



LOS ANGELES COUNTY  
**COMMISSION ON HIV**



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# HOUSING TASK FORCE

## Virtual Meeting

Friday, February 28, 2025

9:00AM-10:00AM (PST)

Agenda and meeting materials will be posted on our website at  
<https://hiv.lacounty.gov/meetings/> \*Other Meetings

The Housing Taskforce extends a warm welcome to members of the public to actively participate in addressing the intersection of HIV/STIs and housing.

### **INTERESTED? REGISTER/JOIN HERE:**

Commission on HIV Housing Task Force Meeting

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m56b0d26b9098eddebb77fbc46e974abf>

Meeting number: 2531 759 2533

Password: HOME (All capital letters/case sensitive)

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**For housing resources, visit:**

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**COMMISSION ON HIV**



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**HOUSING TASK FORCE VIRTUAL MEETING**

**AGENDA**

**FRIDAY, FEBRUARY 28, 2025**

**9:00AM-10:00AM**

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m56b0d26b9098eddebb77fbc46e974abf>

Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

Access code/Meeting Number: 2531 759 2533

Password: HOME (Case sensitive/All capital letters)

- |  |                        |
|--|------------------------|
| <b>1. WELCOME &amp; INTRODUCTIONS</b>  | <b>9:00AM-9:05AM</b>   |
| <b>2. CO-CHAIRS' REPORT</b>  | <b>9:05AM-9:10AM</b>   |
| a. January 24, 2024 Meeting Recap (See meeting summary)  |                        |
| <b>3. DISCUSSION</b>   | <b>9:10AM-09:45AM</b>  |
| a. Revisit meeting frequency   |                        |
| b. 2025 Workplan/Deliverables  |                        |
| c. Review Housing and Legal Services Provider Consultations<br>Key Takeaways and Develop Recommendations |                        |
| <b>4. AGENDA DEVELOPMENT FOR NEXT MEETING</b>  | <b>9:45PM – 9:50AM</b> |
| <b>5. ADJOURNMENT</b>  | <b>10:00AM</b>         |

**Upcoming Meetings (4<sup>th</sup> Friday monthly):** February 28, 2025

**Reports to Check Out:**

[Legal Needs Assessment of People Living with HIV: Insights and Recommendations for Service Delivery](#)

[National HIV/AIDS Housing Coalition FY 2025 HOPWA Letter to Congress \(\\$750M\)](#)

[Los Angeles County Homelessness & Housing Map](#)



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**HOUSING TASK FORCE (HTF) VIRTUAL MEETING**

[CLICK HERE FOR MEETING PACKET](#)

**JANUARY 24, 2025 | 9AM-10AM**

**MEETING SUMMARY**

Agenda Item	
<b>Introductions</b>	<b>KEY DISCUSSION POINTS</b>
	<p>K. Nelson and Dr. David Hardy called the meeting to order, conducted introductions, and welcomed Adam Yakira and Ethan Kuritz from the Inner City Law Center (ICLC) as guest speakers.</p>
<b>CO-CHAIRS' REPORT</b>	<ul style="list-style-type: none"> <li>• K. Nelson referred attendees to the packet for the meeting summary for the November 22, 2024.</li> <li>• Dr. David Hardy and Katja Nelson were re-elected as HTF Co-Chairs.</li> <li>• Dr. Lynette Long nominated herself, however, chairs must be Commissioners. Dr. Long was encouraged to remain engaged in the HTF and an offer of coaching was offered to prepare for a leadership position on the Commission.</li> </ul>
<b>Discussion Key Takeaways</b>	<p>Attendees were reminded to keep positive intent, curiosity and solution focused discussion.</p> <ul style="list-style-type: none"> <li>• Refer to <a href="#">meeting packet</a> for slides presentation.</li> <li>• ICLC receives clients through agency referrals. The agency referral form is available on their website. Agency referral is preferred to ensure that proper and required documents are secured. However, if a client self-refers, ICLC staff will assist that client.</li> <li>• When asked about the impact of the current administration's attack on the transgender community, ICLC staff noted that the impact is unclear at this time; Ryan White funding was untouched during the first Trump administration and they are hopeful that will remain the case during the second Trump administration.</li> <li>• ICLC is not receiving enough referrals and need agency support to promote their services and refer clients. Many Ryan White/ HIV-service agency staff are unaware they exist and that they have a legal services program for PLWH. ICLC is contracted to serve 221 clients.</li> <li>• ICLC accepts undocumented clients.</li> <li>• Lack of provider awareness about ICLC and their RW- funded legal services may be partly due to confusing messaging when funding</li> </ul>

