



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

ANNOUNCEMENTS

PHA Newsletter: November 2023

News from HUD's Office of Public and Indian Housing sent to PHA Executive Directors

Visit [News for PHAs](#) for archived newsletters.

PDAS MONOCCHIO ON THE ROAD

Since our October newsletter, Principal Deputy Assistant Secretary (PDAS) Rich Monocchio has been busy crisscrossing the country meeting with PHAs, celebrating your efforts to deliver quality affordable housing and to enrich the lives of residents. PDAS Monocchio visited eight states and gave remarks at five convenings and four ribbon cuttings including:

- Chicago Housing Authority for *Operation Warm* Resident Services Fair
- Conversation with Cuyahoga Metropolitan Housing Authority as part of the ConnectHomeUSA Virtual Summit
- Developers of Color Summit in Boston, MA
- Petersburg Housing Authority, The Legacy at Jordan Park Grand Opening
- Meeting with St. Paul and Minneapolis Housing Authorities
- Native Housing Summit in St. Paul, MN
- Allegheny County Housing Authority, Heritage Highlands Grand Opening
- Housing Authority of Baltimore City, The Ruby at Somerset Grand Opening
- Dallas Housing Authority, The Oaks Grand Opening
- National Congress of American Indians in New Orleans



PDAS Monocchio with staff and volunteers at Chicago Housing Authority's Operation Warm resident services fair

PDAS Monocchio Joins the Chicago Housing Authority for Operation Warm

On Saturday, October 21, 2023, PDAS Monocchio, joined the Chicago Housing Authority (CHA) for the 16th annual *Operation Warm* resident services fair. CHA provided 5,000 winter coats to over 3,500 families living in public housing and participating in the Housing Choice Voucher program. CHA also distributed 12,000 new books for children to take home, courtesy of the [Book Rich Environments Initiative](#), a partnership between HUD and the National Book Foundation. Annually, the Book Rich Environments Initiative provides 200,000 books to children residing in HUD-assisted housing in partnership with 56 PHAs across the country.

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.

[Resources and Streamlining Actions to Help PHAs Address Homelessness \(11-8-23\)](#)

Encourages PHAs to take full advantage of existing HUD resources and policies as you work with your community partners to address homelessness.

[Choice Neighborhoods Combined FY23/FY24 Implementation Grants NOFO \(11-14-23\)](#)

Announces HUD's decision to combine the available \$259 million in FY 2023 funds with the pending FY 2024 appropriations to allow the Department to award additional Choice Neighborhoods Implementation Grants this fiscal year. A revised Choice Neighborhoods Implementation grants NOFO and application package are available through [grants.gov](https://www.grants.gov), **with the application due date extended to February 13, 2024.**

SPECIAL TOPICS

New Small Area Fair Market Rent Metropolitan Areas Announced

On November 15, 2023, PIH issued [Notice PIH 2023-32](#), *Small Area Fair Market Rent Implementation Guidance for FY2024 Designated Metropolitan Areas*, to provide guidance to PHAs operating in metropolitan areas that were designated for mandatory use of Small Area Fair Market Rents (SAFMRs) under HUD's Housing Choice Voucher (HCV) program.

On October 25, 2023, HUD published a [Federal Register notice](#) requiring PHAs in 41 metropolitan areas to use Small Area Fair Market Rents (SAMFRs) for the HCV program. This action will expand affordable housing opportunities for more than 400,000 households using housing vouchers, promote meaningful housing and neighborhood choices for these families, and foster more inclusive communities.

To ensure that PHAs have sufficient time to prepare to operate using SAFMRs, they will have a year to implement the changes, which are effective October 1, 2024. PHAs will then have until January 1, 2025, to align their payment standards to the SAFMRs that become effective on October 1, 2024.

