



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

ANNOUNCEMENTS

PHA Newsletter: September 2023

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

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

FUNDING FOR PUBLIC HOUSING OPERATING FUNDS AND VOUCHERS

HUD is providing the following Public Housing and Housing Choice Voucher funding by September 30:

- Public Housing Operating Funds for October and November; and
- Housing Choice Voucher funding for October.

MESSAGES FROM PDAS MONOCCHIO

Richard Monocchio, Principal Deputy Assistant Secretary for Public and Indian Housing, sent the following messages to PHA Executive Directors this month. Visit [News for PHAs](#) to view the archived messages.

[Using HCV Flexibility to Serve Homeless Veterans \(September 26, 2023\)](#)

Encourages your agency to use existing flexibilities in the Housing Choice Voucher program to assist homeless veterans with incomes up to the low-income threshold (80% of the area median).

[Protecting Resident Privacy and Wellbeing \(September 22, 2023\)](#)

Asks your agency to find the right balance between addressing security concerns and respecting residents' right to privacy.

SPECIAL TOPICS

NSPIRE for Housing Choice Vouchers (NSPIRE-V)

On September 28, 2023, HUD issued a [Federal Register Notice](#) extending the compliance date for NSPIRE for Housing Choice Voucher and Project Based Voucher programs to October 1, 2024. This notice provides additional time for PHAs to retain the Housing Quality Standards (HQS) as their inspection standard.

Shortly, HUD also will publish an Administrative Notice to implement the NSPIRE rule for Housing Choice Voucher and Project Based Voucher programs. This upcoming notice will provide more information about implementing the NSPIRE inspection protocol.

Fifth Cohort of the MTW Expansion – Applications Due December 8

If you are a smaller PHA with 1,000 or fewer combined public housing and/or HCV units, please consider applying for the fifth cohort of the MTW Expansion. This cohort will test the overall effects of MTW flexibility on a PHA and the residents it serves, with a particular focus on administrative flexibilities. Applications are due December 8, 2023.

MTW allows PHAs to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by permitting PHAs to use HCV and Public Housing funds more flexibly and allowing certain exemptions from program rules. These flexibilities will benefit smaller PHAs greatly by saving time and providing simplicity, which will create opportunities for innovation that improve the lives of residents. See the [message](#) PDAS Monocchio sent to PHA Executive Directors on August 3, 2023.

Visit the [MTW Flexibility II Cohort](#) web page for information about the application process, including [Notice PIH 2023-20](#). Please email questions to MTWFlexibilityII@hud.gov.

Section 3 Business Registry and Opportunity Portal Phased Out

As of September 1, 2023, the Section 3 Performance Evaluation and Registry System (SPEARS), Business Registry and Opportunity Portal has been phased out and is no longer active. SPEARS stores grantee Section 3 reports from 2012-2020. SPEARS files have been moved to an internal HUD site. PHAs were asked to download pertinent files for record keeping before SPEARS September 1. Requests for files and other inquiries can be made through your [local HUD Field Office](#) or by emailing Section3@hud.gov. For information about Section 3 recordkeeping, see [Notice PIH 2022-10](#).

Section 3 Technical Assistance Available

HUD's Office of Field Policy and Management has announced the availability of On-Call Technical Assistance (TA) for HUD grantees with Section 3 requirements. This TA can

support up to 32 hours of technical assistance. Examples of technical assistance include reviews of draft Section 3 plans and other documents, contracting language, outreach and marketing materials for Section 3 businesses and workers, and clarifying the rule and applicability. If you would like TA, please submit a [Program Assistance Request](#) via HUD Exchange. If you have questions, please email Section3@hud.gov. For more information about Section 3, visit HUD's [Section 3](#) page on HUD Exchange.