	<p>source for ICLC's legal services for PLWH moved from HOPWA to Ryan White- some agencies may have misinterpreted this as an end to the program.</p> <ul style="list-style-type: none"> <li>• ICLC staff will participate in the COH Consumer Resource Fair on Feb. 13.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Review workplan</li> <li>• Next meeting will be held virtually on February 28, 2025 from 9am to 10am.</li> </ul>
<b>Adjournment</b>	Meeting adjourned at 10:00am



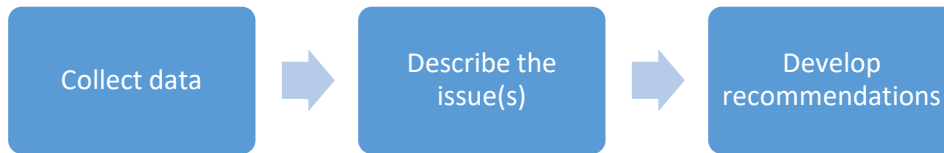
**PURPOSE OF THIS DOCUMENT:** To identify activities and priorities the Housing Task Force will lead and advance for 2023-2025.

**CRITERIA:** Select activities that are **specific and realistic and within the scope and capacity of the COH**. The Commission is Los Angeles County’s integrated prevention and care planning council.

**Overarching Goal:** Develop specific and realistic recommendations and/or response to address the intersection of HIV/STD and housing.

2024-2025 SHORT-TERM ACTIVITY		
#	ACTIVITY	TIMELINE/DUE DATE/ACTION ITEMS
1	<p>Engage DHSP-funded housing and legal services agencies to understand the types of needs they see among their clients.</p> <ul style="list-style-type: none"> <li>keep people housed? How can this strategy be supported?</li> </ul> <p><b>Status Update (02.3.25):</b> Completed subject matter/provider panels with DHSP-funded housing agencies; Inner Law Center completed on 1/24/25 meeting.</p>	<p>Invite these DHSP-funded housing and legal services agencies to the September 27 meeting and extend the time to 2 hours.</p> <p>Some questions to ask include:</p> <ul style="list-style-type: none"> <li>How do your programs work together to foster housing-legal services and partnerships for clients?</li> <li>When are you seeing clients in the service pipeline? What issues are they presenting with? How are your agencies mitigating their issues and needs?</li> <li>How can your services help prevent clients from becoming homeless? What services are provided for prevention versus those who are already homeless?</li> <li>How are clients getting to your agencies? Are they being referred by agencies? Other Ryan White-funded service providers? Self- referrals?</li> <li>Where are the gaps and failures happening in the overall service delivery network?</li> <li>What are legal issues are clients presenting with?</li> <li>What strategies should we consider in using legal services as a way to keep people housed?</li> </ul>

2024-2025 WORKPLAN PRIORITY		
RECOMMENDATIONS FROM TERRY GODDARD AND DR. MICHAEL GREEN (from June 28, 2024 HTF Meeting)		
#	ACTIVITY	TIMELINE/DUE DATE/ACTION ITEMS
1	<p>Review existing data and conduct housing-focused needs assessment. Dig deeper in the housing needs and challenges for PWH and those at risk. Identify provider needs around housing such as service/staffing and organizational capacity needs, issues, and challenges.</p>	<ol style="list-style-type: none"> <li>Identify and review existing data sources and needs assessments (i.e., City of LA Consolidated Plan, Housing Element Needs Assessment) <b>August-September 2024</b></li> <li>Develop needs assessment objectives and aims. <b>August 2024</b></li> <li>Agree on approach/methodology (surveys, listening sessions, focus groups, town halls?) <b>September 2024</b></li> <li>Identify needs assessment participants (clients, front line staff?) <b>September 2024</b></li> <li>Develop needs assessment questions/instruments. <b>September-October 2024</b></li> <li>Finalize instruments, promote, recruit participants, and administer survey. <b>November-December 2024</b></li> <li>Collect data analyze data. <b>January-February 2025</b></li> <li>Develop report and recommendations. <b>March-April 2025</b></li> </ol>



