



ANNOUNCEMENTS

PHA Newsletter: January 2023

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

FY23 BUDGET UPDATE

On December 29, 2022, the President signed the 2023 appropriations bill appropriating \$40.6B to HUD's Office of Public and Indian Housing (PIH), approximately 60% of the Department's \$72.1B budget. Here are some of the highlights:

Housing Choice Vouchers: Tenant Based Rental Assistance (TBRA) received \$30.3B, which is a \$2.9B increase from 2022. This includes \$26.4B in Housing Assistance Payment (HAP) contract renewals, which HUD estimates will provide funding at a 99% proration; and \$2.8B in administrative fees, which HUD estimates will provide funding at a 91% proration. Although final PHA-level funding amounts will not be available until end of year reconciliation is completed in March, most PHA should expect a funding increase of around 10 percent. We strongly recommend PHAs use HUD's [HCV Utilization Tools](#) to make program adjustments now to account for this substantial funding increase. The appropriation also provides \$337M for Tenant Protection Vouchers (TPV), which is a \$237M increase from 2022, and \$50M for Incremental Vouchers. In addition, HUD-VASH received \$50M, and the Family Unification Program (FUP) received \$30M.

Public Housing: The budget allocates \$8.5B for Public Housing, including \$5.1B for Operating Fund formula grants, which is a \$70.5M increase from 2022; and \$3.2B for Capital Fund formula grants. The appropriation provides \$25M for Operating Fund shortfall prevention, \$65M for Housing Health Hazards, which includes \$25M for Lead Paint Testing and Abatement, \$20M for Emergency and Disaster Grants, \$10M for Safety and Security Grants, \$20M for Receiverships and Monitorship Emergency Grants, and \$15M for Troubled & High Risk PHAs.

Choice Neighborhoods: The Choice Neighborhoods program received \$350M for transformation, rehabilitation, and replacement housing needs of both public and HUD-assisted housing, and to transform neighborhoods of poverty into sustainable mixed-income neighborhoods with access to services and jobs.

Self-Sufficiency Programs: The 2023 budget provides \$175M for Self-Sufficiency Programs, which is \$16M more than 2022. The Family Self-Sufficiency (FSS) program received \$125M, the Jobs Plus program received \$15M, and the Resident Opportunities and Self-Sufficiency (ROSS) program received \$35M.

SYSTEM INNOVATION

In 2023, we are launching major systems to improve our technology infrastructure. These modernized systems will improve our user experience, payment accuracy, and cybersecurity. They will reduce staff time and increase efficiency. We want to ensure PHAs understand these changes, and we are committed to ensuring agencies can transition from existing systems.

Enterprise Voucher Management System

The Enterprise Voucher Management System (eVMS) will improve how HUD records monthly program performance and calculates program payments, which will increase payment accuracy. In December, HUD released the [new eVMS website](#) that provides the latest program information along with [frequently asked questions](#). HUD encourages PHAs to improve their PIC reporting accuracy by providing a [New PIC vs. VMS Leasing Data Report in the PIC Error Dashboard](#) (Page 7). The dashboard displays the differences between data submitted to VMS and PIC. For guidance identifying and correcting PIC errors, including step-by-step instructions for common PIC errors, please see the [PIC Error Correction Guidebook](#).

Housing Information Portal (HIP)

The new Housing Information Portal (HIP) system will eventually replace the functionality currently performed by IMS/PIC, while reducing the administrative burden on PHAs for providing information to HUD through a new form/data submission mechanism. Users will transmit data through their own software interfaces. Currently, the 50058 software vendors and HUD staff are testing the new system. The 50058 software vendors are also helping nominate PHAs as early adopters of HIP, in addition to including MTW Expansion PHAs who need the HUD-50058 MTW Expansion functionality in HIP. Our goal is to onboard some PHAs into the HIP system this month. Learn more about HIP on the [Housing Information Portal page](#) and email general questions to PIH_HIP@hud.gov.

Attention PHA Business System Owners

If you use a software platform to submit HUD 50058 data (IMS/PIC submissions) or to calculate data for VMS reporting, ***please ask your software vendor to [send us a message](#)*** to make sure they are on the HUD IT Vendor Communications mailing list.

