

Planning Council Recommendations for the Delivery of Housing Services
Approved by Planning Council 06/10/2026

The OC Health Care Agency serves as the Grant Recipient for Ryan White Act Part A funds. The Orange County HIV Planning Council (Council) is legislatively mandated to determine service category priorities and allocations for Ryan White Part A/Minority AIDS Initiative (MAI) funding. Unless otherwise indicated, all allocations are Ryan White Act Part A funds. The Council may make recommendations regarding Directives for the use of other funding sources for Ryan White Part A/MAI allowable service categories. Directives will be revised at least one (1) year prior to procurement of services.

For the purpose of this document, “General” population refers to HIV-positive individuals. Unless otherwise indicated, all inferences to populations refer to HIV-positive individuals.

I. FOUNDATIONAL INSTRUCTIONS

1. Enhanced Planning

- a. The Grant Recipient will work with the Council to maintain an annual work plan to include priority setting, allocations, and reallocation activities. Council training shall be included in the work plan.
- b. The Grant Recipient will work with the Priority Setting, Allocations, and Planning (PSAP) Committee to develop a plan to conduct a resource analysis on all prioritized services prior to the next planning process.
- c. The Grant Recipient will provide quarterly utilization and expenditure reports to the Council for review.
- d. The Grant Recipient will provide reports on fiscal and programmatic monitoring to the Council for review.
- e. The Grant Recipient will conduct ongoing needs assessments focusing on unmet need estimates and service gap analysis.
- f. The Grant Recipient will promote efficiency on the service delivery system by minimizing paperwork and administrative requirements as appropriate.
- g. The Grant Recipient will reduce barriers to service access by utilizing centralized eligibility screening and the elimination of the requirement to be case managed to access services, unless case management is specifically indicated as a service qualification (e.g., short-term supportive housing).
- h. The Grant Recipient will explore and implement appropriate changes in procuring services to ensure that services are provided in the most cost efficient and effective manner.
- i. The Grant Recipient will work with service providers to explore, assess, and apply prior resources to support the continuum of HIV care in Orange County.

2. Special Populations
 - a. Assess findings and recommendations from needs assessments and incorporate them into service requirements as appropriate.
 - b. Increase outreach efforts to bring HIV-positive people into care through enhanced specific outreach requirements in case management.
 - c. A list of special populations in Orange County includes: African Americans, Asians and Pacific Islanders, Hispanics/Latinos, homeless individuals, immigrants, incarcerated or recently released individuals, individuals with mental health issues, men of color who have sex with men, sex workers, substance users including injection drug users (IDU), transgender individuals, White/Anglo men who have sex with men, and women of childbearing age (13 years and older).

3. Clinical Quality Management (CQM)
 - a. Integrate system-wide client satisfaction measurements and standards into CQM Plan.
 - b. Review, and revise as needed, current CQM measurements.
 - c. Develop, revise, and finalize Standards of Care for services.
 - d. Develop training on quality management program and resource fundamentals.
 - e. Grant Recipient to provide, at minimum, quarterly forums or trainings open to all service providers.

4. Fiscal Management
 - a. The Grant Recipient may reallocate (decrease/increase) up to and including \$50,000 per approved service categories (or subcategories) at the end of the fiscal year consistent with intent of the Council and demonstrated service needs without prior authorization of the Council in order to appropriately expend all Part A funds. The Grant Recipient must report any and all adjustments to the Council. Any Part A reallocations greater than \$50,000 must be approved by the Council. The Council must also approve final expenses and carryover funds, if appropriate.
 - b. If a service can be provided by a community provider, the community provider will be prioritized for funding over a County provider. All providers will be held to the same program and fiscal accountability.

5. Payer of Last Resort
 - a. Ryan White HIV/AIDS Program (RWHAP) recipient and subrecipients must ensure that reasonable efforts are made to use non-RWHAP resources whenever possible, including establishing, implementing, and monitoring places and procedures to identify all possible payors to extend RWHAP funds.¹
 - b. With the implementation of the Affordable Care Act (ACA), efforts to screen individuals for eligibility into other payer sources must be standardized and in accordance with Health Resources Services Administration guidance and expectations.

¹ Ryan White HIV/AIDS Program Part A Manual – Revised 2025

- c. Individuals who are eligible for standard Medi-Cal or expanded Medi-Cal (Medi-Cal MAGI) must be referred to enroll in Medi-Cal. Individuals who qualify for Covered California (California's Healthcare Exchange) shall be encouraged to enroll in health insurance under Covered California but may choose to utilize Ryan White instead of purchasing insurance. Individuals who are veterans may choose to use Ryan White instead of Veterans Administration coverage; however, active military personnel must utilize insurance coverage not Ryan White.
- d. The Grant Recipient is responsible for ensuring proper documentation of efforts to ensure that Ryan White is the payer of last resort.
- e. Grant Recipient will encourage providers to assure that all clients are educated about and referred to other available resources (e.g., Supplemental Nutrition Assistance Program also known as CalFresh formerly known as food stamps, food banks, medical services, mental health services) to ensure that Ryan White is used as payer of last resort.

