



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

PHA NEWSLETTER



April 2024 | [PHA Newsletters Archive](#)

PDAS Monocchio on the Road

PDAS Monocchio Welcomes Residents to New Development in Sanford, Florida

Last week, Principal Deputy Assistant Secretary Rich Monocchio was in Florida with the Sanford Housing Authority to officially welcome residents to the 82-unit Somerset Landings, the final phase of the Sanford Housing Authority's 144-unit Monroe Landings redevelopment. In addition to increasing the supply of quality affordable housing, the new community brings amenities and services to HUD-assisted families.

Remarking on the occasion, PDAS Monocchio said, "What I'm seeing here is special. It's special first of all, because the housing built here is indistinguishable from other homes, and in many cases, the best housing in the neighborhood. The other reason this is special is the quality of life being provided for HUD-assisted residents. There are activities for seniors, community rooms, exercise rooms, reading rooms, daycare on site, connections to employment. This is what it's about."



PDAS Monocchio and Sanford Housing Authority & Orlando Housing Authority President/CEO Vivian Bryant officially welcome residents to the new Somerset Landings development in the historic Goldsboro community in Sanford, FL.

Messages from PDAS Monocchio

Principal Deputy Assistant Secretary Rich Monocchio recently sent the following messages to PHA Executive Directors. Visit [PIH News for PHAs](#) to view other archived messages.

[Saving Lives from Overdose \(03-25-24\)](#)

HUD is committed to supporting the [White House Challenge to Save Lives from Overdose](#), a nationwide call-to-action to avoid preventable deaths by increasing training and access to life-saving opioid overdose reversal medications. A training series held by HUD Strong Families shares best practices and actionable steps to reduce and reverse opioid overdoses.

[Major Update to HUD-VASH \(03-19-24\)](#)

A new, optional flexibility for PHAs administering the HUD-Veterans Affairs Supportive Housing (HUD-VASH) is available. HUD and the VA have previously established designated service providers (DSPs) to act in the place of the VA for the purpose of intake, referral, and case management in the HUD-VASH program. To best serve eligible veterans through the continually growing HUD-VASH program, PHAs can now apply to become designated service providers for Veteran selection, intake, and temporary case management.

Special Topics

Get Ready to Get HIP!

PHAs are reminded to ensure that all resident, unit, building, and PHA contact information is up to date in the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) to prepare for the transition to the Housing Information Portal (HIP). Because some updates will require coordination with PIH field offices, please start making necessary changes in PIC as soon as possible to ensure a smooth and timely transition. Later this month, PIH will issue detailed guidance on the HIP transition timeline and information on the data that must be validated. Find more information on the [HIP webpage](#).

Available On-Call Technical Assistance

PIH is offering PHAs on-call technical assistance (TA) tailored to your needs in three priority areas:

1. PHAs may receive up to 8 hours of TA to help you improve HCV utilization, including Special Purpose Vouchers, public housing occupancy, and physical conditions of public housing properties.
2. PHAs may receive 10 to 32 hours of TA to help navigate the PIC Error Dashboard, resolve systematic PIC reporting problems, and receive in-depth IMS/PIC training. This TA is particularly important as PIH transitions from PIC to HIP.
3. PHAs required to adopt Small Area Fair Market Rents (SAFMRs) in FY25 may receive 8 hours of TA to assist with SAFMR implementation. Some PHAs may receive up to 32 hours on a case-by-case basis.

Please work with your [local field office](#) to request TA.

Office Hours for HOTMA Income & Assets Implementation

Keep an eye out for your invitation to virtual office hours with subject matter experts on the Housing Opportunity Through Modernization Act (HOTMA). In the coming weeks, all PHAs will receive invitations to three office hours specific to your geographic network. Please review the webinars on the [HOTMA Resources webpage](#) prior to the office hours and come with your questions. Each office hour will focus on a cluster of topics from the webinars: net family assets; the asset limitation; new definitions and income exclusions; deductions, expenses, and hardship exemptions; income calculation; interim reexaminations; and verification policies.

FY 2024 Choice Neighborhoods Planning Grants NOFO Applications Due June 10, 2024

HUD is now accepting applications for [Choice Neighborhoods Planning Grants](#). Applications are due June 10, 2024. This fiscal year, up to \$10 million is available for Planning Grants. Grants are up to \$500,000 each to assist PHAs with severely distressed public or HUD-assisted housing to develop a comprehensive neighborhood transformation plan that meets the program’s “Housing, People, and Neighborhood” goals. These grants provide funding to communities of all sizes, including small towns, mid-sized cities, large urban areas, and tribal communities. Planning Grantees will also receive additional points and priority in future Implementation Grant applications. For more information, visit the [Planning Grants NOFO webpage](#).