PUBLIC HOUSING PROGRAM

Choice Neighborhoods

As part of HUD Secretary Marcia Fudge's [Our Way Home](#) housing supply series, PIH's General Deputy Assistant Secretary Dominique Blom recently [detailed the impact of the Choice Neighborhoods program](#) on creating and preserving deeply affordable housing. As GDAS Blom

writes, “one of the most comprehensive ways to strengthen public housing is through the Choice Neighborhoods program,” adding that Choice Neighborhoods grants “provide a level of investment that many neighborhoods have not seen in generations.” HUD recently [announced](#) \$4.4 million in Choice Neighborhoods Planning Grants to fund the collaborative transformation planning process in communities ranging in size from Salem, NJ, with a population of just over 5,000, to large urban centers like Washington, DC. In addition, Choice Neighborhoods received \$350M in the FY23 budget to continue the robust transformation, rehabilitation, and replacement housing needs of both public and HUD-assisted housing. Learn more about the [Choice Neighborhoods program](#).

Register for an NSPIRE Get Ready Session Near You or the Upcoming Virtual Session

[Register here!](#)

PIH’s Real Estate Assessment Center (REAC) held [NSPIRE Get Ready](#) sessions in Cleveland, Atlanta, Kansas City, Seattle, Albuquerque, Providence, and New Orleans. In January, Get Ready sessions are being held in Honolulu, Washington, D.C., Denver, and Oakland. The series wraps up in February with sessions in New York, Chicago, San Juan, and San Antonio.

If you’re unable to attend one of the in-person sessions, we encourage you to join the January 18th virtual session from 8:30 a.m. – 4 p.m. ET. [Add the virtual session to your calendar](#) or join when the session begins by clicking this [Teams Live link](#)! **No advance registration is required to join virtually.**



From left to right, Cliff Kornegay, REAC Senior Advisor; Deborah Hall, Providence Office; Kevin Laviano, REAC; Ashley Sheriff, REAC Deputy Assistant Secretary; Kelsey Brown, Providence Office State Director; Marc Boucher, Hartford Office; Jon Thomas, Boston Regional Office at the Dec. 7 Providence, Rhode Island, NSPIRE Get Ready session

The NSPIRE sessions will explain the new physical inspection model designed to prioritize residents' health and safety and how NSPIRE aligns multiple HUD programs to one set of standards. The sessions will also highlight key enhancements, address policy changes, scoring, local needs, and NSPIRE's impact on HUD's oversight and risk management capabilities, among many other topics.

Carbon Monoxide Devices Now Required

On December 27, 2022, the statutory requirement to have carbon monoxide devices in HUD-assisted rental properties began, which includes properties in the following programs: public housing, Housing Choice Voucher, Project-based Voucher, and Multifamily housing. As described in [PIH and Housing Notice 2022-01](#), these devices are required in properties with carbon monoxide sources. To comply, PHAs and owners must install carbon monoxide alarms

or detectors in accordance with the standards of the [2018 International Fire Code \(IFC\)](#). To help PHAs and owners place the devices, REAC worked with the International Code Council to develop a [new decision tree](#).

PHAs still purchasing devices can consider [Lowe's national cooperative contract with OMNIA Partners to offer government agencies and nonprofits contract savings](#) at the time of purchase, with no minimum order required.

Public Housing Occupancy: Agency Priority Goal

One of the HUD's priorities is to maximize the reach of HUD's rental assistance programs by increasing the national public housing occupancy rate to 95.5% by September 30, 2023. The current occupancy rate is 94.71%. Please take advantage of the following occupancy resources for PHAs.

Occupancy Webinar Series

Physical Needs Assessment

January 25, 2023 | 1:30 – 3:30 PM ET

[Register here!](#)

The [PHA Occupancy Webinar Series](#) provides information related to HUD occupancy regulations and essential tips for maintaining compliance to support and improve agency operations. The Physical Needs Assessment (PNA) webinar on January 25, 2023 will explore tools and best practices for compiling and funding a PNA and how to use PNA resources to help house more families, assist with repositioning efforts, and identify capital needs.

If you missed past webinars in the series, recordings of the [Unit Sub-Category Approval](#) and [PASS Physical Condition](#) webinars are now available on HUD Exchange.

