



Guidance on Using Ryan White Funds for Rental Deposits

Presented by HOME TA Center
Tuesday, September 24th, 2024

1

Agenda

- Discuss how new guidance supports Housing programs and PWH
 - Francisco Ruiz, Director, White House Office of National Policy (ONAP)
 - Rita Harcrow, Director of HIV/AIDS Housing (HUD)
 - Heather Hauck, Deputy Associate Administrator HIV/AIDS Bureau (HAB/HRSA)
- Discuss program implications
 - AIDS Service Coalition Mississippi
 - Southwest CARE (New Mexico)
- HOME TA Center



2

Rita Harcrow, Director of HIV/AIDS Housing (HUD)



3

Housing Opportunities for Persons With AIDS (HOPWA)

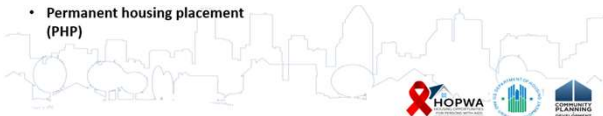
- HOPWA was established in 1992 by the AIDS Housing Opportunity Act.
- HOPWA is the only Federal program dedicated to addressing the housing needs of people with HIV.
- Under HOPWA, HUD makes grants to eligible cities, states, and nonprofit organizations to provide housing assistance and supportive services to low-income people with HIV and their families.
- By providing housing assistance and supportive services, the HOPWA program helps people with HIV enter and remain in housing, access and maintain medical care, and adhere to HIV treatment.



4

Eligible HOPWA Activities

- Facility-based and scattered-site emergency, transitional, and permanent housing
- Short-term rent, mortgage, and utility assistance to prevent homelessness (STRMU)
- Housing Development
- Permanent housing placement (PHP)
- Housing information services
- Supportive services
- Resource identification
- Administration (by statute, 3% for grantees and 7% for project sponsors)
- Other Line Item *



5

What is Permanent Housing Placement (PHP)

- PHP is a HOPWA activity that assists HOPWA-eligible households to secure and move into permanent housing by funding specific *housing assistance* (e.g. application fees, security deposits etc.) and *service costs* (e.g. assisting household to understand lease).
- The goal of PHP is help establish *permanent residency* where *continued occupancy* in the unit is expected.

PHP is listed as an eligible supportive services activity in the HOPWA regulations (574.300(b)(7)) BUT PHP operates separately from supportive services

- Recent webinar on PHP:
[HOPWA 3R Webinar Series: Permanent Housing Placement \(PHP\) – Getting in the Door - YouTube](#)



6

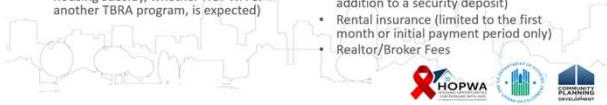
What can HOPWA PHP pay for?

ELIGIBLE PHP RENTAL ASSISTANCE COSTS

- Security deposit (not to exceed more than 2 months' rent)
- First month's rent (when required for occupancy and only when no ongoing housing subsidy, whether HOPWA or another TBRA program, is expected)
- Last month's rent (when required for occupancy and only when no ongoing housing subsidy, whether HOPWA or another TBRA program, is expected)

ELIGIBLE PHP DIRECT ASSISTANCE COSTS

- Utility deposit and one-time utility hook-up fees
- Utility and rent arrears (when determined to be a barrier to establishing new permanent housing)
- Application fees
- Credit check expenses (when required)
- Administrative fees (charged in lieu of or in addition to a security deposit)
- Rental insurance (limited to the first month or initial payment period only)
- Realtor/Broker Fees



7

Heather Hauck, Deputy Associate Administrator HIV/AIDS Bureau (HRSA)



8

Using Ryan White HIV/AIDS Program Funds for Rental Security Deposits

National HIV/AIDS Housing Coalition

Heather Hauck, MSW, LICSW, Deputy Associate Administrator
HIV/AIDS Bureau (HAB)
Health Resources and Services Administration (HRSA)

Vision: Healthy Communities, Healthy People

9

HRSA's Ryan White HIV/AIDS Program (RWHP) Overview

- Provides a comprehensive system of HIV primary medical care, medications, and essential support services for low-income people with HIV.
- Funds grants to states, cities, counties, and local community-based organizations to improve health outcome and reduce HIV transmission.
 - Recipients determine service delivery and funding priorities based on local needs and planning process.
- Provided services to over 566,000 people in 2022—more than half of all people with diagnosed HIV in the United States.
- 89.6% of RWHP clients receiving HIV medical care were virally suppressed in 2022, exceeding national average of 65.1%. This means they cannot sexually transmit HIV to their partners and can live longer and healthier lives.