Choice Neighborhoods Resource Portal Now Available

HUD just launched the [Choice Neighborhoods Resource Portal](#), which centralizes more than a decade’s worth of best practices. The portal contains over 100 technical assistance resources on housing development, neighborhood revitalization, supportive services, resident engagement, and planning. PHAs can easily find topic-specific pages with high-quality case studies, webinars, toolkits, and more.

Reducing Barriers to HUD-Assisted Housing – Public Comments Due June 10

HUD published a [Notice of Proposed Rulemaking: Reducing Barriers to HUD-Assisted Housing \(89 FR 25332\)](#) for public comment due by June 10, 2024. This proposed rule would amend the regulations for certain HUD programs, including Public Housing and Section 8 assisted housing programs. The proposed amendments would revise: (1) existing regulations that govern admission for applicants with criminal records or a history of involvement with the criminal justice system and (2) eviction or termination of assistance to persons on the basis of illegal drug use, drug-related criminal activity, or other criminal activity.

100 New MTW Agencies Milestone Reached

Last month in Boulder, Colorado, Acting Secretary Adrienne Todman announced the selection of 14 high-performing PHAs to join the Moving to Work (MTW) Demonstration, completing the 100-PHA expansion of MTW. These new MTW PHAs will study the overall impact of MTW flexibilities for PHAs with fewer than 1,000 units, with a special focus on evaluating administrative flexibilities and

efficiencies. There are now 139 MTW PHAs in 40 states and the District of Columbia. To learn more about the MTW Demonstration and the newly selected MTW PHAs, please visit the [MTW website](#).

2024 HUD Income Limits

On April 1, 2024, effective immediately, HUD released the [2024 Income Limits](#) for eligibility in HUD-assisted programs and Low-Income Housing Tax Credit (LIHTC) properties. Additionally, HUD made an update to the annual increase and income limit cap in an individual Fair Market Rent (FMR) area, limiting the cap to 10%.

Guidance on Compliance with New Radon Policy

HUD published the [Interim Best Practices for Documenting Compliance with the Departmental Radon Policy in HEROS](#) to provide guidance for environmental review preparers on how to document compliance with [Notice CPD-23-103: Departmental Policy for Addressing Radon in the Environmental Review Process](#). The Radon Policy Notice went into effect on April 11, 2024, for all non-tribal recipients; Tribal recipients must comply by January 11, 2026.

System Innovation

Housing Information Portal (HIP)

At the recent NAHRO, MTW and CLPHA conferences, PIH recently shared the HIP implementation plan. Shortly, PIH will post a HIP Implementation Notice that will provide the implementation schedule and necessary information to assist PHAs and their vendor partners in successfully converting to HIP. Data from PIC to HIP will migrate in late summer, and HIP will launch in the fall.

Software vendors or PHAs that build their own 50058 software can sign up for the 50058 software vendor mailing list or find additional technical information on the [HIP Technical Information page](#).

Enterprise Voucher Management System (eVMS)

To ensure that eVMS addresses the needs of PHAs, PIH has invited a group of PHAs to participate in a monthly focus group to discuss how PIH can improve and enhance the PHA user experience in future eVMS development activities. Soon, this meeting will be converted to open Office Hours for all PHAs to join, where HUD can answer questions and collect additional feedback.

We are currently planning to onboard additional PHAs to eVMS this summer. More details will be shared in May.

As a reminder, additional eVMS information including the Wave 1 Onboarding Webinar can be found on the [eVMS website](#). We encourage all PHAs to actively review and utilize the [PIC Error Dashboards](#) to help get ready for migrating to eVMS. There is free Technical Assistance available for PHAs in need of assistance or training in 50058 reporting. If interested, please contact your local field office.

Public Housing Portal (Formerly Operating Fund Web Portal)

The Operating Fund (OpFund) Shortfall (SF-425) submission module for appropriation year 2023 and 2022 was made available in the Public Housing Portal on March 1, 2024. These submissions are due by May 31, 2024.

To support PHAs with SF-425 Shortfall submissions, PIH has scheduled two training sessions on the SF-425 Submission for Shortfall Appropriation Year 2022 & 2023 for the Public Housing Portal. The training sessions will review the different Shortfall modules and affected developments, how to create a Shortfall-related submission, and how to update submissions for HUD Field Office review. These sessions will also allow PHA staff to engage with the modules firsthand, ask questions, and experience new functionalities. A user guide and training video are available for reference on the [Public Housing Portal website](#).