Reporting Unit Occupancy in IMS/PIC

As a reminder, HUD issued [Notice PIH 2021-35](#) on reporting occupancy in public housing in December 2021. The notice provides unit category descriptions and a chart confirming if a unit designation is eligible for full Operating Subsidy. It also identifies the steps for a PHA to receive a HUD approval letter before updating IMS/PIC and emphasizes the significance of reporting timely and accurate unit submissions. We encourage you to work with your [local field office](#) to ensure all units are accurately categorized.

2023 Public Housing Operating Subsidy Grant Eligibility Calculations and Processing

Last month, HUD issued [Notice PIH 2022-36](#) *2023 Public Housing Operating Subsidy Grant Eligibility Calculations and Processing*. This notice provides PHAs with instructions for

calculating Operating Subsidy grants for CY 2023. PHAs must electronically submit separate operating subsidy grant calculations for each Public Housing project identified in HUD's IMS/PIC. PHAs submit this information using electronic forms Operating Fund Grant: Calculation of Utilities Expense Level (form HUD-52722) and Operating Fund Grant: Calculation of Total Program Expense Level (form HUD-52723), which are referred to as 22/23 Tools. HUD will deploy the 22/23 Tools for new projects and notify PHAs via email no later than June 15, 2023. To receive funding in 2023, PHAs must submit the 22/23 Tools using the Operating Fund Web Portal to the appropriate HUD Field Office. HUD will be providing a submission schedule on the program website in the near future.

Updates to Section 3 Reporting Requirements

On December 20, 2022, HUD issued Notice [PIH 2022-38/FPM-19-2022](#) as supplementary guidance to [Notice PIH 2022-10](#). This notice updates tracking and reporting information to comply with the new requirements for Public Housing Financial Assistance as defined in the [Section 3 Final Rule](#).

You also can learn more about Section 3 from these resources:

- [Section 3 on HUD Exchange](#)
 - [Section 3 FAQs](#)
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HOUSING CHOICE VOUCHER PROGRAM

Family Unification Program Funding Preview

PIH has published a preview of the [FY22 Family Unification Program \(FUP\)](#) notice of funding opportunity. PIH expects the final NOFO will be issued in March and is making the preview available to give interested applicants more time to review it, submit questions, and prepare applications. Through FUP, PHAs partner with Public Child Welfare Agencies to provide HCV assistance to families with children who would be placed in out-of-home care in the absence of assistance and to youth ages 18 to 24 transitioning foster care who are at risk of becoming homeless.

CY 2023 HCV Program Renewal Awards

Last week, HUD [issued a letter to PHA Executive Directors about calendar year \(CY\) 2023 HCV Program Renewal Awards](#). The purpose of the letter is to inform PHAs administering the HCV Program of the status of HCV program funding, projections for CY 2023 renewal funding, the steps PHAs must take to support the funding process, and the projected Housing Assistance Payment (HAP) and Administrative Fee proration for the HCV Program and Mainstream

Vouchers. Additionally, the letter highlights the importance of timely and accurate reporting, and the impact PIC reporting has on the eVMS.

HCV Utilization: Agency Priority Goal

HUD is committed to helping PHAs fully utilize their HCV funding and excess reserves. To track progress in this effort, HUD's Strategic Plan has an Agency Priority Goal of using 100% of the 2023 HCV Contract Renewals funding by September 30, 2023. We concluded 2022 with a utilization rate of 100.02%. With the increased appropriation for vouchers in 2023, the national utilization rate is approximately 92.6%. Given the historic increase in HCV funding, the only way PHAs and HUD will fully utilize the 2023 funding is if PHAs act now to make program adjustments. We encourage all PHAs to use the [HCV Utilization Tools](#) to make program decisions now in anticipation of this funding increase.

HCV Utilization Webinar Series

The monthly HCV Utilization Webinar Series is intended to help Housing Choice Voucher program administrators and stakeholders learn about the latest HCV resources, program guidance, policy changes, and best practices in HCV administration. The third Thursday of every month we will focus on a different topic of importance to the HCV program.

