



The Pennsylvania HOPWA Program

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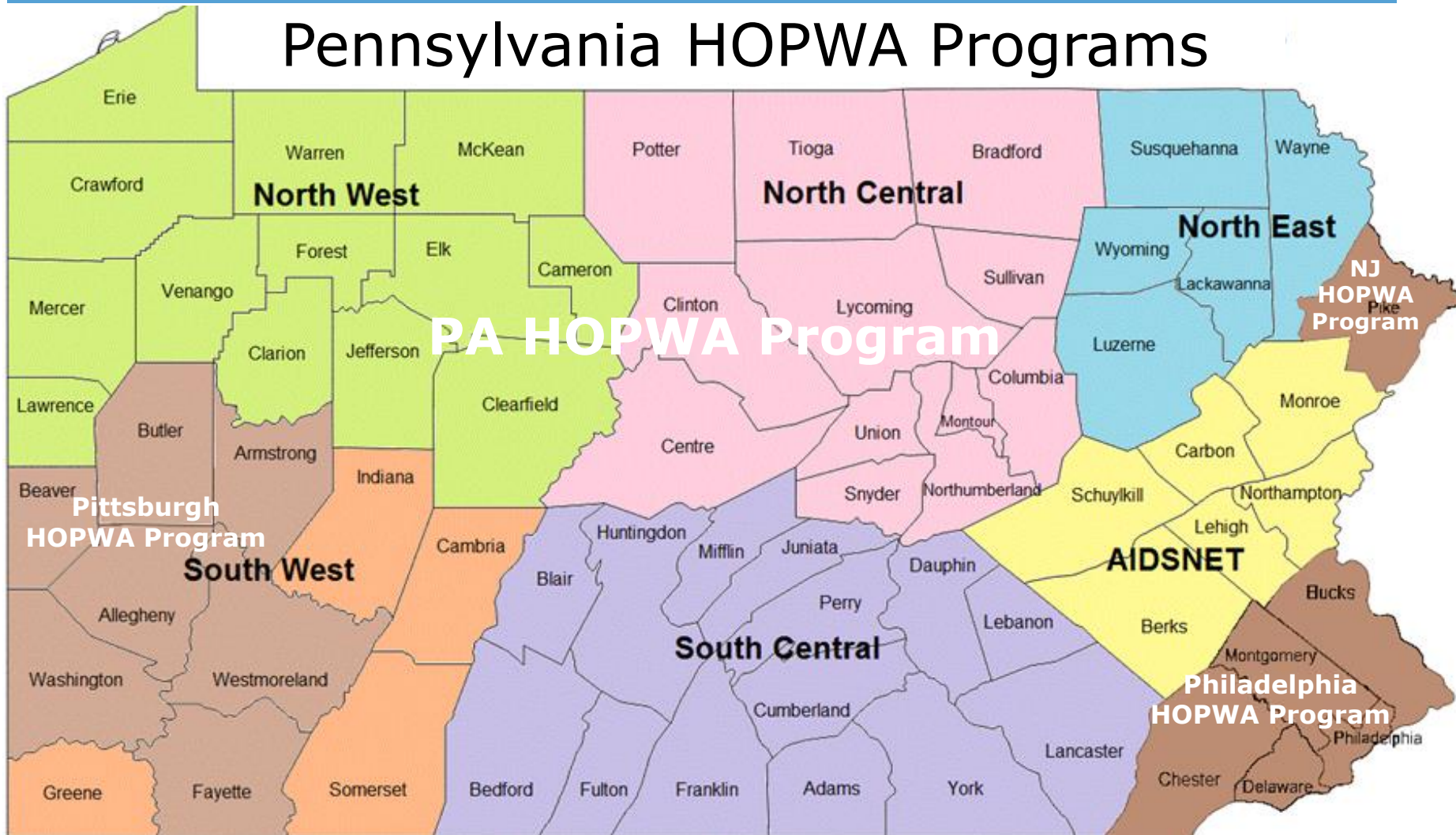
Today's Topics

- Overview of HOPWA Programs in Pennsylvania
- What makes up the PA HOPWA Program?
- HOPWA Program updates and changes
- 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
- ▀ have a documented HIV/AIDS diagnosis
- ▀ meet Income Requirements

Income Requirement:

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

Ex.

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
Gettysburg, PA MSA	\$53,550.00	\$61,200.00	\$68,850.00	\$76,500.00	\$82,650.00	\$88,750.00	\$94,900.00	\$101,000.00

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 portion is the higher amount of 10% of the client's gross monthly income OR 30% of their 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 do assess unit condition to ensure it is in a decent, safe, and sanitary condition

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 is securing other benefits and services from local, state, and federal sources.

Recent HOPWA Updates and Changes

- 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.
- The Consolidated Annual Performance and Evaluation Report was updated by HUD.

Upcoming HOPWA Updates and Changes

- Effective October 1, 2023 HOPWA will have new Housing Inspection Standards to confirm with NSPIRE
 - NSPIRE stands for National Standards for the Physical Inspection of Real Estate, which is due to the Economic Growth and Recovery, Regulatory Relief and Consumer Protection Act.
- Effective January 2024 HOPWA will have new income deduction allowances and guidelines.



Questions?

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