Upcoming Shortfall 2023 & 2022 SF-425 Submission Training Sessions:

Join Tuesday, April 16, 2024 | 10:30 AM ET Session

Join Wednesday, April 17, 2024 | 1:30 PM ET Session

For more information or questions regarding the Public Housing Portal, reach out to publichousingportal@hud.gov.

Public Housing Program

Public Housing Occupancy: Agency Priority Goal

One of HUD's top priorities is to maximize the reach of HUD's rental assistance programs by increasing the number of public housing units that are occupied. Our current national occupancy rate is 94.77%. Our goal is to reach a national occupancy goal of 96% by September 30, 2024. The [Public Housing Data Dashboard](#) provides real-time data on public housing occupancy and other related

metrics. For more help, reach out to your local PIH Field Office. In addition to direct support from your Field Office, PHAs may receive up to 8 hours of free technical assistance to help you improve public housing occupancy and physical conditions.

Insurance Requirements Guidance for Public Housing Program

PIH published the [PHA Insurance Requirements Guidance](#), which addresses increasing insurance costs for public housing. The guidance identifies regulatory insurance requirements, provides PHAs with current options to mitigate the impact of increased insurance costs, and outlines how to seek technical assistance. PIH is working to ensure that PHAs have adequate resources to operate effectively and meet their financial obligations while maintaining affordable housing for residents. HUD will continue to monitor insurance costs and the impact on the Operating Fund formula to address such costs. PHAs can find the guidance and additional information on the [PHA Insurance Requirements webpage](#).

PHAS Scoring Relief

On April 8, 2024, PIH published a notice to extend the scoring relief for the “Tenant Accounts Receivable” (TARs) sub-indicator for the FY23 Public Housing Assessment System (PHAS) assessment cycle. This adjustment assists PHAs and residents as they continue to return to regular operations after the COVID-19 pandemic disruptions. For more information, see [PIH Notice 2024-09](#).

Public Housing Repositioning Webinar Series: Use Agreements for Below Fair Market Value Dispositions **April 24, 2024 | 1:00 – 3:00 PM ET**

PHAs often propose Section 18 dispositions at below Fair Market Value (FMV) to facilitate the redevelopment or re-use of the property as affordable housing. This webinar will explain Use Agreement requirements that HUD’s Special Applications Center (SAC) may impose. This information will assist PHAs in planning disposition transactions with their development partners to ensure smooth and timely closings.

[Register Here](#)

This webinar is “Part 2” to the [Commensurate Public Benefit – Selling Public Housing Property at Below FMV](#) webinar and part of a series that addresses common issues in the repositioning process. [View all webinars in the series.](#)

Housing Choice Voucher Program

HCV Utilization: Agency Priority Goal

FY 2024 HCV Funding Amounts by May 9. HUD is committed to finalizing the 2024 funding amounts by May 9, 2024. We encourage PHAs to continue to utilize the [HCV Two-Year Projection Tool](#) for program decisions to maximize utilization and avoid shortfalls. Your local PIH field office is available to help generate and explain your PHA's Two-Year Tool.

Using HCV Admin Fees for Lease-up Expenses? PD&R wants to hear from you!

HUD's Office of Policy Development & Research (PD&R) wants to learn more about how PHAs have been using HCV administrative fees to assist families with eligible lease-up expenses, such as security deposits, owner incentive payments, utility deposits/arrears, and application and holding fees. What is working well? What are some challenges?

If your PHA uses or has used HCV administrative fees for tenant leasing expenses, please email Admin_Fee_Project@hud.gov to schedule a 15-minute call to share your experiences.

Stability Voucher Referral Form Now Available

To help PHAs and their CoC partners make improvements to their Stability Voucher referral process, a [Referral Form](#) is now available. This optional form may be useful to CoC providers as they help Stability Voucher-referred applicants gather all required information and documentation to determine eligibility. The form is available in a Microsoft Word version so that PHAs can modify as needed based on their program requirements. Questions about the Referral Form or other Stability Voucher questions can be directed to StabilityVouchers@hud.gov.

Landlord Incentives Program: Promising Practice from an MTW Agency

With vacancies few and far between, The Greenville Housing Authority (TGHA) in Greenville, NC, focuses on landlords by explaining the benefits of the HCV program, addressing concerns, and providing incentives. This successful approach was showcased in a recent [local press story](#). TGHA, a Moving to Work agency in the Landlord Cohort, provides details on their approach to landlord engagement on their [website](#).