Centers for Disease Control and Prevention. Monitoring selected national HIV prevention and care objectives by using HIV surveillance data—United States and 6 territories and freely associated states, 2022. HIV Surveillance Report 2022 (2023). <https://www.cdc.gov/hiv/data/2022-national-hiv-prevalence-and-care-trends.html>. Published July 2023.

10

More than half of RWHP clients lived at or below 100% of the Federal Poverty Level and nearly 12% had temporary or unstable housing



Federal Poverty Level

58.6%
of clients lived at or below
100% of the Federal
Poverty Level



Housing Status

6.9% of clients had
temporary housing
5.2% of clients had
unstable housing

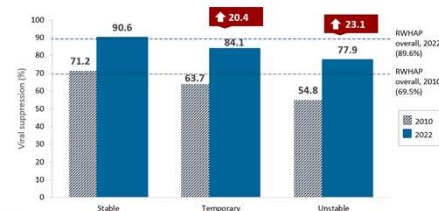


Source: HRSA, Ryan White HIV/AIDS Program Annual Data Report, 2022. Does not include AIDS Drug Assistance Program data.



11

Viral Suppression among Ryan White HIV/AIDS Program Clients by Housing Status, 2010 and 2022



Despite improvements, housing stability continues to be a significant factor in reaching viral suppression.



Source: HRSA, Ryan White HIV/AIDS Program Annual Data Report, 2022. Does not include AIDS Drug Assistance Program data.

12

The Disproportionate Impact of Housing Instability CY 2022

All RWHAP Clients receiving Housing Service (N=26,251)	Youth (aged 13-24 yrs)	People who inject drugs*	Transgender people
	590 (2.2%)	1,601 (6.1%)	915 (3.5%)

Several priority populations experience disproportionately high rates of temporary or unstable housing



* RWHAP Clients who reported injection drug use as their HIV transmission category.
Source: HRSA, Ryan White HIV/AIDS Program Data Report (RWAP) 2022. Does not include AIDS Drug Assistance Program.

HRSA
Ryan White HIV/AIDS Program

13

Defining Housing Issues for RWHAP Clients

Multilevel Factors Affecting Housing

Incarceration history	Inconsistent case management as individuals move through systems
Lack of documents needed for acquiring housing	Increasing housing expense and dislocation caused by gentrification
Economic insecurity	Lack of comprehensive, universal definitions of homelessness
Limited housing options in metropolitan areas	System fragmentation and inconsistent processes
Limited transportation to healthcare centers	Lack of representation in policy- and decision-making settings
Limited availability of housing support services	Criminalization of homelessness

Source: HRSA HAB Housing Technical Expert Panel:
<https://ryanwhite.hrsa.gov/sites/default/files/ryanwhite/resources/hrsa-housing-tep-overview.pdf>

HRSA
Ryan White HIV/AIDS Program

14

Ryan White HIV/AIDS Program Response

How can we support people with HIV experiencing unstable housing?



HRSA
Ryan White HIV/AIDS Program

15

Housing Technical Expert Panels

- In November 2019, HAB convened a one-day technical expert panel (TEP) to discuss the housing needs of people with HIV in the RWHAP
- TEP participants:
 - Defined housing issues for clients
 - Identified strategies and innovative models to address need
- <https://ryanwhite.hrsa.gov/sites/default/files/ryanwhite/resources/hrsa-housing-tep-overview.pdf>
- In August of 2022, convened a second panel to discuss how people with HIV access housing assistance
 - Collaboration among HRSA, U.S. Housing and Urban Development (HUD) and Centers for Disease Control and Prevention (CDC)
- <https://ryanwhite.hrsa.gov/sites/default/files/ryanwhite/resources/hrsa-housing-tep-exec-summary.pdf>



HRSA
Ryan White HIV/AIDS Program

16

Policy Guidance

Definition of Housing

- HAB better defined housing services and removed the requirement to show medical necessity

Supporting Data Integration

- In 2017, HAB and US Department of Housing and Urban Development put out a jointly signed letter supporting the integration of RWHAP and Housing Opportunity for Persons with AIDS (HOPWA) data

Expanding Allowable Services

- In 2016, HAB expanded the housing services category to include RWHAP Part C

Coordinated Response

- HAB has engaged in collaboration with CDC and HUD on HIV outbreak responses in order to better understand opportunities to leverage housing funding and resources to address the needs of people with HIV during HIV outbreaks



