

GETTING IN THE DOOR: A PATH TO PERMANENT HOUSING

HOPWA's Permanent Housing Placement (PHP) activity is a useful tool in helping HOPWA-eligible households secure safe and affordable housing. The goal of using PHP is to establish permanent residency where continued occupancy is expected. PHP can be used as a stand-alone service, as well as in combination with Tenant-Based Rental Assistance (TBRA).

This resource is prepared by technical assistance providers and intended to help grantees and project sponsors understand HOPWA program guidance. The contents of this document, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

HELPFUL LINKS

- [Rental Assistance Guidebook:](https://www.hudexchange.info/resource/2818/hopwa-rental-assistance-guidebook/)
<https://www.hudexchange.info/resource/2818/hopwa-rental-assistance-guidebook/>
- [HOPWA Regulation \(24 CFR 574\):](https://www.hudexchange.info/resource/2936/24-cfr-part-574-housingopportunities-for-persons-with-aids/)
<https://www.hudexchange.info/resource/2936/24-cfr-part-574-housingopportunities-for-persons-with-aids/>

ABOUT PHP

For financial management and reporting purposes, PHP must be tracked as a separate activity in IDIS and should be reported as a HOPWA Housing Subsidy Assistance cost on the Consolidated APR/CAPER. Household housing costs and budgets should be assessed to determine whether paying the rent amount in the new unit, including any subsidies, is sustainable for the household.

ELIGIBLE ASSISTANCE COSTS*

ELIGIBLE PHP RENTAL ASSISTANCE COSTS

- Security deposit (not to exceed 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 hookup fees
- Utility arrears 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

ELIGIBLE PHP SERVICE DELIVERY/PERSONNEL COSTS

- Assisting household to understand tenant rights, expectations and leases
- Assisting household to secure utilities and make moving arrangements
- Housing referrals
- Mediation of disputes related to landlord or neighbor issues at the time of placing the household into the unit
- Staff time to conduct eligibility for assistance

** Staff salary, fringe, and overhead costs related to the delivery of any PHP eligible activities are eligible PHP costs.*



HELPFUL LINKS (CONT.)

- [Notice CPD-22-15 Office Hour: Carbon Monoxide Detection Requirements for HOPWA PHP Assistance:](https://files.hudexchange.info/resources/documents/Notice-CPD-22-15-Office-Hour-Carbon-Monoxide-Alarms-or-Detectors-in-HOPWA-Assisted-Housing-PHP-Eligible-Costsand-CO-Detection-Requirements.pdf)
<https://files.hudexchange.info/resources/documents/Notice-CPD-22-15-Office-Hour-Carbon-Monoxide-Alarms-or-Detectors-in-HOPWA-Assisted-Housing-PHP-Eligible-Costsand-CO-Detection-Requirements.pdf>
- [Procedural Guidance for FY 2024 HOPWA PSH Renewal:](https://www.hud.gov/sites/dfiles/OCHCO/documents/2024-03cpdn.pdf)
<https://www.hud.gov/sites/dfiles/OCHCO/documents/2024-03cpdn.pdf>

INELIGIBLE PHP COSTS

- Housing Search*
- Ongoing assistance payments for utilities, rent, or insurance
- Moving costs such as movers, truck rentals, and packing materials
- Household startup costs such as furniture, household goods, repairs, or other incidentals
- Fees other than those described in [Eligible PHP Direct Assistance Costs](#)
- First and/or last month's rent when a person ***already has a rental subsidy***
- Renter's insurance ***after initial payment***
- Staff salary, fringe, and other related overhead NOT for PHP

* Housing search is an eligible cost under Housing Information Services.

HOUSING STANDARDS

- There are no applicable rent standards or rent reasonableness determinations required for PHP.
- Unit standards such as Habitability Standards, Housing Quality Standards (HQS), and National Standards for the Physical Inspection of Real Estate (NSPIRE) do not apply for PHP. However, all households assisted with PHP should be placed in housing that is affordable, safe, decent, and sanitary.
- HUD's Office of HIV/AIDS Housing encourages HOPWA grantees and project sponsors to consider adopting rent standards, rent reasonableness, and property standards to their PHP policies when possible.
- [Carbon Monoxide \(CO\) detection requirements](#) may apply depending on PHP assistance provided.

USING PHP & SUBSIDIES TOGETHER

- When PHP is used in tandem with a subsidy (TBRA, HCV, etc.), the subsidies' housing standards still apply.
- PHP can assist households moving to units who will receive ongoing subsidy through HOPWA TBRA, non-HOPWA sources (HCV, HOME, etc.), and project-based subsidized units such as LIHTC or PBRA.
- PHP can be used to assist households move to another unit, if STRMU limit has been reached and household cannot afford to stay in their current unit.
- All assistance payments must be made directly to the landlord, utility company, or relevant third party.
- PHP cannot be used to pay arrears associated with a household's unpaid portion of subsidized rent regardless of when the arrears occurred.