



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

PHA NEWSLETTER



May 2024 | [PHA Newsletters Archive](#)

PDAS Monocchio on the Road

PDAS Monocchio Travels to West Virginia to Meet with PHAs and Highlight PIH's Work in Small and Rural Communities

In May, Principal Deputy Assistant Secretary Rich Monocchio met with the Wheeling Housing Authority (WHA) to tour their properties, including the Riverview Towers high-rise and WHA's Life Hub homeless shelter. The shelter was made possible through local government and non-profit service provider coordination to support Wheeling residents experiencing or at risk of experiencing homelessness.

Following the visit with WHA, PDAS Monocchio joined the West Virginia Association of Housing Agencies for their Spring Workshop to discuss successes and needs in the state and HUD's commitment to serving small and rural communities. PDAS Monocchio highlighted the small PHA preference in the recently closed Emergency Safety and Security Grant competition, the [Rural Partners Network](#) preference in the [Choice Neighborhoods Planning Grant](#) competition announced last month, and the [Preservation and Reinvestment Initiative for Community Enhancement \(PRICE\) Grant](#), which is the first grant available specifically for manufactured housing, closing on June 5.



PDAS Monocchio and Regional Administrator (Region 3) Matthew Heckles enjoy the scenic view from a balcony at the Riverview Towers public housing high-rise in Wheeling, WV.

PDAS Monocchio Announces Housing-Related Hazards & Lead-Based Paint Capital Fund NOFO in Wilmington

PDAS Monocchio announced the publication of the FY24 Housing-Related Hazards & Lead-Based Paint Capital Fund NOFO in Delaware with the Wilmington Housing Authority (WHA), a recipient of previous grants. PDAS Monocchio highlighted WHA's FY 2020 Lead-Based Paint \$5 million grant, which connected lead-based paint abatement certification to both WHA's YouthBuild Program for public housing youth and resident participation in lead-based paint abatement work.



PDAS Monocchio and RA Heckles with Ray Fitzgerald, WHA Executive Director (far left), certified WHA Youth Build, certified LBP abatement specialists, and WHA support staff

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.

[**HOTMA Final Rule Improvements to the PBV and HCV Programs \(05-15-24\)**](#)

Last week, PDAS Monocchio announced the publication of [Housing Opportunity Through Modernization Act of 2016-Housing Choice Voucher \(HCV\) and Project-Based Voucher Implementation: Additional Streamlining Changes](#), which will help preserve and expand housing supply by making development actions easier and more flexible for housing agencies.

[**Apply Now for a Choice Neighborhoods Planning Grant! \(04-25-24\)**](#)

Last month, the application window for the [Choice Neighborhoods Planning Grant](#) opened. Applications are due June 10, 2024. The Planning Grants NOFO is intended to fund the development of PHAs' Transformation Plan, the guiding

document for the revitalization of the public and/or assisted housing units and surrounding neighborhood to foster positive outcomes for residents.

Special Topics

HOTMA Voucher Final Rule

On May 7, 2024, PIH published the [Housing Opportunity Through Modernization Act of 2016 \(HOTMA\)—Housing Choice Voucher \(HCV\) and Project-Based Voucher \(PBV\) Implementation; Additional Streamlining Changes](#) final rule amending HUD's regulations, particularly those governing the HCV and PBV programs. The rule implements sections 101, 105, and 106 of HOTMA and reduces administrative burden. Some key reforms in the final rule include:

- Allowing PHAs struggling with success rates or high rent burdens to adopt an exception payment standard of up to 120 percent through a simple notification process.
- Allowing manufactured housing to be used in the PBV program.
- Providing an option for automatic Operating Cost Adjustment Factor rent adjustments in PBV projects.
- Allowing for owner-maintained, site-based PBV waiting lists.
- Providing a new option to allow rehabilitated housing to undergo some or all development activity during the term of the HAP contract under certain conditions.

Please bookmark the [HOTMA website](#) for quick access to the latest guidance. Direct inquiries about the rule to HOTMAVoucher@hud.gov.

Office Hours for HOTMA Income & Assets Implementation

To support PHAs in implementing key program changes under Sections 102 and 104 of HOTMA, PIH will conduct a series of three 90-minute virtual Q&A sessions in May and June on:

- Net Family Assets & Asset Limitation;
- New Definitions, Income Exclusions, Deductions, Exemptions, & Hardship Exemptions;
- and Calculating Income, Interim Reexaminations & Verifications.

PHAs will receive each invite from their local field office with session details. To prepare for the Q&A sessions, PHAs are encouraged to review the [notice](#), watch the relevant [webinars](#), and [submit questions](#) beforehand. Each calendar invite will also include relevant links, FAQs, and other learning aids.