II. SERVICES INSTRUCTIONS

Services listed below must be provided in accordance with the Common Standards of Care as well as service specific Standards of Care where indicated. Data used, such as Area Median Income, Fair Market Rate, and Federal Poverty Level, is updated annually by the respective responsible federal agency.

1. HOUSING SERVICES

1.1. Short-term or emergency financial assistance for housing

Definition: Financial aid provided on behalf of clients who need assistance with rent, mortgage, and utilities. Assistance is subject to specific caps on the amount of assistance available and is not to be used as an on-going payment to the client. There are two (2) levels of assistance: (1) Emergency Financial Assistance (EFA) for Rent, Mortgage, or Utility Payment may be provided up to 21 weeks in a 52-week period and available up to nine hundred dollars (\$900) per year for utilities and up to three (3) months of Fair Market Rent² in Orange County for a one (1)-bedroom unit (for up to two (2) individuals in a household) or a two (2) bedroom unit (for three (3) or more individuals in a household) depending on household size per year for rent/mortgage; (2) Clients receiving Short-Term Assistance for Rent (STAR) may receive assistance up to 21 weeks in a 52-week period and assistance is subject to a five (5) - year lifetime limit, with an exception for clients who have no other source of assistance that without STAR would become homeless. Payment shall be up to an identified percentage³ of Fair Market Rent² for Orange County for a one (1)-bedroom unit for up to two (2) individuals in a household, and up to an identified percentage³ of Fair Market Rent² for Orange County for a two (2)-bedroom unit for three (3) or more individuals in a household available every three (3) months based on available funding.

Allocation: TBD

Special Instructions:

- *Population:* General.
- *Service Qualification:*

² Fair Market Rent is determined by the U.S. Department of Housing and Urban Development; these guidelines are available at <https://www.huduser.gov/portal/datasets/fmr.html>.

³ Percentage will be determined annually based on available funding.

- For EFA and STAR, persons with incomes at or below 80% of area median income⁴.
- Recipients of Tenant-Based Rental Assistance Programs (RAP, Housing Choice Vouchers/Section 8, Coordination of Care (formerly Shelter Plus Care Services), Permanent Supportive Housing, etc.) who otherwise meet the criteria as described above are not eligible to receive rent and/or utility assistance.
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* Payments cannot be made directly to clients. Payments for mortgage cannot be charged to Ryan White but are allowable under Housing Opportunities for Persons with AIDS (HOPWA). If a client is case managed, a referral from the case manager is required.

Other Instructions: None.

The following additional support may be provided to eligible individuals during a local, state, or national emergency/crisis such as the COVID-19 pandemic:

- EFA for Rent and Mortgage Payment: Payment of up to Fair Market Rent² in Orange County for a one (1)-bedroom unit per month for individuals with incomes at or below 50% of area median⁴ income for the length of time necessary based on client need and as funding allows.
- Priority for services is given to individuals who are categorically ineligible for other programs.

1.1a **Emergency financial assistance for rent and utility deposits**

Definition: Financial aid provided on behalf of clients who need assistance with deposits for rent and/or utilities. Deposit assistance for rent and utilities are limited to two thousand five hundred dollars (\$2,500) in a five (5) - year time period.

Allocation: TBD

Special Instructions:

- *Population:* General.
- *Service Qualification:*
 - Persons with incomes at or below 80% of area median income⁴.
 - Recipients of Tenant-Based Rental Assistance Programs (RAP, Housing Choice Vouchers/Section 8, Coordination of Care (formerly Shelter Plus Care Services), Permanent Supportive Housing, etc.) who otherwise meet the criteria as described above may receive deposit assistance with rent and/or utilities.
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* Payments cannot be made directly to clients. If a client is case managed, a referral from the case manager is required.

Other Instructions: None.

⁴ Area Median Income is determined by the U.S. Department of Housing and Urban Development; these guidelines are available at <http://www.huduser.org>.

1.2. Housing Coordination

Definition: Coordination of the Tenant-Based Rental Assistance Program (RAP) waitlist and the provision of referrals for short-term housing assistance. This program also fosters the development and maintenance of linkages to housing authorities and social service agencies. Coordination services also include serving as a point of contact for Coordination of Care (formerly Shelter Plus Care services). Housing Coordination also includes housing advocacy services, such as identifying housing resources, including maintaining and updating a Housing Resource Guide; facilitation of Housing Committee; developing positive relationships with landlords; and providing direct, one-on-one assistance to clients seeking housing.

