- Access Primary Medical Care
- Access and Maintain Qualification for Sources of Income
Complementary Components

1. Ongoing shallow rent subsidy determined by a formula based upon income

2. Case management to ensure participants receive the appropriate range of services needed to achieve and maintain housing stability and optimal health

3. Accessibility modifications and moving assistance to ensure that participants’ housing units are safe, accessible, and appropriate for their needs
Major Activities

- Outreach and eligibility determination
- Housing inspections and accessibility assessments
- Coordination for accessibility modifications
- Moving assistance for households seeking or needing to move
- Provision of shallow rent subsidies,
- Case management
- Referral to all appropriate services needed to maintain independent permanent housing.
PI ELIGIBILITY CRITERIA

- Adults diagnosed with HIV or AIDS
- HUD Very Low-income (50% of AMI)
- Have a lease on an apartment or house in Alameda County that meets HUD rent and habitability standards
- Not currently receiving any other ongoing government housing subsidy
- Priority is given to household with extremely low-incomes (25% of AMI)
- Willing to participate in services as needed for independent living
# Project Independence Subsidy Amounts

<table>
<thead>
<tr>
<th></th>
<th>Studio/0 bedroom</th>
<th>1 bedroom</th>
<th>2 bedroom</th>
<th>3+ bedroom</th>
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</thead>
<tbody>
<tr>
<td>1 person</td>
<td>$175</td>
<td>$225</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 people</td>
<td>$275</td>
<td>$325</td>
<td></td>
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</tr>
<tr>
<td>3 people</td>
<td>$325</td>
<td>$375</td>
<td>$425</td>
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CHALLENGES

- Static subsidy levels - rising rents
- Coordinating multiple fiscal/finance processes to ensure on-time subsidy payments
- Shared housing
- Medical allowance deductions
PROJECT STRENGTHS

- Organizational structure
  - Grantee/Lead Agency – Alameda County HCD
  - Hub Agencies - AIDS Project of the East Bay, Ark of Refuge, Tri-City Health Center

- Organizational dedication and commitment

- Straightforward (mostly) policies and procedures

- Flexibility e.g. shared housing, moves

- Housing retention and stability outcomes
Resources and References