Resident Resources on HOTMA

PHAs can now direct residents to the [HOTMA Income and Assets site](#) for information on the implementation of Sections 102, 103 and 104 of HOTMA. Resources are available in English and Spanish and include training videos, factsheets, and worksheets to help inform and prepare families for the upcoming changes.

Expediting Admission to the Housing Choice Voucher, Project-Based Voucher, and Public Housing Programs for Persons Experiencing Homelessness

On May 10, 2024, PIH published [Notice PIH 2024-17](#), which provides a streamlined process for PHAs to request waivers that will expedite housing assistance for people experiencing homelessness by enabling PHAs to accept self-certification of income, date of birth, and disability status for those who do not have documentation readily available. When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that the PHA must follow during the period the waiver is in effect.

Housing-Related Hazards & Lead-Based Paint Capital Fund NOFO Applications Due July 1

HUD is now accepting applications under the FY 2024 [Housing-Related Hazards Capital Fund \(HRHCF\) & Lead-Based Paint Capital Fund Program \(LBPCF\) NOFO](#). Applications are due July 1, 2024. Approximately \$87.8 million is available for awarding competitive grants under this NOFO to evaluate and reduce residential health hazards in public housing, including lead-based paint, carbon monoxide, mold, radon, and fire safety. The two grant programs are combined under one funding opportunity title. However, applicants must request funding from each grant program separately. Applicants can apply for one grant program or both. The minimum grant award amount is \$10,000 and the maximum is \$5 million for Health Hazards and \$7.5 million for Lead-Based Paint. For more information, visit the [Housing-Related Hazards & Lead-Based Paint Capital Fund Program webpage](#).

Related Hazards & Lead-Based Paint Notice of Funding Opportunity Webinar May 22, 2024 | 1:00 – 2:00PM ET

For more information on the Notice of Funding Opportunity (NOFO) for Housing-Related Hazards Capital Fund & Lead-based Paint Capital Fund Program application process, please join the webinar.

[Register here](#)

Foster Youth to Independence Competitive NOFO Applications Due June 17

PIH is now accepting applications under the FY 2024 [Foster Youth to Independence Competitive NOFO](#). Applications are due June 17, 2024. Approximately \$12.7 million is available for new FYI Competitive allocations. This NOFO makes Housing Choice Vouchers available to PHAs in partnership with Public Child Welfare Agencies. Under FYI, PHAs provide these vouchers to youth who are at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older. For more information, visit the [FYI Competitive NOFO webpage](#).

Federal Flood Risk Management Standard May 30 | 1:30 – 3:30 PM ET

This webinar will cover the recently published [Federal Flood Risk Management Standard \(FFRMS\)](#), which modifies HUD's floodplain management regulation to better address flood risk. You will learn more about the FFRMS approach, limitations on HUD assistance in floodplains, exceptions to the rule, and the eight-step decision making process. FAQs are posted on the [FFRMS website](#).

[Register here](#)

We Heard You: Updated 2024 Calendar of Due Dates

PIH updated the [Calendar of Due Dates](#) on the [PIH One-Stop Tool](#) (POST). Based on your feedback, this calendar tracks due dates by program and by PHA Fiscal Year End.

Capital Fund NOFO Webinar for PHAs at High-Risk, In Receivership, Substandard, or Troubled June 10 | 2:00 – 3:00PM ET

[Join live webinar here](#)

System Innovation

Housing Information Portal (HIP)

On April 24, 2024, PIH published the [HIP Implementation Notice](#). The Notice helps PHAs and their software vendors prepare for changes and actions to take now, during, and following the transition to HIP. The Notice announces that PHAs will no longer be able to access IMS/PIC after the Transition Date, which is anticipated to be in the late summer. Following the Transition Date, PHAs should expect an approximate 2-month period before the HIP system will be available.

Prior to the Transition Date, all PHAs must review their tenant data in IMS/PIC and make any necessary corrections. PIH suggests this work start as soon as possible. In addition, PHAs that operate Public Housing programs must review the information in IMS/PIC on their physical inventory of buildings and units; enter any correction;, and complete a building, unit submission, and approval process.

During the Transition Period, PHAs and the Special Applications Center (SAC) will be unable to submit or process inventory removal (Section 18, 22, 32, 33, and Part 200) applications in IMS/PIC. Therefore, we are asking that PHAs submit applications by July 1, 2024 for removals that they would like to submit for review before the end of the HIP Opening Date. The SAC does not expect any impacts on applications submitted before July 1.

PIH anticipates that HIP's launch date will be in fall 2024. For more information, visit the [HIP webpage](#).