Youth and Young Adult Housing Solutions Convenings

Additional convening dates and locations for the regional action-oriented Youth and Young Adult Housing Solutions Convenings are set. PHAs that administer the Foster Youth to Independence (FYI) program in or around these locations can expect an invitation soon.

- Denver, CO, May 16-17
- Philadelphia, PA, June 11-12
- Boston, MA, July 24-25
- Kansas City, MO, July 30-31
- Seattle, WA, August 15-16
- Miami, FL, September 17-18

For more information about these convenings, please email FYIConvenings@hud.gov. Additional details on the FYI program are available on the [FYI webpage](#).

HCV Homeownership Convening

Last month, HUD hosted a virtual convening that brought together successful PHAs administering the HCV Homeownership program to share best practices and innovative ideas. Education, communication, and partnership were key themes. Themes also included the importance of helping lenders and families to fully understand the HCV Homeownership program and developing partnerships with community groups to facilitate the process and assist families. HUD is planning a larger HCV Homeownership virtual convening this summer to share best practices more widely. Please email HCV_Homeownership@hud.gov if you're interested in participating in future convenings. Helpful resources are available on the [HCV Homeownership](#) page on HUD Exchange.

Climate Resiliency and Energy Efficiency

Prepare Now for Hurricane Season

Hurricane season begins June 1, and there are steps that PHAs can take now to mitigate the effects and expedite recovery if a hurricane strikes. The [PHA Disaster Preparedness webpage](#) links to resources for PHAs and residents, including the [PHA Disaster Readiness, Response, and Recovery Guidebook](#), [hurricane webinar](#), and fact sheets on [Disaster Management Fundamentals](#) and [Rehousing Families](#). Use the [FEMA Interactive Flood Map](#) and [NOAA Environmental and Climate Hazards Interactive Map](#) to identify a PHA's specific risks.

EPA announces selections under the Greenhouse Gas Reduction Fund

The U.S. Environmental Protection Agency (EPA) announced \$20 billion in grant awards under the National Clean Investment Fund and Clean Communities Investment Accelerator. Together, the eight selected applicants have committed to delivering on the three objectives of the Greenhouse Gas Reduction Fund: reducing climate and air pollution; delivering benefits to communities, especially low-income and disadvantaged communities; and mobilizing financing and private capital. A key priority of these funds will be addressing barriers to capital access for decarbonization projects in the multi-family affordable housing sector. To learn more about who the selected applicants are and how they plan to manage the awarded funding, visit the [EPA website](#).

Build for the Future Interactive Infographic

HUD's new interactive Build for the Future [infographic](#) provides information on sustainable solutions for energy efficiency and climate resiliency in local communities, such as Climate Resilience Upgrades and Funding, Energy Efficiency Upgrades and Funding, Renewable Energy Upgrades, and more. PHAs can use the tool to find out how to take advantage of existing resources to build climate resilient communities.

Notices

PIH recently issued the following notices. For all notices, visit [PIH Notices](#).

- **PIH 2024-11** [Voucher Management System Reporting Requirements for Moving to Work Public Housing Agencies](#)
- **PIH 2024-10** [Additional Administrative Fees for HUD-VASH](#)
- **PIH 2024-09** [Extension of the Adjustment to Tenant Accounts Receivable \(TAR\) Sub-indicator under the Management Assessment Subsystem \(MASS\) Indicator for the fiscal year 2023 Public Housing Assessment System \(PHAS\) assessment cycle](#)

Important Deadlines

Operating Fund Shortfall (SF-425) submission
May 31, 2024

Upcoming Webinars

[Below Fair Market Value \(FMV\) Dispositions—Use Agreements Webinar](#)
April 24, 2024 | 1:00 – 3:00 PM ET

**Choice Neighborhoods Planning
Grants NOFO**

June 10, 2024

**Public Comment on Proposed Rule:
Reducing Barriers to HUD-Assisted
Housing**

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**Youth and Young Adult Housing
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We hope you enjoy receiving these messages from HUD's Office of Public and Indian Housing (PIH). If you are not part of our listserv and would like to receive our monthly PIH Newsletter, please [subscribe](#).

Public Housing Agency contact information is retrieved from HUD's Public Housing Information Center (PIC).
If your agency's contact information is out of date, please update PIC with the correct contact information.
We update our email lists from PIC twice a month, so you should see your change reflected after two weeks.

Thank you for furthering HUD's mission in the communities you serve.