18



HRSA
Ryan White HIV/AIDS Program

17

Program Implementation: Housing Services

Flexibility allowed to address the housing needs of different groups

These service categories are listed on the HAB webpage in Policy Clarification Notice (PCN) 16-02: [Ryan White HIV/AIDS Program Services: Eligible Individuals and Allowable Uses of Funds](#)

- Housing Services:** transitional, short-term, or emergency housing assistance as well as housing referral services (assessment, search and placement) and housing advocacy services for clients.
 - Individualized housing plan updated annually
 - Can be incorporated within another core or support service
 - Cannot give cash to clients or pay security deposits
 - Should coordinate with permanent supportive housing services



HRSA
Ryan White HIV/AIDS Program

18

Program Implementation: Emergency Financial Assistance

Emergency Financial Assistance (EFA): limited one-time or short-term payments to assist with an urgent need for essential items or services necessary to improve health outcomes, including utilities and housing

- Continuous provision of an allowable service to a client must not be funded through Emergency Financial Assistance

SHORT-TERM



11

19

Program Implementation: Support Services

Implementing programs to address housing instability should include either directly funded or leveraged support services to address trauma, substance use, mental illness, health literacy, special health needs, etc. Some relevant service categories may include:

- Medical Case Management
- Non-Medical Case Management – focus on accessing services such as employment and education centers and permanent housing
- Peer Navigators
- Mental Health Services
- Support Groups
- Specialized medical care
 - ✓ Separate kids from adult populations
 - ✓ Address transgender health issues
 - ✓ Provide holistic, patient-centered care



12

20

Demonstration and Evaluation – Special Projects of National Significance (SPNS) and Resources

- Building a Medical Home for Multiply-Diagnosed HIV-positive Homeless Populations, 2012-2017
- Addressing HIV Care and Housing Coordination through Data Integration, 2015-2018
- Improving HIV Health Outcomes through the Coordination of Supportive Employment and Housing Services, 2017-2021
- Supporting Replication (SURE) of Housing Interventions in the RWHAP, 2023-2026

Resources

- For more information about the SPNS Program: <https://hab.hrsa.gov/about-ryan-white-hiv-aids-program/part-f-special-projects-national-significance-spns-program>
- For information about specific interventions: <https://targethiv.org/ihip>



13

21

RWHAP Housing Support Services & RWHAP Statutory Prohibition on Providing Cash Payments to Clients

- As described in [HRSA HAB Policy Clarification Notice \(PCN\) #16-02 Ryan White HIV/AIDS Program \(RWHAP\) Services: Eligible Individual and Allowable Uses of Funds](#), HRSA RWHAP funds can be used for a variety of support services to help people with HIV remain in HIV care, including housing. **A cash security deposit that is returned to a client violates the RWHAP statutory prohibition on providing cash payments to clients.**
- RWHAP recipients and subrecipients reported that the prohibition on payment of housing security deposits continues to be a **barrier to getting clients into stable and permanent housing.**
- HRSA HAB **responded to community feedback** by developing an innovative policy method to address the barrier.



14

22

New Housing Security Deposit Guidance Program Letter

- RWHAP funding may be used to pay for a RWHAP client's security deposit **if** a RWHAP recipient or subrecipient has policies and procedures in place to ensure that the security deposit is returned to the RWHAP recipient or subrecipient and not to the RWHAP client.
- Access the program letter: <https://ryanwhite.hrsa.gov/sites/default/files/ryanwhite/grants/hrsa-hab-security-deposit-program-letter.pdf>
- Guidance presented as an **optional opportunity** to offer housing security deposit support within allowable legislative and programmatic parameters.



15

23

Connect with the Ryan White HIV/AIDS Program

Learn more about our program at our website:

ryanwhite.hrsa.gov



Sign up for the Ryan White HIV/AIDS Program Listserv:

<https://public.govdelivery.com/accounts/USHHSRHS/signup/29907>



17

24

Connect with HRSA

Learn more about our agency at:
www.HRSA.gov

✉ [Sign up for the HRSA eNews](#)

FOLLOW US:










25

Panelists




26

Security Deposit Letter Template – Southwest CARE



SOC Housing Program
 PO Box 5520
 Santa Fe, NM 87502

To Whom It May Concern:

Re: []

This is to certify that the SOC Housing Program is accepting [] \$_____ toward security deposit for an apartment at [] _____.