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. For the latest updates on our IT modernization initiatives, visit:

[Housing Information Portal \(HIP\) \(Formerly IMS/PIC\)](#)

[Enterprise Voucher Management System \(eVMS\)](#)

[Operating Fund Web Portal \(OpFund Portal\)](#)

PUBLIC HOUSING PROGRAM

Public Housing Occupancy: Agency Priority Goal

One of HUD's priorities is to maximize the reach of HUD's rental assistance programs by increasing the number of public housing units that are occupied. The current national occupancy rate is 94.83%, a slight increase from 94.63% at the beginning of the fiscal year. While we do not expect to reach our goal of 95.5% by the end of the fiscal year, we know that your efforts to streamline unit turnover, repairs, and rehabilitation have made a difference. Thanks to your efforts, occupancy has held steady, despite shortages in property staffing, materials, and construction trade labor. For occupancy resources, please view HUD's [PHA Occupancy Webinar Series](#).

Public Housing Occupancy Webinar Series

This training series offers PHAs the latest information and tools to improve public housing occupancy and the management of Operating Funds. [View recordings of previous webinars](#) on HUD Exchange.

NSPIRE Public Housing Inspections Launched in August 2023

The first public housing inspection under the National Standards for the Physical Inspection of Real Estate (NSPIRE) took place on August 10, 2023. HUD's Real Estate Assessment Center (REAC) [released instructional videos](#) to help you get ready for your first NSPIRE inspection. You can get the latest NSPIRE updates by following [@HUDREAC](#) on X (formerly known as Twitter) or by subscribing to the [NSPIRE newsletter](#). You can also find additional resources on the [NSPIRE Resources page](#). Questions about NSPIRE can be sent to [NSPIRE@hud.gov](#).

Technical Assistance Available for Section 18 Demo/Dispo Applications with Units

Would you like assistance with your application for Section 18 Demolition/Disposition with units? A team of HUD expeditors is ready to help you. If you are interested in this assistance, please email your draft forms and attachments to PIH_Section18_QAQC@hud.gov. For more information on Demo/Dispo applications, please view the webinar recording [How to Prepare and Submit a Demo/Dispo Application](#) and visit HUD's [Demo/Dispo Applications](#) web page.

Conserve Energy via the Rate Reduction Incentive – September 30 Deadline

The [Rate Reduction Incentive](#) (RRI) deadline for Savings Calculations is September 30, 2023. RRI is a financial incentive for PHAs that pursue special and significant efforts beyond what is required to reduce their utility rate. If you have questions, please email PIHEnergyBranch@hud.gov.

Admissions and Continued Occupancy Policy (ACOP) Webinar Series

HUD recently hosted the third webinar in the [Updating Your PHA's Admissions and Continued Occupancy Policy](#) webinar series with tips on how to develop, revise, and implement your agency's ACOP in accordance with current HUD requirements. This webinar introduced PHAs to chapters from the updated [Public Housing Occupancy Guidebook](#), with a focus on Family Eligibility for Admission, Waiting List and Tenant Selection, and Transfers.

HOUSING CHOICE VOUCHER PROGRAM

HCV Utilization: Agency Priority Goal

PIH is committed to helping PHAs fully utilize their historic increase in HCV funding and excess reserves. HUD has a national goal of spending 100% of the 2023 HCV funding by September 30, 2023. With the historic increase in HCV funding, the national utilization rate started the year at 92.7%. Because of the tremendous efforts of PHAs across the country, the utilization rate has increased to 99.76%, extremely close to our national goal. 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

The HCV Utilization Webinar Series shares the latest HCV resources, program guidance, policy changes, and best practices in HCV administration. Each month will focus on a different topic.

[Register here!](#)

- Examples of Leveraging Technology | October 19, 2023 | 2:00 - 3:00 ET
- Mobility Best Practices | November 16, 2023 | 2:00 - 3:00 ET

2024 Fair Market Rents

HUD posted the 2024 Fair Market Rents (FMRs) and Small Area Fair Market Rents (SAFMRs) at huduser.gov. If you would like to know more about the calculation methodology, or to request a reevaluation, please refer to this [Federal Register Notice](#) from August 31, 2023. Here is a [short video](#) that explains the role that FMRs play in the HCV program.