- Improving Program Data – January 19, 2023 | 2:00 – 3:00 PM ET [Register here!](#)
 - Waitlist Management – February 16, 2023 | 2:00 – 3:00 PM ET [Register here!](#)
 - Review of 2023 Funding – March 22, 2023 | 2:00 – 3:00 PM ET [Register here!](#)
 - Addressing Homelessness Through HCV – April 20, 2023 | 2:00 – 3:00 PM ET [Register here!](#)
 - PBV Program Updates – May 18, 2023 | 2:00 – 3:00 PM ET [Register here!](#)
 - Best Practices in VASH – June 15, 2023 | 2:00 – 3:00 PM ET [Register here!](#)
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HCV Utilization Tool Updates

The HCV program requires program administrators to make regular adjustments to reflect funding levels and local market conditions. HUD provides resources on the [HCV Utilization Tools](#) website to help PHAs forecast the impact of different program adjustments and voucher issuance decisions. The underlying data in the Two-Year Tool was recently updated and shows the user information related to PHA rent burden. PHAs are encouraged to examine those numbers and utilize the various options at their disposal to increase payment standards (noting, of course, the large increase in 2023 Fair Market Rents).

Guidance for Mainstream Voucher Extraordinary Administrative Fees

HUD has published [FAQs](#) for PHAs that were awarded extraordinary administrative fees through PIH Notice [2022-07](#) or [2022-19](#). Extraordinary administrative fees can be used for

currently eligible voucher administrative costs (including activities to support housing search and lease up of eligible applicants) and costs related to the retention, recruitment, and support of participating owners (through, for example, security deposits, signing bonuses, vacancy payments, and damage mitigation). The FAQs answer questions related to eligible expenses, reporting, and reserves. Additional questions about extraordinary administrative fees can be sent to MainstreamVouchers@hud.gov.

New Emergency Housing Voucher Roadmap

The [Emergency Housing Voucher \(EHV\) Roadmap](#) is a collection of quick-read topic guides designed to assist EHV PHAs in understanding the main components of the program, expedite lease up, and implement strategies to fully utilize funding. Each guide within the roadmap consolidates information by topic, provides links to resources, and is a companion to the [EHV How to Guide for PHAs](#).

COMMUNITY & SUPPORTIVE SERVICES

Free Tax Preparation for PHA Residents

In preparation for tax season, the Consumer Finance Protection Bureau (CFPB) is hosting two upcoming webinars for program managers and service providers.

Free Tax Assistance for Lower Income Taxpayers | January 24, 2023 | 1:00 – 2:00 PM ET

[Register here!](#)

This webinar is designed for frontline service providers and program managers that want to know more about free filing options that use IRS-certified tax preparers.

Expert Panel on Free Tax Assistance | January 26, 2023 | 1:00 – 2:00 ET

[Register here!](#)

Featuring leaders in the field, this follow-up to the first webinar will dive deeper into community-based and online options for free tax preparation by IRS-certified volunteers.

CFPB also has a set of training and communication tools available to support low-income taxpayers in preparing their tax returns, including a [2-minute video for service providers](#) that gives an overview of the free filing options and [tools for planning, outreach, and working with taxpayers](#).

Toolkit for Health Center Collaborations with PHAs and Community Organizations

Please view and share this [toolkit](#) from the National Center for Health in Public Housing and the National Nurse-Led Care Consortium with your local health centers. The toolkit supports health center partnerships with HUD-assisted housing and community organizations. The publication

explores how health center staff can identify housing partners, create common goals to ensure partnership success, and sustain partnerships over time.

FY23 AmeriCorps Senior Workforce Development

AmeriCorps recently issued a [Notice of Funding Opportunity](#), listing PHAs among eligible applicants. The purpose of the NOFO is to create a Seniors Workforce Development Demonstration Program to provide opportunities to older adults as they seek to secure employment in professional, skilled labor, or para-professional careers. It is anticipated that a total of \$5,000,000 will be awarded. Applications are due February 1, 2023.

SPECIAL TOPICS

Technical Assistance for Navigating Reasonable Accommodations for Assistance Animals

HUD recently released Assistance Animals and Fair Housing technical assistance products including a [webinar](#), [fact sheet](#), and a forthcoming interactive tool on housing requests for assistance animals. This suite of products is designed to educate housing providers, including PHAs and persons with disabilities who seek reasonable accommodations related to assistance animals.