**PRIORITY LIST AFTER ACTIVITY 1 IS COMPLETED**

2	<p>Use the data for service standards and/or create new service model; perhaps extend temporary housing to longer-term housing and braid RW and HOPWA funds together. Incorporate in EFA service standards the new guidance from HRSA that now allows the use of RW funds for rental deposits.</p> <ul style="list-style-type: none"> <li>➤ Offer more legal services (such as help with eviction notices, landlord mediation, etc.) and emergency financial assistance to keep people housed.</li> </ul>	<p>Update service standards Review EFA and housing service standards Create program directives to DHSP</p>		<p>SBP is currently reviewing and updating the EFA service standards.</p>
3	<p>Once standards are updated, pursue advocacy efforts and use data with personal stories to advocate for more funding and/or policy changes.</p>	<p>Annual priority setting and resource allocations (PSRA) process.</p>		<p>PP&amp;A Committee will undertake PSRA for Program Year (PY) 34 and PY 35, 36, and 37 at the July and August PP&amp;A meetings.</p>
4	<p>Conduct housing resource fairs and/or housing clinics at the end of a Commission meeting (does not have to be at all Commission meetings) or have the Consumer Caucus lead this effort.</p>	<p>Inform, educate and disseminate information to consumers, specified target populations, providers, the general public, and HIV and health service policy makers to build knowledge and capacity for HIV prevention, care, and treatment; and actively engage individuals and entities concerned about HIV.</p>		

**\*\*CONTRACTUAL ISSUES AND AGENCY NAMES ARE OUTSIDE OF THE PURVIEW OF THE COH. HOPWA is not under Ryan White, or DHSP or the Commission.\*\***

**OTHER IDEAS FOR FUTURE WORKPLANS AND ACTIVITEIS**

#	HOUSING CHALLENGE/ISSUE	ACTION OR STRATEGY TO ADDRESS ISSUE	TIMELINE/ DUE DATE	ACTION ITEMS+NEXTSTEPS+FOLLOWUP
1	<p><b>Lack of coordination among housing systems and providers</b></p>	<ul style="list-style-type: none"> <li>• HTF should look at ways to collaborate with DHSP and other providers – agencies are not aware of what each other are doing; not much communication between HIV and housing providers; conduct a training among housing providers about the Ryan White program</li> <li>• Improve interagency communication; the lack of and often conflicting communication among lead agencies and subcontractor agencies lead to frustration and delays in application process; case closures are done erroneously and the burden of starting over is on the client. Submitted documents are lost when they have been submitted by the client multiple times. No one is talking to the client; often left in limbo.</li> <li>• Ensure Medical Care Coordination teams and benefits specialty services contractors are aware of resources; provide trauma-informed care training.</li> </ul>		
2	<p><b>Duplicative and confusing application process</b></p>	<ul style="list-style-type: none"> <li>• Improve interagency communication; the lack of and often conflicting communication among lead agencies and subcontractor agencies lead to frustration and delays in application process; case closures are done erroneously and the burden of starting over is on the client. Submitted documents are lost when they</li> </ul>		

**OTHER IDEAS FOR FUTURE WORKPLANS AND ACTIVITEIS**

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		<p>have been submitted by the client multiple times. No one is talking to the client; often left in limbo.</p>		
3	<p><b>Lack of affordable housing stock</b></p>			
4	<p><b>Current efforts are not addressing the root causes of homelessness (stagnant incomes, poverty, racism, mental health, substance use, etc.)</b></p>	<ul style="list-style-type: none"> <li>• Explore service models for different populations, such as the TransLatina Coalition’s employment to housing program, where graduates of the program learn to start their own business.</li> <li>• Intersect housing with other capacities like employment, food, mental health; some agencies just provide housing but not other services needed by the client to remain housed.</li> </ul>		
5	<p><b>Lack of homeless prevention services</b></p>	<ul style="list-style-type: none"> <li>• Explore service models for different populations, such as the TransLatina Coalition’s employment to housing program, where graduates of the program learn to start their own business.</li> <li>• Intersect housing with other capacities like employment, food, mental health; some agencies just provide housing but not other services needed by the client to remain housed.</li> <li>• Universal basic income, expand</li> </ul>		