Allocation: TBD

Special Instructions:

- *Population:* General.
- *Service Qualification:* Persons with incomes at or below 80% of area median income.⁴
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* None.

Other Instructions: None.

1.3. Short-Term Supportive Housing

Definition: Based on client's assessed need for supportive housing, the provision of interim housing in a hotel or motel, recovery residence for up to 120 days in a 24-month period for persons who (1) are homeless or at risk of becoming homeless; (2) are coming from emergency housing, mental health and/or drug treatment programs; or (3) were recently released from incarceration. As part of the supportive housing, clients will be assisted in developing a plan to facilitate their successful transition to an independent permanent housing situation. Short-term supportive housing is intended to provide temporary shelter to eligible individuals to prevent homelessness and allow an opportunity to develop an individualized housing and service plan to guide the client's linkage to permanent housing.

Allocation: TBD

Special Instructions:

- *Population:* General.
- *Service Qualification:* An individual's income cannot exceed 80% of area median income⁴ or 500% Federal Poverty Level⁵ (whichever is less). Persons are not required to pay towards rent.
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* Individuals are limited to a total of 120 days within a 24-month period regardless of agency providing the housing service. Participants receiving this service must be case managed by a Ryan White or HOPWA-funded provider.

Other Instructions: Additional days of housing services may be provided to eligible individuals during a local, state, or national emergency/crisis such as the COVID-19 pandemic for the length of time necessary based on client need and as funding allows.

2. SUBSTANCE ABUSE SERVICES

2.1. Narcotic Replacement Program

Definition: The provision of opiate replacement treatment. Services may include recovery readiness programs, opiate assisted therapy, relapse prevention, and harm reduction strategies. Services to be provided by or under the supervision of a physician or other qualified personnel with appropriate and valid licensure and certified by the California Department of Health Care Services (DHCS).

Allocation: Service category funding eliminated in FY 2014

Special Instructions:

- *Population:* Co-occurring Diagnosis (HIV and Opiate Dependence).
- *Service Qualification:* None.
- *Geographic Area:* Entire County.
- *Service Procurement:* County-retained funding up to full allocation.
- *Other:* None.

Other Instructions: None.

2.2. Substance Abuse Services: Outpatient Counseling

Definition: The provision of treatment and/or counseling to address substance abuse problems (i.e., alcohol and/or legal and illegal drugs) in an outpatient setting by qualified personnel. Services are intended to provide ongoing support to maintain sobriety.

Allocation: TBD

Special Instructions:

- *Population:* Co-occurring Diagnosis (HIV and Substance Use).
- *Service Qualification:* None.
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* None.

Other Instructions: None.

2.3 Residential Services

Definition: Provision of up to ninety (90) days of residential drug treatment. Extension to the 90-day limit may be provided with prior written approval by County Program Administrator. Includes 24-hour supervision, intensive one-on-one educational and psychosocial support and group counseling by trained professionals and/or certified drug counselors. All clients will receive referrals to aftercare services and programs as requested. Services must meet the minimum requirement as outlined by the DHCS for residential treatment. Residential treatment programs must be licensed and certified by the DHCS.

Allocation: Service category funding eliminated in FY 2018

Special Instructions:

- *Population:* Co-occurring Diagnosis (HIV and Substance Use).

- *Service Qualification:* An individual's income cannot exceed 50% (see below)⁵ of area median income. Persons with incomes below 20% of area median income (see below)⁶ will receive full benefit. Persons between 20-50% of area median income will pay 30% of their adjusted gross income toward rent.
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* None.

Other Instructions: The total income paid toward rent must be adjusted to Ryan White fee schedule limitations when this service category is funded by Ryan White.

2.4 Medical and Social Model Detoxification

Definition: The provision of detoxification from substances in a residential environment. These services can be provided in a medical (hospital) or social model (non-medical/no medication) facility. Residential detox programs must be licensed and certified by the DHCS.

Allocation: Service category funding eliminated in FY 2017

Special Instructions:

- *Population:* Co-occurring Diagnosis (HIV and Substance Use).
- *Service Qualification:* None.
- *Geographic Area:* Entire County.
- *Service Procurement:* County-retained funding up to full allocation.
- *Other:* None.

Other Instructions: None.

3. INDEPENDENT LIVING SKILLS

Definition: The coordination and/or provision of services that focus on the development of practical living skills, functional communication, and community integration. Services include, but are not limited to group education, treatment adherence, nutritional counseling and skill-building exercises that foster development of personal management skills that strengthen the ability of clients to be successful in an independent, permanent housing situation.

Allocation: TBD

Special Instructions:

- *Population:* General.
- *Service Qualification:* Persons with incomes at or below 80% of area median income.⁴
- *Geographic Area:* Entire County.
- *Service Procurement:* Competitive.
- *Other:* None