HIP Data Clean Up for PHAs Webinar June 4 | 1:00 – 2:00PM ET

For more information about how to prepare data for the IMS/PIC transition to HIP, please join the webinar.

[Join live webinar here](#)

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. More details will be shared in June.

As a reminder, additional eVMS information including the Wave 1 Onboarding Webinar is 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 for the HCV program. If interested, please contact your local field office and PIC Coach.

Public Housing Portal (Formerly Operating Fund Web Portal)

The Operating Fund (OpFund) PHA Shortfall Application and Appeals submission modules for CY 2024 were made available in the Public Housing Portal on May 9, 2024. These submissions are due by June 7, 2024, at 5:00PM ET.

The Operating Fund (OpFund) PHA HUD 5273/52722 Revision submission module for CY 2024 was made available in the Public Housing Portal on April 29, 2024. All revision submissions are due by June 14, 2024.

To support PHAs with these submissions, PIH has scheduled the following sessions to engage with the modules firsthand, ask questions, and experience new functionalities. A user guide and training video are available on the [Public Housing Portal](#) website.

Join Wednesday, June 5, 2024, | 1:30 PM ET Session

Join Wednesday, June 12, 2024, | 1:30 PM ET Session

For more information or questions about 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 94.80%. 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. In addition to direct support from your local field office, PHAs may receive up to 8 hours of free technical assistance to help you improve public housing occupancy and physical conditions.

Public Housing Repositioning Webinar Series Wraps Up

PIH concluded the 27-part [Repositioning Webinar series](#) on May 15, 2024. For more information on repositioning, visit [HUD's Repositioning site](#). For additional technical assistance, PIH Repositioning and Reinvestment staff are available to meet with PHAs at a one-on-one Panel Call to discuss a specific project or an entire portfolio. To request a Panel Call, contact your local field office.

Automated PHA Plan Templates Are Live

The [Public Housing Portal](#) has opened the automated 5-Year PHA & PHA Annual Plan for PHAs with 10/1 and 1/1 fiscal year beginnings (FYB). The modules provide PHAs with the ability to create and submit PHA Plans and related certifications. For guidance on how to complete the PHA 5-Year and PHA Annual Plan, review [Notice PIH-2015-18: Availability of New and Revised Public Housing Agency \(PHA\) Five-Year and Annual Plan Templates and Other Forms](#), which provides clarification on the categories of PHAs and the corresponding 5-Year PHA Plan submission requirements. PIH will announce when automated Plan submissions will be available to PHAs with 4/1 and 7/1 FYB dates. For program plan questions, please email PublicHousingPolicyQuestions@hud.gov. For technical questions and comments about the portal, please email PublicHousingPortal@hud.gov.

Public Housing Over-Income Families and Waiting-Lists Report

The first annual Public Housing Over-Income Families and Waiting-Lists Report can be found on the [HOTMA Updates site](#). Per Section 103 of HOTMA, PHAs must annually report the total number of (1) over-income families residing in public housing and (2) families on the waiting lists for admission to public housing. PIH has committed to producing this report annually using the data provided in IMS/PIC and collected from the Public Housing Waiting List reporting module in the Public Housing Portal.

Housing Choice Voucher Program

HCV Utilization: Agency Priority Goal

To assist PHAs with implementing their new HCV funding, the [Two-Year Tool](#) has been updated with 2024 final funding information, with 2024 as Year 1. You can learn more about the 2024 HCV funding formula and find additional funding opportunities by reviewing [PIH 2024-16: 2024 HCV Implementation Notice](#). For any questions, reach out to your local field office and/or financial analyst at the FMC.

To discuss these changes, this month's utilization call on May 16 included a discussion about 2024 funding, as well as a HOTMA review. You can view this meeting, as well as previous meetings, on the [HCV Program Trainings and Resources](#) site.

HUD Announces \$30 Billion Investment to Keep American Families Housed

Last week HUD [announced](#) \$30 billion in renewal funding for the Housing Choice Voucher Program. Since last year, the HCV program saw a \$2 billion increase in funding to help maintain housing vouchers for families across the country. Since 2022, this program has grown nearly 20%, or over \$4 billion, allowing the value of a Housing Choice Voucher to keep pace with rising rental costs and helping to make sure that voucher holders can continue to access neighborhoods of opportunity.

HUD-VASH Additional Administrative Fees Applications Due by May 31

Under [Notice PIH 2023-10: Additional Administrative Fees for HUD-VASH](#), \$20 million was made available for eligible HUD-VASH Administrative fees. Applications are due by May 31, 2024. Funding is available for uses such as landlord recruitment, housing search assistance activities, owner incentives, and other HUD-VASH expenses. Find the application submission form on the [HUD-VASH webpage](#). Please send questions to VASH@hud.gov.

