

# The Pennsylvania Housing Opportunities for Persons With AIDS (HOPWA) Program

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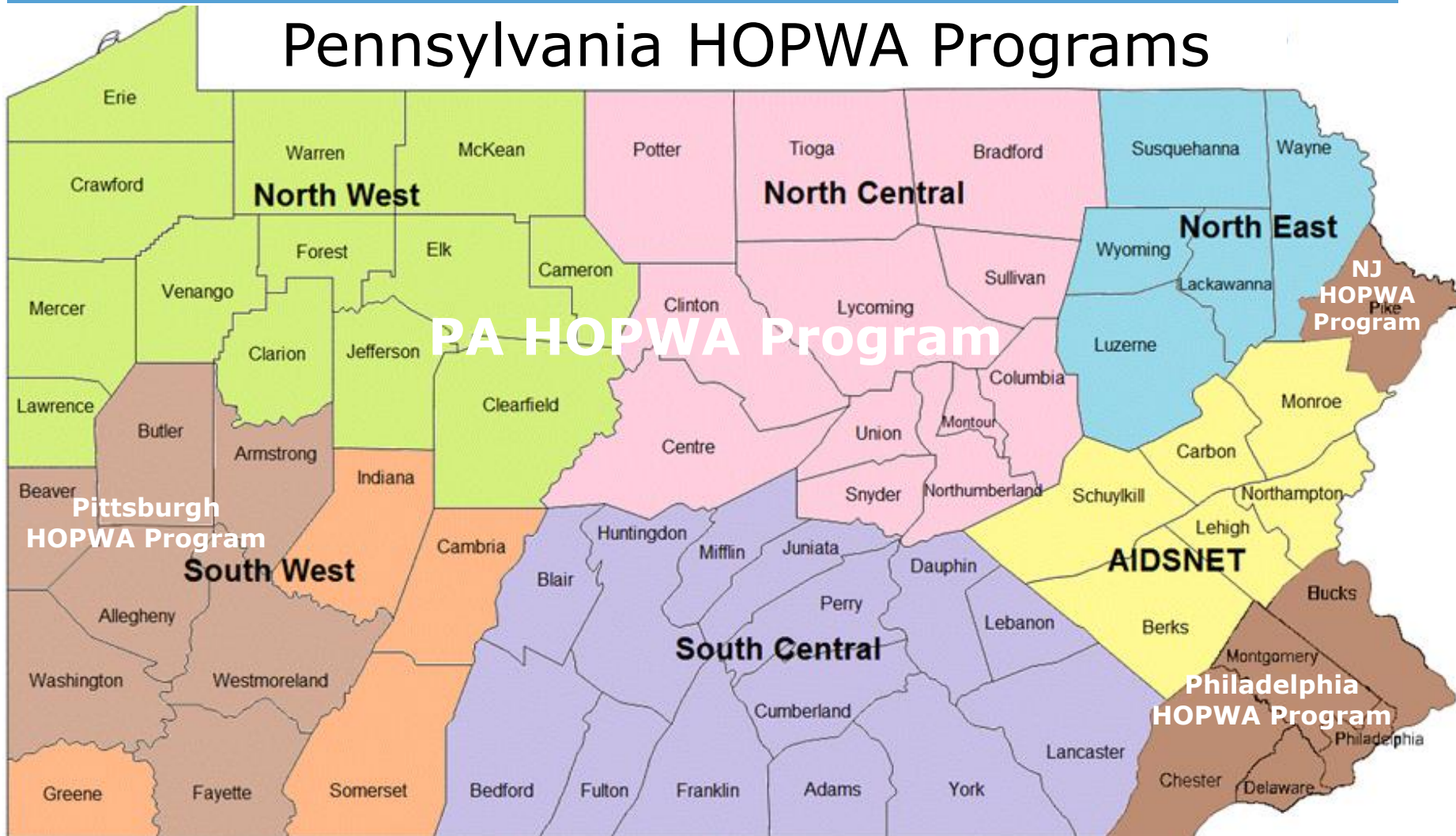
# Today's Topics

- Overview of HOPWA Programs in Pennsylvania
- The Pa. HOPWA Program
- Pa. HOPWA Program Funding and Goals
- HOPWA Updates
- Questions



# HOPWA Programs in Pennsylvania

## Pennsylvania HOPWA Programs



# The PA HOPWA Program

The PA HOPWA program funds four housing activities for clients:

- Tenant Based Rental Assistance (TBRA)
- Short Term Rent, Mortgage, and Utility Assistance (STRMU)
- Permanent Housing Placement (PHP)
- Supportive Services (SS)

For providers there is a fifth funding activity of Administrative Costs.