Under SAFMRs, PHAs use ZIP code-based fair market rents (FMRs) to set limits on the rent that a housing voucher will cover, rather than relying on a single FMR for the entire metropolitan area. SAFMRs expand voucher holders' access to higher-rent neighborhoods with increased availability of quality schools and other life-enriching opportunities. Research shows that, when children in low-income families grow up in low-poverty, high-opportunity neighborhoods, they are much more likely to attend college and earn more as young adults. HUD's action builds on action HUD took in 2018 to require PHAs in 24 metropolitan areas to use SAFMRs. Together, these two actions expand housing opportunities for more than 800,000 families in 65 communities.

As PDAS Monocchio stated in a recent [announcement](#), "This is the largest expansion of voucher choice ever and HUD looks forward to working with public housing authorities to implement a change that will be life changing for their residents. In addition to required metropolitan areas, HUD encourages all public housing authorities to review the available SAFMRs for use and implementation."

Additional information about SAFMR is available on HUD's [SAFMR webpage](#) and through the [SAFMR HUD Exchange webpage](#). A recent webinar on implementing SAFMR is available [here](#).

MTW Demonstration Applications Due December 8, 2023

As a reminder, please don't miss this exciting opportunity to join the MTW Demonstration! PHAs with 1,000 or fewer combined public housing and Housing Choice Voucher (HCV) units are encouraged to apply to the new MTW Demonstration cohort. This cohort will test the overall effects of MTW flexibility on a PHA and the residents it serves, with an emphasis on administrative efficiencies. Examples of strategies to increase efficiency may include alternative household reexamination schedules, changes to utility allowances, self-certification of household assets, and developing a new selection process for Project-Based Vouchers. For more information, visit the [MTW Flexibility II Cohort webpage](#), review [Notice PIH 2023-20](#), and see the [message PDAS Monocchio sent to PHA Executive Directors](#) in August. Please send your questions to MTWFlexibilityII@hud.gov. **Applications are due by December 8, 2023.**

HOTMA Update: New Form Available for Use Starting January 1, 2024

In preparation for implementing the HOTMA Income and Assets Final Rule, PIH has posted the OMB-approved [HUD-9886-A](#) form, which will replace the HUD-9886 Authorization to Release Information/Privacy Act Form for use in the Public Housing and Housing Choice Voucher programs. **PHAs may begin using the new form on January 1, 2024.** Adult family members only need to sign this form one time instead of annually. An Instructions Booklet will be published soon. For more information about implementing this new form, see [Notice PIH 2023-27](#) *Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)*.

NSPIRE for Vouchers Deadlines

Please keep in mind the following deadlines for the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs. As announced in the [Federal Register](#) on September 28, 2023, HUD extended the compliance date for when NSPIRE replaces Housing Quality Standards (HQS) as the inspection standards for the HCV and PBV programs until October 1, 2024. Here are a few other important deadlines:

- **November 15, 2023, was the deadline to notify HUD whether you will continue with HQS or convert to NSPIRE prior to October 1, 2024.** PHAs were required to report the decision to continue using HQS or another approved alternative standard

to HUD by sending an email to NSPIREV_AlternateInspection@hud.gov with a courtesy copy to their local Field Office representative.

- **January 1, 2024, is the deadline to remove all unvented, fuel-burning space heaters.** The deadline for PHAs to provide all owners and currently assisted families with a written notice to remove unvented, fuel-burning space heaters by this date was November 1, 2023. NSPIRE will no longer allow for the use of unvented, fuel-burning space heaters because of the risk of carbon monoxide exposure.

See [Notice PIH 2023-28](#) for more information. In addition, HUD created an [optional checklist](#) for PHAs administering voucher programs to conduct NSPIRE inspections. For more information on NSPIRE, visit the [NSPIRE homepage](#). Questions can be sent to NSPIRE@hud.gov.

HUD Selects City of Madison Community Development Authority as Partner for the Innovation in Affordable Housing Student Design and Planning Competition

HUD [announced](#) the City of Madison Community Development Authority (CDA) in Madison, Wisconsin will be the partnering PHA for this year's [HUD Innovation in Affordable Housing \(IAH\) Student Design and Planning Competition](#), which seeks to inspire and support aspiring members of multi-disciplinary fields in advancing affordable and sustainable housing for low- and moderate-income households.