January is National Radon Action Month

This January, learn more about the health risk of radon and the importance of testing your communities. Radon is the number one cause of lung cancer among non-smokers and is responsible for about 21,000 lung cancer deaths every year, yet many people don't know about radon or the risk it can pose. It is a naturally occurring radioactive gas that can enter homes from the ground and build up to dangerous levels. Radon is a colorless and odorless naturally occurring gas that cannot be seen, smelled, or tasted. [HUD developed a website](#) of resources for residential property managers to learn about radon testing and mitigation.

Prepare Before a Disaster Strikes

Many communities have reported impacts from severe winter weather. Please visit HUD's [PHA Disaster Preparedness page](#) for tools and reminders to stay ready for the unexpected. Current topics of interest include:

- **Managing Extreme Temperatures:** Being prepared for a power outage in the middle of a winter storm can mean the difference between life and death. Have a plan for
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alternative heating sources as well as sufficient warm blankets and clothing on hand. Learn more in the [Extreme Temperatures webinar](#).

- **Preventing and Addressing Building Fires:** While not all fires can be prevented, ensuring buildings' fire systems are ready for deployment can save lives. Winter is the primary season for building fires. Check out the [Building Fires webinar](#) and [Building Fires fact sheet](#) for tips.
- **Reporting a Disaster:** Once you're safe after a catastrophic event, contact your local field office to report displacements and/or damages to both HCV and public housing families and properties. Multiple recurring reports may be necessary as you gain more information. FEMA has also helpfully created a [flow chart for PHAs](#) applying for assistance.

FUNDING ANNOUNCEMENTS

[HUD Awards \\$30 Million to Fund ROSS Service Coordinators to Support Needs of Residents](#)

[HUD, VA Award \\$25.4 Million in Housing Assistance for Veterans Experiencing Homelessness](#)

[HUD Announces \\$4.4 Million in Choice Neighborhoods Planning Grants](#)

[HUD Awards over \\$9 Million to Public Housing Agencies for the Jobs Plus Program](#)

[HUD Awards \\$24.7 Million to Support Community Living for Non-Elderly People with Disabilities](#)

NOTICES

[View PIH Notices](#)

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

- [PIH-2022-33](#) Updates to Flat Rent Exception Request Submission Requirements
 - [PIH-2022-34](#) Guidance on the Rate Reduction Incentive in Public Housing
 - [PIH-2022-35](#) CARES Act Supplemental Operating Fund Close-Out Procedures
 - [PIH-2022-36](#) 2023 Public Housing Operating Subsidy Grant Eligibility Calculations and Processing
 - [PIH-2022-37](#) Personal Property Requirements and Management and Disposition Obligations
 - [PIH-2022-38](#) Reporting Supplement to the Implementation of the Section 3 Final Rule
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COMMUNITY SPOTLIGHT

Sellersville Senior Residences

Known for its [historic music and comedy theater](#), Sellersville, PA developed a new, affordable and supportive housing community for residents 55 years and older. The complex contains 42 one-bedroom apartments and 8 two-bedroom apartments. Of the 50 ADA-adaptable apartments, eight are dedicated to Section 8 voucher residents with behavioral health needs. The [Sellersville Senior Residences](#) were built with the highest energy efficiency standards utilizing the Department of Energy's Zero Energy Ready program.

Dan McKee, President and CEO of Grace Inspired Ministries, who spear-headed the project, said, "Sellersville Senior Residences will bring much needed affordable and supportive housing to an area with a growing cost of living and a very limited supply of high-quality, cost-effective, rental housing for seniors." The Bucks County Housing Authority and Office of Housing and Community Development are coordinating robust supportive services.



An aerial view of Sellersville Senior Residences

The delivery of supportive services to residents is an important part of providing quality housing and ensuring full and satisfying lives for residents. Tenants are eligible to participate in the supportive services program, which are coordinated and provided on-site by management – including classes that teach financial literacy, life skills, and adult continuing education.

The nonprofit Grace Inspired Ministries secured funds from the Pennsylvania Housing Finance Administration, Bucks County government, Bucks County Housing Authority, Federal Home Loan Bank of Pittsburgh, and federal low-income housing tax credits.

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.