**OTHER IDEAS FOR FUTURE WORKPLANS AND ACTIVITEIS**

#	HOUSING CHALLENGE/ISSUE	ACTION OR STRATEGY TO ADDRESS ISSUE	TIMELINE/ DUE DATE	ACTION ITEMS+NEXTSTEPS+FOLLOWUP
		<p>financial assistance, temporary and permanent supporting housing.</p>		
6	<p><b>Lack of clarity about eligibility requirements</b></p>	<ul style="list-style-type: none"> <li>HTF should look at ways to collaborate with DHSP and other providers – agencies are not aware of what each other are doing; not much communication between HIV and housing providers; conduct a training among housing providers about the Ryan White program</li> <li>Improve interagency communication; the lack of and often conflicting communication among lead agencies and subcontractor agencies lead to frustration and delays in application process; case closures are done erroneously and the burden of starting over is on the client. Submitted documents are lost when they have been submitted by the client multiple times. No one is talking to the client; often left in limbo.</li> </ul>		
7	<p><b>Outdated and restrictive federal policies and regulations</b></p>	<ul style="list-style-type: none"> <li>Agencies are under-staffed; secure more funding to expand staffing capacity.</li> </ul>		
8	<p><b>Unclear how/where one would access or start looking for help</b></p>	<ul style="list-style-type: none"> <li>Need effort to educate housing and HIV agencies; create a document or web page to help individuals at risk of losing housing; intervene to avert the crisis</li> <li>Develop 1 hotline for housing resources and program for PLWH and those at risk? Isn't this CHIRP LA?</li> </ul>		

**COMPREHENSIVE HIV PLAN (CHP) HOUSING RELATED ACTIVITIES:**

- 7C.5b: Improve systems, strategies and proposals that prevent homelessness, expand affordable housing, as well as prioritize housing opportunities for people living with, affected by, or at risk of transmission of HIV/AIDS, especially LGBTQ people
- 7C.5c: Promote family housing and emergency financial assistance as a strategy to maintain housing
- 7C.5d: Increase coordination among housing agencies to include intergenerational housing options
- 7C.5e: Blend funding to support housing and rental assistance for seniors living with HIV



**Los Angeles County Commission on HIV  
Housing Task Force (HTF)  
Consultations with Local Ryan-White HIV/AIDS Program (RWHAP) Funded Housing and Legal  
Services Providers  
Summary of Key Takeaways**

**Background:**

The Commission on HIV formed the Housing Task Force to address the needs of people living with HIV (PLWH), with special emphasis on:

- Understanding how the local Ryan White system of HIV care can prevent and address housing as critical piece of a person's care.
- Conducting assessments, community listening sessions and consultations with subject matter experts to understand service delivery gaps, barriers and opportunities for partnerships and improvements.
- Developing recommendations to agency partners and the County to attain and maintain safe and affordable housing for PLWH.

At its meeting held on August 23, 2024, the HTF agreed to conduct consultations with housing and legal services agencies to learn about the service needs of their clients and determine how a more integrated housing and legal service delivery process to prevent homelessness among Ryan White clients (or Ryan White eligible clients). The consultations were held during the regularly scheduled HTF meetings from September 2024 to January 2025. The following agencies participated:

- Alliance for Housing and Healing/APLA Health (AHH)
- Project New Hope (PNH)
- Salvation Army (SA)
- Housing for Health, Los Angeles County Department of Health Services (HFH)
- Inner City Law Center (ICLC)
- Housing Opportunities for People with AIDS (HOPWA) City of Angeles (HOPWA)
- \*Tarzana Treatment Center was also invited but no response was received.\*