Additional Administrative Fees for SAFMR Payment Standard Adoption – Apply by October 31

[Notice PIH 2023-07](#) includes a provision for PHAs to apply for up to \$15,000 for reimbursement of costs associated with establishment of Small Area Fair Market Rent (SAFMR)-based Exception Payment Standards. To learn more about how SAFMRs can

help your HCV program, please view the [HCV Utilization Webinar: Considering Small Area FMRs](#). PHAs must apply by October 31, 2023.

Emergency Housing Voucher Issuance Deadline – September 30

The American Rescue Plan included a provision that prohibits PHAs from issuing Emergency Housing Voucher (EHVs) upon turnover after September 30, 2023. If your PHA administers the EHV program, please take a moment to see how this provision will impact you. For more information, please review [PIH Notice 2023-14](#) and watch the [EHV Office Hours from July 11](#).

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. Workshops will be facilitated by VA and HUD Technical Assistance providers.

All PHAs administering HUD-VASH voucher programs will receive an invitation to register for a specific workshop in their region. Questions can be sent to VASH@hud.gov.

Tentative dates and locations (subject to change):

- Region 4 – October 3-4 in Atlanta, GA
- Regions 7 & 8 – October 17-18 in Denver, CO
- Region 4 – October 24-25 in Orlando, FL
- Regions 1 & 2 – November 1-2 in Boston, MA
- Region 10 – November 14-15 in Seattle, WA
- Region 9 – December 5-6 in Los Angeles, CA
- Region 6 – December 12-13 (location TBD)

COMMUNITY AND SUPPORTIVE SERVICES

Contact Your State Broadband Office about Historic Federal Broadband Funding

PHAs are encouraged to contact your [State Broadband Office \(SBO\)](#) to ensure that your properties and tenants will benefit from historic federal investments in broadband. The Broadband Equity, Access, and Deployment (BEAD) (\$42.45 billion) and Digital Equity Act (\$2.75 billion) grant programs are providing historic levels of funding to states, territories, and tribal governments to promote digital equity and inclusion. Please make sure you are

partnering with your State Broadband Office to bring broadband to HUD-assisted residents and communities. HUD's ConnectHomeUSA has created a [Guide to New Broadband Funding for HUD-Assisted Communities](#) to inform PHAs about new broadband funding and how PHAs and other HUD stakeholders can work effectively with State Broadband Offices.

ConnectHomeUSA Virtual Summit – October 24-26

[Register here!](#)

HUD is hosting the 2023 ConnectHomeUSA Virtual Summit on October 24-26, 2023. The event is intended for PHAs, Tribes, and public and private stakeholders interested in promoting digital inclusion in underserved communities. You don't have to be a ConnectHome community to register.

FUNDING OPPORTUNITIES

Choice Neighborhoods Implementation Grants – Applications due December 11

The [Choice Neighborhoods Implementation Grants Notice of Funding Opportunity \(NOFO\)](#) makes \$256 million available for awards of up to \$50 million each. Of this amount, HUD will allocate approximately \$10 million for Supplemental Grants to FY17-FY20 Choice Neighborhoods Implementation Grantees that meet certain criteria. Choice Neighborhoods Implementation Grants primarily fund the redevelopment of severely distressed HUD-assisted properties into mixed-income communities. In addition to the redevelopment of distressed housing, these grants also support outcomes related to residents' health, education, and income and invest in economic development and neighborhood improvement projects. [View the NOFO webinar recording](#) and slide deck. See the [press release](#) for more information. Applications for new Implementation Grants are due on December 11, 2023. Applications for Supplemental Grants are due on March 4, 2024.

HOPE VI Main Street Grants – Applications Due October 12

The [Main Street Grants Notice of Funding Availability \(NOFO\)](#) makes \$2 million available to help small communities create affordable housing in central business districts. Cities with a population of 50,000 or less and 100 or fewer public housing units within their jurisdiction are eligible to apply. See the [press release](#) for more information. Applications are due on October 12, 2023.