# The PA HOPWA Program

## Program Eligibility requires clients:

- ▣ Be a Pa. resident within the service area
- ▣ Have a documented HIV/AIDS diagnosis
- ▣ Meet Income Requirements

## Income Requirement:

Client's gross income must be at or below 80 percent of the Area Median Income, which is released by HUD each year, see example below.

Area Name	80% AMI, HH 1	80% AMI, HH 2	80% AMI, HH 3	80% AMI, HH 4	80% AMI, HH 5	80% AMI, HH 6	80% AMI, HH 7	80% AMI, HH 8
Scranton--Wilkes-Barre, PA	\$43,900.00	\$50,200.00	\$56,450.00	\$62,700.00	\$67,750.00	\$72,750.00	\$77,750.00	\$82,800.00

# Tenant Based Rental Assistance

- Subsidy stays with client in housing of their choice.
- All housing units must meet HOPWA Habitability Standards and pass an inspection.
- A housing unit must be within the Program's rent standard guidelines for the approved unit size.

# Tenant Based Rental Assistance

- Subsidy pays the difference between the tenant's portion and the monthly rent amount.
  - Tenant rent portion is the higher amount of 10 percent of client's gross monthly income or 30 percent of monthly adjusted income.
- Requires annual income recertification and unit inspection.

## Short Term Rent, Mortgage, and Utility Assistance

- Subsidy can cover payments for rent, mortgages, or utilities.
- Subsidy is limited to 21 weeks of assistance within a 52-week period.
- Subsidy cannot be used if client is receiving another subsidy
  - ▮ This includes federal, state, and local programs such as HOPWA and the Housing Choice Voucher.



## Short Term Rent, Mortgage, and Utility Assistance

- Subsidy is a needs-based assistance to prevent homelessness and increase housing stability.
- No housing inspection is needed, and the unit does not need to meet Habitability or Housing Quality standards.
  - Providers must assess unit condition to ensure it is in a decent, safe, and sanitary condition prior to assistance being approved.

# Permanent Housing Placement

- Subsidy covers some costs of clients moving into permanent housing.
  - ▣ Such as:
    - ▣ Application fees
    - ▣ Credit check expenses
    - ▣ Security deposits/first and last month's rent
    - ▣ One time utility connection fees
    - ▣ Tenant counseling and education
      - ▣ Assisting clients in understanding leases
      - ▣ Helping secure utilities
      - ▣ Mediating issues that may arise between client and landlord.

# ▶ Permanent Housing Placement

- For security deposits or first/last month's rent payments- the total of the payment cannot exceed two months of rent cost.
- Can be used for clients moving into TBRA or Housing Choice Voucher units.
- Subsidy is not for clients already in housing.

# Support Services

- This activity is to promote housing stability and reduce the risk of homelessness through Case Management and Housing Case Management.

This includes:

- ▣ Eligibility assessments
- ▣ Housing resources
- ▣ Referrals to drug, alcohol, & mental health services
- ▣ Assistance in securing other benefits and services from local, state, and federal sources.

# 2023 HOPWA Funding and Goals

## 2023 Funding Amounts:

PA HOPWA Program:	\$2,482,567.00
Harrisburg-Carlisle EMSA:	\$576,568.00
Allentown EMSA:	\$585,050.00
<b>Total</b>	<b>\$3,644,185.00</b>

## 2023 Goals by Activity

<u>Activity</u>	<u>Goal</u>	<u>Actual</u>
Tenant based rental assistance (TBRA)	500	511
Short term rent, mortgage, and utility assistance (STRMU)	62	42
Permanent housing placement (PHP)	73	125
Adjustments for duplication	-35	-38
<b>Total</b>	<b>600</b>	<b>640</b>

# Recent HOPWA Updates

- HOPWA now requires carbon monoxide detectors in units with flame burning appliances.
- PA was approved for a Rent Standard Exemption that allows units to have rents above Fair Market Rent and Housing Payment Standards allowances.

# ▶ Upcoming HOPWA Updates

- Beginning October 2024, the HOPWA housing inspection standards will be updated to be NSPIRE compliant. These requirements will create a more in depth and uniformed housing inspection within all HUD programs.
- As of January 1, 2025, updates to HOPWA regulation sections 102, 103 and 104, regarding income guidelines, restrictions, and definitions will be required to be in effect.



# Questions?

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