**September 27, 2024 | Housing Providers**

**How do your programs work together to foster housing-legal services and partnerships for clients?**

- **PNH:** in general PNH has a high client retention rate; eviction is the last resort and they work with the client to address behavioral or financial difficulties to avoid eviction; in the rare cases that PNH have had to evict a tenant, it was due to poor tenant behavior and not due to inability to pay rent. PNH has connected clients to ICLC for support. ICLC is challenged with caseload and staffing which affects their capacity to communicate with client or providers. There is little interaction between PNH and ICLC.
- **SA:** They do not use ILC, they use Legal Aid. However, SA has high retention rate and have not have any evictions in a while. They work with tenants and landlords to prevent evictions.
- **HFH:** they do not directly fund providers; they work through LAHSA which in turn provides the referrals to legal services.
- **AHH:** refers to legal services however, AHH works intensively with clients to prevent eviction. The primary reason for eviction they see is due to missed rental payments, underscoring the need for expanded and ongoing rental assistance for clients.

**Recurring issues/themes from providers:**

**1. Comprehensive support is provided by staff:**

- Agencies employ resident services coordinators that interact with clients to ensure their health, safety and well-being. Staff assist with referrals and conduct personal visits to build and maintain trust with clients.
- HFH funds intensive case management to address acute health needs of clients.

**2. Residential Care Facility for the Chronically II (RCFCI) and Transitional Residential Care Facility (TRCF) clients demonstrate high need for ongoing support**

- RCFCI and TRCF clients are often frail, elderly and diagnosed with significant mental health conditions; some are not receiving mental health services by choice; require ongoing attention and support with basic skills of life, home living, and health maintenance.
- For clients that seek mental health services, securing appointments is a significant challenge.

**3. Inadequate funding is straining the capacity of agencies to operate at optimal levels.**

- Fee-for-service model does not fully cover the entire cost of services. A new payment model is needed. Building repairs and maintenance are not covered by funding sources. Agencies are further strained when payments/reimbursements they are not paid on time. Reimbursement rates do not match full cost of the services.

**4. Housing workforce capacity is under extreme pressure and stress.**

- The caseload and demand for housing is not sustainable with the current workforce capacity and landscape.
- Huge turnover rate, low wage, burnout, poor treatment of staff (by clients) are systemic issues that are not being addressed.
- Difficult to attract and retain highly skilled staff for the housing services sector.
- People with lived experience are needed, however, those with subsidized housing run the risk of losing their housing if they are employed.
- Dedicated, ongoing funding for staff training is needed to help staff with their professional growth and development. Training information is not trickling down to the local level and staff.
- Trust is a core issue. Housing providers are not trusted and not treated as equal partners by the County.

**5. Poor intra and inter-agency communication and coordination.**

- Due to frequent staffing changes and turnover, maintaining communication and connection with referring agencies is a challenge. This often leads to applications having to get started again, lost applications and paperwork, and inability to contact clients/applicants.
- Need more community and inter-agency outreach to promote services and help each other get people into housing and use available beds.

**6. The insane amount of paperwork required for applications is detrimental to both providers and the clients.**

- The length of time it takes to get people housed is unacceptable but providers are hampered and powerless because of documents required by HUD-funded programs.
- Paperwork burden is duplicative and retraumatizing to clients.
- Appeal to the federal Housing and Urban Development (HUD) Department to eliminate the burden of showing proof of income; if they are homeless and receive General Relief, SSI, or SSDI, that documentation should suffice. Eliminate requirement to provide 3 months of bank statements. Eliminate HIV bloodwork requirement.

**Other Issues:**

- Need resources and support to house undocumented clients.
- Some eligible clients may not seek services due to stigma.
- Foster a sense of compassion and understanding for people who are homeless or at risk of becoming homeless.
- It is important to understand the difference between subsidized vs. affordable housing. Under subsidized housing, the tenant does not pay more than 30% of their income towards rent. “Affordable” housing is subject to rent increases.

HOPWA stands for "Housing Opportunities for Persons With AIDS," and it is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) that provides housing assistance and related support services specifically to low-income individuals living with HIV/AIDS and their families; essentially, it's the only federal program dedicated to addressing the housing needs of people living with HIV/AIDS. HOPWA is not a Ryan White-funded program.

The HOPWA program is under the City of Los Angeles; staffing is challenged with only 3 staff and with administrative expenses capped at 3%. In comparison, most federal grant programs cap administrative cost at 10%. The 3% administrative cap for the HOPWA program impacts staff capacity to respond to fiscal, programmatic, service, and community engagement efforts.