SYSTEM INNOVATION

In 2023 and 2024, HUD is launching updated information technology (IT) systems to improve the user experience, payment accuracy, and cybersecurity and to reduce administrative burden on housing authorities. HUD is committed to ensuring PHA leadership and staff understand the changes and can successfully transition to the improved systems.

Housing Information Portal (HIP)

This month, we are excited to report that user acceptance testing is taking place on the MTW Supplement module for two new items: reporting on discontinued activities and reporting on previously approved agency-specific waivers.

Work continues on getting HIP ready for PHA onboarding, currently targeted to begin in spring 2024. We are updating HIP to accept data in the recently approved HUD-50058 forms, which incorporate HOTMA changes.

One item that we want to clarify is that PHAs will continue to use the existing HUD-50058 (HUD-50058 MTW for the Initial 39 MTW PHAs) in IMS/PIC until PHAs migrate into HIP. PHAs will start to use the updated forms once they are in HIP and ready to implement HOTMA. The updated forms will not be in IMS/PIC.

We will continue to update the technical documentation on the [HIP Technical Information](#) page, as needed. We are also collaborating with the software vendors as documentation updates are released and resolving any issues they report to us. If a software vendor or PHA that builds their own software for HUD-50058 submissions is not already on HUD's mailing list, information on how to subscribe is on the HIP Technical Information page. This mailing list is for technical updates only; it is not for general updates about HIP.

Enterprise Voucher Management System (eVMS)

We are onboarding nearly 100 PHAs into eVMS during the month of November. Even if you were not selected, you can view the Wave 1 training materials, see the rollout timeline, and learn more how to prepare for eVMS migration on the [eVMS website](#).

As a reminder, eVMS will reduce PHAs' reporting burden and improve HUD's payment process by automatically calculating the housing assistance payments (HAP) PHAs receive from HUD using the family-level data that PHAs already submit to HUD.

Public Housing Portal (Formerly Operating Fund Web Portal)

PIH deployed three key modules in the Public Housing Portal in October and November. These three modules impact PHAs' CY 2024 Operating funding and eligibility review. HUD's successful completion of this phase ensures PHAs receive accurate and timely Operating funds for the duration of the funding year. The three new modules include:

- **PHA Board Resolution Module:** The HUD-52574 is a required annual submission for PHAs to confirm Board of Commissioners' approval of the annual budget. As of the first week of November, 85% of PHAs successfully submitted their HUD-52574 for HUD review. HUD extended access to PHA Board Chairs for the first time. Board Chairs can create, electronically sign, and submit the HUD-52574.
- **SF-424 Module:** As of the first week of November, 95% of PHAs have successfully submitted their SF-424 for HUD review. HUD attributes some of this success to the new option of providing electronic signatures.
- **HUD-52723/52722 Module:** With the HUD-52723/52722 module in production, 50% of all PHAs have started submissions for HUD review. This year, we have improved data quality by implementing additional system controls and supporting document requirements. The module supports the goal to accurately calculate eligibility to over 12,000 PHA submissions nationwide.

In addition, ongoing change management activities and technical support improved PHAs' nationwide participation. These include training, videos, and other technical assistance in

response to stakeholder input. 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. We ended FY23 with a national occupancy rate of 94.83% and are currently at 94.77%. We look forward to continuing to work with you to serve more families and reach our national occupancy goal of 95.5% this fiscal year. For the latest guidance and tools to improve public housing occupancy, view the [Public Housing Occupancy Webinar Series](#) on HUD Exchange.

New NSPIRE Resources Available

If a PHA has received Life Threatening and Severe deficiencies as part of an NSPIRE inspection, the PHA has 24 hours to correct the deficiencies and 48 hours after correction to provide evidence of correction to HUD via the NSPIRE software system. The [NSPIRE Administrative Notice](#) includes guidance on submitting evidence of correction and what is acceptable for deficiencies that cannot be permanently corrected within 24 hours. The [NSPIRE Toolkit webpage](#) has guidance on how to log into the NSPIRE system and submit evidence of mitigation. The page includes:

- A new [toolkit](#) for PHAs and property owners; and
- A [video](#) that shows step-by-step guidance.