Please note that as per United States Department of Housing and Urban Development (HUD) requirements, any portion of the security deposit in the amount where deposit money and should be credited to the SOC Housing Program other than the tenant. Referring these funds to the program allows us to continue to help those in need. Please send any verifiable security deposit funds to:

SOC Housing Program
 PO Box 5520
 Santa Fe, NM 87502

Please sign below indicating agreement with the requirement that any remaining deposit funds be credited to the SOC Housing Program.

Signature of [] _____

Signature of landlord/property manager: _____

Signature of SOC Housing Program representative: _____

Thank you for your attention to this matter. Please feel free to contact me with any questions or concerns.

Sincerely,

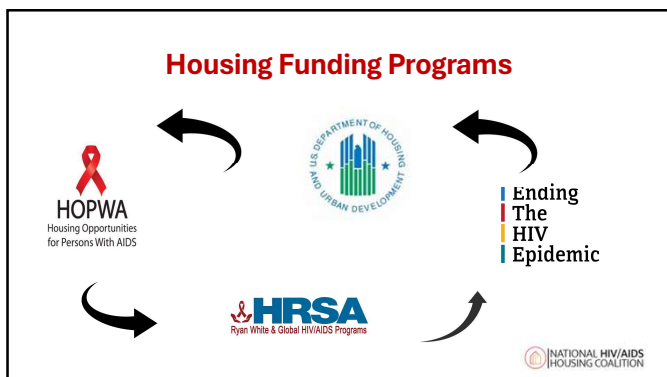
Michael Vargas
 Housing Program Coordinator

27

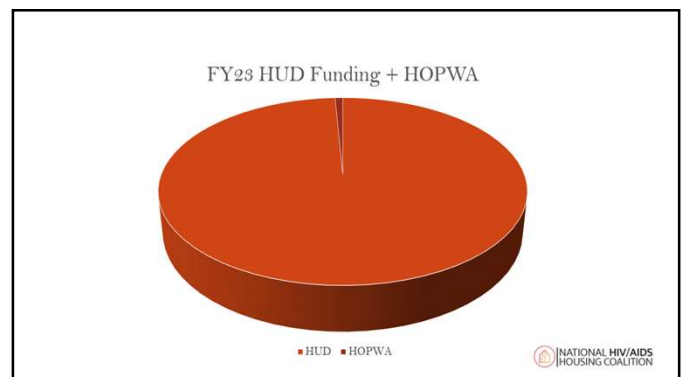
Housing Options Made to End the Epidemic (HOME) TA Center



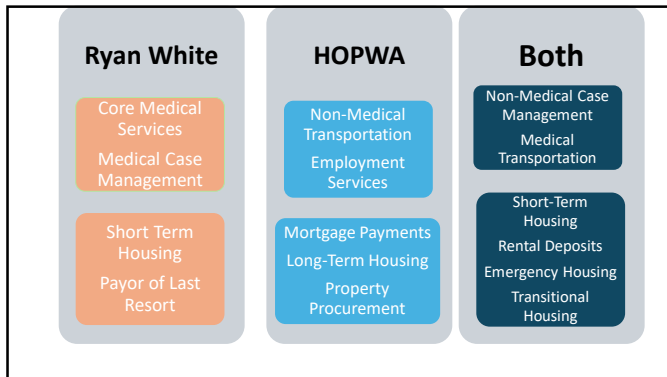
28



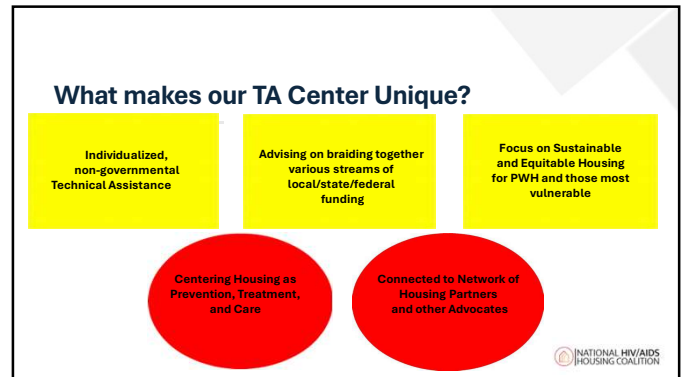
29



30



31



32

The National HIV/AIDS Housing Coalition
presents

BEYOND THE REGS:
INNOVATION & ADVOCACY FOR HOUSING
OCTOBER 20TH-21ST
WASHINGTON, DC

A mini conference prior to HUD's HOPWA Institute. Workshops on advocacy, funding sources, innovative housing models.




33

To request TA contact-

Joy Berry, Director
HOME TA Center
joy@nhahc.org



Check out our Website:
Home - National AIDS Housing Coalition



34