AWARDS ANNOUNCEMENTS

[HUD and VA Award \\$16 Million to Aid Homeless Veterans in Securing Permanent Housing](#)

[HUD Awards \\$25 Million to Stabilize Public Housing Agencies Facing Financial Shortfalls](#)

[HUD Awards \\$60 Million to Address Youth Homelessness in 16 Communities](#)

[HUD Announces \\$7 Million in Choice Neighborhoods Planning Grants](#)

[HUD Awards \\$10 Million to Public Housing Agencies for Safety and Security Needs](#)

[HUD Allocates \\$800,000 to Public Housing Authorities as Part of Foster Youth to Independence Initiative](#)

[HUD Announces \\$157 Million to Address Housing-Related Hazards and Lead-Based Paint](#)

[HUD Updates Fair Market Rents; Makes \\$113 Million Available in Affordable Housing Vouchers](#)

NOTICES

Below is a list of recent PIH notices, which provide guidance, extensions, instructions, clarifications, announcements, and other policy information.

[View PIH Notices](#)

- [PIH 2023-25](#) Public Housing Operating Subsidy Grant Eligibility Calculations and Processing for Calendar Year (CY) 2024
- [PIH 2023-24](#) Voluntary and Anonymous Resident Feedback Survey for NSPIRE Inspections
- [PIH 2023-23](#) Emergency Housing Voucher (EHV): Expanded Use of the EHV Services Fee
- [PIH 2023-19](#) Rental Assistance Demonstration - Supplemental Notice 4B

NOTICE SPOTLIGHT

Supplement to RAD Notice

HUD recently issued RAD [Supplemental Notice 4B](#), implementing certain changes to the Rental Assistance Demonstration (RAD) program. The supplemental notice strengthens and expands resident engagement requirements; establishes new energy efficiency and climate resilience standards and requirements; and makes it easier for PHAs to use “RAD & Section 18 Blends” or the new “Faircloth-to-RAD” process to transform and expand their affordable housing stock. Changes in the notice include:

- **Treatment of Zero-HAP families:** The Notice amends the treatment of families whose total tenant payment (TTP) exceeds the Gross Rent by establishing alternative requirements for families present at the time of conversion and families newly admitted to the property after conversion.
- **Faircloth-to-RAD Developments:** The Notice now allows PHAs to obtain pre-completion approval to convert newly developed public housing units to a long-term Section 8 contract through RAD after completion of the public housing development process. This change will make it simpler for PHAs to reserve RAD conversion authority, allow PHAs to utilize HAP reserves to augment RAD rents for units at conversion, and set alternative resident notification procedures that a PHA may employ.
- **RAD/Section 18 Blend Streamlining:** The Notice outlines new RAD and Section 18 activities that PHAs may be able to combine towards the preservation of a project, including RAD relocation requirements.

To learn more, please view the webinar recording and materials available on the [RAD Notices](#) web page.

CLIMATE RESILIENCY AND ENERGY EFFICIENCY

Funding Navigator for Federal Climate Programs

HUD launched the [Build for the Future Funding Navigator](#), an interactive tool that sorts funding opportunities for billions of dollars in federal funding and tax credits for carbon reduction and climate resilience efforts. Several Inflation Reduction Act climate programs provide an incredible opportunity for HUD-assisted communities. The programs support renewable energy, resiliency, and energy efficiency standards and make investments in affordable housing a priority.

- EPA's National Clean Investment Fund and Clean Communities Investment Accelerator (\$20 billion) calls out decarbonization of multifamily affordable housing as an example under one of three priority project categories for investment.
- Treasury's Low-Income Communities Bonus Credit program (48e) provides a 20-percentage point credit boost for projects that benefit HUD-assisted properties.
- DOE's Home Energy Rebate Programs (\$8.5 billion) require states allocate 40% of rebates to low-income households and 10% to low-income multifamily buildings at a minimum.

These and other programs provide transformative climate investments for low-income and disadvantaged communities, lower housing costs, and increase housing supply and

affordability. HUD through its Funding Navigator and other tools is helping program participants understand and access these opportunities.

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.