If you have questions about the regulations or correction process, contact NSPIRE@hud.gov. If you are experiencing a technical issue with the NSPIRE system, please contact the PIH – Real Estate Assessment Center (PIH-REAC) Technical Assistance Center by email at reactac@hud.gov, or by phone at 1-888-245-4860, Monday through Friday, 7 am – 8:30 pm ET.

Public Housing Waiting List Data Collection Tool

The new Public Housing Waiting List Data Collection Tool is scheduled to be rolled out in the Public Housing Portal on January 2, 2024, with training for PHAs to follow. As required by Section 103 of HOTMA, all PHAs with a public housing program must report the total

number of families on waiting lists for admission to their public housing projects as of December 31st of the previous calendar year (CY 2023). PHAs that maintain both agency-wide and site-based wait lists should be mindful not to duplicate households when reporting on the total number of families on the waiting list. All submissions will be due by March 31, 2024. See [Notice PIH 2023-03](#) for more information.

2023 Total Development Cost Limits

The [2023 Total Development Cost \(TDC\) Limits](#) are now available. The TDC represents the total amount of public housing capital assistance that a PHA can use for development of a public housing project. TDC limits are calculated per the Capital Fund regulation at 24 CFR 905.314. HUD uses the RSMears and Marshall & Swift national cost indices in its calculation of the TDC limits.

Resident Relocation for Repositioning Webinar

December 6, 2023 | 1:00 – 3:00 PM ET

[Register here!](#)

This webinar will explain relocation requirements when PHAs undertake a disposition, demolition, or conversion action that requires permanent or temporary resident relocation. The webinar also covers when residents' leases change from public housing to Section 8, even if there is no physical displacement. The webinar will assist PHAs in understanding residents' relocation rights, highlight best practices, and inform PHAs about available housing and financial resources to assist with relocation. Register and view all webinars in the [Public Housing Reposition Webinar Series](#) on HUD Exchange.

Updated Guide on Faircloth-to-RAD Development

HUD recently released an update to the [Faircloth-to-RAD Development Guide](#). The guide includes the steps of the Faircloth-to-RAD development process and helpful tips for PHAs as they consider this new option to build more affordable housing in their communities. For more information on Faircloth-to-RAD, view the recent [Repositioning Webinar](#) on the topic.

HOUSING CHOICE VOUCHER PROGRAM

HCV Utilization: Agency Priority Goal

PIH is committed to helping PHAs fully utilize their HCV funding and excess reserves to house as many families as possible, increase housing choice, and reduce rent burden. HUD had a national goal of spending 100% of the 2023 HCV funding by September 30, 2023, and together we have reached this goal. Because of the tremendous efforts of PHAs across the country, the utilization rate has increased to 101.18% as of August 31, 2023, which is the latest data available. We look forward to continuing to work with you to serve more families through the HCV program. Please continue to take advantage of the [HCV Utilization Tools](#) available to you, including this one-pager on [PHA Resources to Improve Utilization](#).

HCV Utilization Webinar Series: No Appropriations? No Problem! Ok, well, some problems... let's talk

December 21, 2023 | 2:00 – 3:00 pm ET

[Register here!](#)

This HCV Utilization webinar will discuss how to effectively operate your program during periods of unknown funding. The HCV Utilization Webinar Series shares the latest resources, program guidance, policy changes, and best practices in HCV program administration. Each month focuses on a different topic.

Streamlined Regulatory Waivers for the HCV Program

As a reminder, HUD recently published [Notice PIH 2023-29](#), which provides a streamlined submission and review process for regulatory waivers for (1) new payment standard amounts through December 31, 2024 and (2) increasing the payment standard during the HAP contract term. This streamlined process greatly simplifies and expedites the process PHAs undertake to receive approval of regulatory waivers for these purposes. These regulatory waivers specifically relate to assisting PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards.