The HOPWA program receives approximately \$30 million in funding from the federal Housing and Urban Development (HUD) Department. This translates to 18 contracts including housing capital development service agencies, vouchers, and long-term projects to build housing. Most of the funding is used to work with local agencies to provide tenant-based rental assistance (TBRA) and other housing supports for PLWH. The City of Los Angeles HOPWA program has not returned unspent funds to HUD, all funds are maximized.

**Major challenges for HOPWA include:**

- Need to scale up the number of people served.
- Agencies are not fully spending down their grant awards/contracts.
- Need to expand outreach more broadly to other partners.
- Duplication of services; e.g., some agencies are targeting same clients and recruiting from the same hospital.
- Most agencies rely on word-of-mouth for promoting services which is not an effective mechanism for scaling up awareness of HOPWA services.
- Hiring freeze in the City of Los Angeles hampers ability to hire staff.

**Some ideas being explored by the HOPWA program to maximize grant funds include:**

- Increasing service agreements amount with the Housing Authority of the City of Los Angeles to support housing vouchers for PLWH.
- Establishing a process for outreach coordination to avoid duplication of services.
- Explore targeted social marketing, however, these efforts must demonstrate that outreach and social marketing activities reach people eligible for HOPWA services (not intended for general audience outreach).
- Explore leveraging street medicine to get PLWH into housing/HOPWA; currently exploring this opportunity with the USC street medicine program.

### **Possible reason for underspending grant/contract awards:**

- Staffing turnover and difficulty recruiting and retaining staff. Providers have reported that housing work has a high burn-out rate, staff feel they are underpaid and treated poorly by clients. In addition they must manage huge caseloads and paper work.

### **Other key points:**

- Unspent HOPWA funds can be rolled over to subsequent grant years and extensions can be submitted to HUD.
- Increasing the HOPWA administrative cap is a policy advocacy opportunity for the Commission. K. Nelson will explore if the proposed change to increase HOPWA administrative cap to 7% will materialize under the second Trump administration. K. Nelson the Commission could advocate to get more staff for the City of Los Angeles HOPWA program.
- The tenant-based rental assistance vouchers require significant paper work and has a lengthy eligibility process; other services have a waiting list.
- Efforts to coordinate all HOPWA funds/programs in Los Angeles would be based out of the local HUD officer. There are other housing agencies funded directly by HUD to provide HOPWA services that are not under the City of Los Angeles oversight.
- Explore how the Commission can play a role in advocating for the coordination of all HOPWA grantees in City and County of Los Angeles.
- L. Sanchez noted that full blending of HOPWA funds with grants managed by the County of Los Angeles, Department of Public Health, Division of HIV and STD Programs (DSHP) is a long-term project.
- The City of LA does not require additional paper work, only those required by HUD. Proof of residency in Los Angeles is a standard requirement.
- In a response to a question (does HOPWA help move people with Section 8), L. Sanchez responded that the Section 8 program is different from HOPWA.
- L. Sanchez noted that they refer individuals who need emergency financial assistance to the DHSP-funded emergency financial assistance (EFA) program.

### **January 24, 2025 | Inner City Law Center (ICLC)**

The common areas of assistance addressed by ICLC are:

1. Housing
  2. Record clearing
  3. Citation defense
  4. Income maintenance
  5. Credit/debt
- ICLC receives clients through agency referrals. The agency referral form is available on their website. Agency referral is preferred to ensure that proper and required documents are secured. However, if a client self-refers, ICLC staff will assist that client.

- When asked about the impact of the current administration’s attack on the transgender community, ICLC staff noted that the impact is unclear at this time; Ryan White funding was untouched during the first Trump administration and they are hopeful that will remain the case during the second Trump administration.
- ICLC is not receiving enough referrals and need agency support to promote their services and refer clients. Many Ryan White/ HIV-service agency staff are unaware they exist and that they have a legal services program for PLWH. ICLC is contracted to serve 221 clients.
- ICLC accepts undocumented clients.
- Lack of provider awareness about ICLC and their RW- funded legal services may be partly due to confusing messaging when funding source for ICLC’s legal services for PLWH moved from HOPWA to Ryan White- some agencies may have misinterpreted this as an end to the program.