Stability Voucher Webinar Series: Stability Voucher Service Strategies **May 22 | 1:00 – 2:30PM ET**

Learn about wraparound services that can assist families transitioning into permanent housing. PHAs will learn about Stability Vouchers, service delivery models, and trauma-informed ways to provide quality service to specialized populations.

[Register here](#)

This webinar is part of a series that reviews a variety of topics related to Stability Vouchers (SVs). Please view all webinars in the [Stability Vouchers Webinar Series](#).

NSPIRE for Vouchers Webinar **May 28 | 1:00 – 3:00PM ET**

PIH is hosting a webinar on the National Standards for the Physical Inspection of Real Estate (NSPIRE) for Vouchers to share information about the new inspection standards. Last week, PHAs received an email with a link to the webinar.

[Join live webinar here](#)

The [NSPIRE website](#) includes tools, information and additional resources. Questions can be sent to NSPIRE@hud.gov.

Community and Supportive Services

Mental Health Resources: Learning and Listening Session **May 22, 2024 | 1:00pm – 2:30PM ET**

Join the learning and listening session about available mental health resources. The session will include:

- 2024 Mental Health Awareness Month SAMHSA Toolkit: The [Toolkit](#) is a one-stop shop with social media content and promotional materials to spread awareness and much more!
- Mental Health Resources: Hear about SAMHSA's [Certified Community Behavioral Health Clinics \(CCBHCs\)](#).
- Assist Residents to Seek Help: Learn how to use SAMHSA's [Find Treatment tool](#).
- Mental Health Awareness Training for Staff: Learn how you can find Mental Health Awareness Training in your area.
- How to Save a Life: Learn from SAMHSA about their [988 Suicide and Crisis Lifeline](#).
- Interactive Listening Session: Participate in the conversation on mental health in your communities and hear about promising practices from others.

[Register here](#)

Award Announcements

[HUD Announces \\$3.17 Billion in Critical Capital Fund Investments in Our Nation's Public Housing](#)

Climate Resiliency and Energy Efficiency

IRS Clean Energy Credits: Online Registration Tool for Elective Pay and Transferability of Clean Energy Credits

The Inflation Reduction Act of 2022's Elective Pay allows PHAs to receive a refund payment, rather than a credit, for clean energy investments. PHAs can also transfer the credit to a taxable entity. To learn more, visit the [IRS Elective Pay webpage](#) or the [FAQs](#). PHAs can register using the new IRS [IRA/CHIPS Pre-filing Registration](#) tool. Registration allows PHAs to take advantage of the elective payment or transfer of credits.

Notices

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

- **PIH 2024-17** [Streamlined Review Process for Regulatory Waivers to Expedite Admission to the Housing Choice Voucher \(HCV\), Project-based Voucher \(PBV\), and Public Housing Programs for Persons Experiencing Homelessness](#)
- **PIH 2024-16** [Implementation of the Federal Fiscal Year \(FFY\) 2024 Funding Provisions for the Housing Choice Voucher Program](#)
- **PIH 2024-15** [Implementation of Public Housing Operating Fund Shortfall Funding from Federal Fiscal Year \(FFY\) 2024 Appropriations](#)
- **PIH 2024-12** [Housing Informational Portal Implementation](#)

Important Deadlines

[HUD-VASH Additional Administrative Fees Applications](#)

May 31, 2024

[Choice Neighborhoods Planning Grants NOFO](#)

June 10, 2024

[Public Comment on Proposed Rule: Reducing Barriers to HUD-Assisted Housing](#)

June 10, 2024

[Foster Youth to Independence \(FYI\) Competitive NOFO](#)

June 17, 2024

Upcoming Webinars

[Stability Voucher Webinar Series: SV Service Strategies](#)

May 22 | 1:00 – 2:30PM ET

[Related Hazards & Lead-Based Paint Notice of Funding Opportunity Webinar](#)

May 22, 2024 | 1:00 – 2:00PM ET

[Mental Health Resources: Learning and Listening Session](#)

May 22, 2024 | 1:00pm – 2:30PM ET

[NSPIRE for Vouchers Webinar](#)

May 28 | 1:00 – 3:00PM ET

**Housing-Related Hazards & Lead-Based
Paint Capital Fund NOFO Applications**

July 1, 2024

**Capital Fund High-
Risk/Receivership/Substandard/Troubled
NOFO Applications**

July 23, 2024

**Federal Flood Risk Management
Standard**

May 30 | 1:30 – 3:30 PM ET

**Capital Fund NOFO Webinar for
PHAs at High-Risk, In
Receivership, Substandard, or
Troubled**

June 10 | 2:00 – 3:00PM ET

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.