HCV Homeownership Administrative Fee Increase

On October 26, 2023, HUD published a revision to [Notice PIH 2023-07](#) (originally issued April 4, 2023), *Implementation of the Federal Fiscal Year (FFY) 2023 Funding Provisions for the Housing Choice Voucher Program*. The revised notice increases HCV Homeownership Program administrative fees from \$200 per closing to \$1,000 per closing, starting with

closings reported in the month of September 2023. In addition, HUD will fund a one-time \$500 special fee for each newly created HCV Homeownership Program at any PHA in CY 2023. This fee increase also applies to Homeownership closings in the MTW Homeownership program and the Family Self-Sufficiency program (HCV only).

HUD-VASH Boot Camps

HUD and the Department of Veterans Affairs (VA) are hosting a series of HUD-VASH Boot Camps throughout the country. The two-day, in-person workshops are designed to improve collaboration, streamline systems and processes, and increase referrals and utilization for HUD-VASH programs. All PHAs administering HUD-VASH voucher programs will receive an invitation to register for a specific workshop in their region. The last two workshops are taking place in Los Angeles, CA on December 5-6, 2023, and in San Antonio, TX on December 12-13, 2023. Questions can be sent to VASH@hud.gov.

New Foster Youth to Independence (FYI) Initiative Topic Guides

New [Foster Youth to Independence Topic Guides](#) are now available to complement the [Foster Youth to Independence Initiative Webinar Series](#) by providing additional information and guidance on starting and administering an FYI voucher program. Topics include Child Welfare 101, Developing and Maintaining Effective Partnerships to Serve Youth, Developing Data and Tracking Metrics, Engaging Persons with Lived Experience, Identifying and Leveraging Supportive Services for Youth, Memorandums of Understanding and Partnership Agreements, Special Considerations for Project-Based Vouchers, Strategies for Engaging Youth Participants in Accessing Resources, and Waiting List Basics. In addition, the National Alliance to End Homelessness recently published supplemental [FYI Resources](#) to further support the initiative.

COMMUNITY AND SUPPORTIVE SERVICES

ROSS Application Webinars

The [ROSS FY23 NOFO](#) webpage now includes two webinars to help you prepare your grant application for the Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS-SC) FY 2023 Notice of Funding Opportunity (NOFO). The webinars provide a detailed overview of how to complete a successful grant application.

- [ROSS-SC FY23 NOFO Webinar](#). This webinar addresses important information about how to prepare and submit a successful grant application. The presentation provides a detailed overview of the NOFO's components, including application basics, changes from previous NOFOs, and application requirements.
- [HUD-52768 Webinar](#). This webinar discusses important changes to the electronic form and the information needed to complete the form.

The webinars are designed to supplement the information covered in the funding notice. The NOFO is the primary source for application requirements. **Applications are due by December 18, 2023.**

Family Self-Sufficiency (FSS) Achievement Metrics Score

On November 15, 2023, HUD published a [Federal Register Notice for the Family Self-Sufficiency Achievement Metrics \(“FAM”\) Score](#). This is the first standardized, longitudinal performance metric for the Family Self-Sufficiency (FSS) program in its 30-year history. The score is based on three key metrics: participation, graduation, and earnings. The notice includes information on 3-year average data, earnings adjustments based on inflation and local economic conditions, and user-friendly scoring spreadsheets. The score only applies to funded FSS programs and does not yet apply to the Initial 39 MTW agencies or Project-Based Rental Assistance (PBRA) programs.

Addressing Resident Social Isolation Webinar

December 4, 2023 | 2:00 – 3:00 pm ET

[Add the webinar to your calendar!](#)

Join HUD and the Department of Health and Human Resources' Administration for Community Living to learn more about social isolation and its consequences, and what you can do to reduce it in your community. Earlier this year, the Surgeon General released a [report](#) on social isolation and how we can promote awareness and action, especially during the holiday season. View our [Social Isolation Guide](#) for HUD-assisted residents.

Free Tax Assistance for Lower Income Taxpayers Webinar

December 12, 2023 | 1:00 – 2:00 pm ET

[Register here!](#)

Millions of households can keep more of their money at tax time by using free tax preparation services provided by IRS-certified volunteer tax preparers. This webinar is

designed for frontline service providers, financial institution staff, and program managers who want to know more about free filing options for the people they serve. The webinar will highlight ways to encourage households to access those services and protect themselves from high-cost tax preparers and predatory financial products.

NOTICES

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

- [PIH 2023-32](#) Small Area Fair Market Rent Implementation Guidance for FY2024 Designated Metropolitan Areas
- [PIH 2023-31](#) Revocation and Reallocation of Emergency Housing Voucher Awards CY2024
- [PIH 2023-29](#) Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process
- [PIH 2023-28](#) Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) Administrative Procedures for the Housing Choice Voucher (HCV) Programs
- [PIH 2023-27](#) Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)

CLIMATE RESILIENCY AND ENERGY EFFICIENCY

Inflation Reduction Act (IRA) Funding Navigator

The Inflation Reduction Act (IRA) has billions of dollars in grants and tax incentives for energy efficiency and building decarbonization work. HUD grantees can learn about the programs funded by the Inflation Reduction Act and Bipartisan Infrastructure Law and how to apply for these funds in a new electronic Funding Navigator that has hundreds of available programs across a range of federal agencies. The Funding Navigator is located on the HUD Exchange [Build for the Future webpage](#).

HUD Partners with the Department of Energy on Weatherization and Workforce Development

HUD and the Department of Energy (DOE) are working together to support a pilot program connecting the [Section 3](#) workforce and [HUD Jobs Plus program](#) participants with green construction careers. This strategic partnership leverages \$3.5 billion in new funding from the Infrastructure Investment Jobs Act to support and expand DOE's [Weatherization Assistance Program](#).



*Left: The Weatherization Job Fair held by Warner Robins Housing Authority in Georgia included representation from nine partners.
Right: Representatives from a local employer connecting with a resident of Warner Robins Housing Authority.*

Four sites were selected for the pilot: Roanoke Development and Housing Authority (Roanoke, VA), Chicago Housing Authority (Chicago, IL), Lowell Housing Authority (Lowell, MA), and Warner Robins Housing Authority (Warner Robins, GA). The Warner Robins Jobs Plus team and Middle Georgia Community Action Agency hosted a robust job fair with the participation of nine federal, state, and local agencies. Among the 17 HUD-assisted attendees was Mr. Connor Smith, who successfully completed the Jobs Plus program and was hired as a result of the job fair by Middle Georgia Community Action Agency, Inc. for the Weatherization Program.

IMPORTANT DEADLINES

[Green and Resilient Retrofit Program](#)

Comprehensive 2

November 30, 2023

Elements 3

January 4, 2024

[MTW Demonstration New Cohort Application](#)

December 8, 2023

[Public Comments: Expansion of ConnectHomeUSA](#)

December 18, 2023

[ROSS Program Grants Application](#)

December 18, 2023

[Flat Rent Submission Cycle](#) December 31, 2023

[Choice Neighborhoods Implementation Grants Application](#) February 13, 2024

UPCOMING EVENTS

[Addressing Resident Social Isolation](#) December 4, 2023
2:00 – 3:00 pm ET

[Resident Relocation for Repositioning](#) December 6, 2023
1:00 – 3:00 PM ET

[Free Tax Assistance for Lower Income Taxpayers](#) December 12, 2023
1:00 – 2:00 pm ET

[HCV Utilization: No Appropriations? No Problem!](#) December 21, 2023
[Ok, well, some problems... let's talk](#) 2:00 – 3:00 pm ET

Visit [News for PHAs](#) for archived newsletters.

We hope you enjoy receiving these messages from HUD's Office of Public and Indian Housing.

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.