



# PIH

OFFICE OF PUBLIC & INDIAN HOUSING

## PHA NEWSLETTER



July 2024 | [PHA Newsletters Archive](#)

### PDAS Monocchio and GDAS Blom on the Road

#### **PDAS Monocchio and GDAS Blom Present Awards to Choice Neighborhood Grantees**

HUD is awarding \$325 million in Choice Neighborhoods Implementation Grant funding to seven recipients to revitalize neighborhoods that have been left behind. The awards will redevelop distressed housing with one-for-one replacement of public housing units and high-quality mixed-income options, while also providing residents with services focused on income, health, and education. Grant funds will also be used for neighborhood improvements which promote economic development and spur additional private investment. New grants are awarded to cities in Tennessee, Texas, Alabama, Florida, Nevada, New York, and New Jersey.

On July 17, PDAS Richard Monocchio presented the Choice Neighborhood award in Syracuse, NY. Syracuse Housing Authority and the City of Syracuse received \$50 million for the revitalization of the East Adams Choice Neighborhood and the McKinney Manor and Pioneer Homes public housing properties. SHA and the City will increase the availability of quality housing, enhance access to quality education, increase economic opportunity through workforce and small business development, and enhance the neighborhood's overall connectivity and visibility.



On June 18, GDAS Dominique Blom presented the Choice Neighborhood award in Chattanooga, TN. The Chattanooga Housing Authority and the City of Chattanooga received \$50 million for the revitalization of the Westside Choice Neighborhood and the College Hill Courts public housing property. The One Westside Plan leverages the area's strengths to transform the neighborhood into a thriving and connected community that provides long-term physical, social, and economic benefits for all residents.

On July 19, PDAS Monocchio will announce the nearly \$40 million award in Miami, FL. The Miami-Dade County Public Housing and Community Development Department and the City of Miami received nearly \$40 million to revitalize the Overton Neighborhood and the Culmer Place and Culmer Gardens public housing properties. Their Transformation Plan aims to help Culmer residents gain access to the improvements and growth experienced by the larger Overtown community so that all residents can pursue upward mobility and generational wealth building within their neighborhood.

Read the full [press release](#) where you can also find detailed information about each of the community transformation plans.

## Special Topics

### **HIP Implementation Notice Rescinded**

On July 3, 2024, PIH issued [Notice PIH 2024-22: Rescission of Housing Information Portal \(HIP\) Implementation Notice](#). This is because the schedule published in April in Notice PIH 2024-12: *Housing Information Portal* will be revised and critical dates will be extended. The previous schedule had indicated that PHAs would onboard to HIP in fall 2024 and receive access to the HOTMA-compliant HUD-50058 in HIP no later than January 1, 2025. PIH will share the new schedule and updated guidance once it is available.

GDAS Dominique Blom sent a [message](#) notifying PHAs of the rescission, and reminding PHAs of actions they should continue to take. The message also reminds PHAs of [Notice PIH 2023-27](#), which states that PHAs must be able to submit transactions to HIP in order to comply with Sections 102 and 104 of HOTMA. HUD will provide future guidance on the timeline for compliance with Sections 102 and 104. HUD advises PHAs not to begin conducting reexaminations under HOTMA rules without further information on when the HOTMA-compliant HUD-50058 will be available.

### **NSPIRE for Vouchers Compliance Extended to October 2025**

On July 5, 2024, HUD published the [Extension of NSPIRE Compliance Date for HCV, PBV and Section 8 Moderate Rehab and CPD Programs](#) in the Federal Register. The notice further extends the compliance date for HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) final rule for Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs until October 1, 2025. This second extension of the compliance date will allow PHAs additional time to implement HUD's NSPIRE standards. HUD encourages any PHA that is ready to implement NSPIRE to do so at their earliest convenience.

Find training for the HCV program on the [HUD Exchange](#). Visit the [NSPIRE homepage](#) and [sign up for the mailing list](#) to be alerted of new trainings and technical assistance. Direct questions to [NSPIRE@hud.gov](mailto:NSPIRE@hud.gov).

### **Reconnecting Communities Pilot Program NOFO Applications Due September 30**

The Department of Transportation (DOT) announced the [Reconnecting Communities Pilot \(RCP\) Program NOFO applications](#), due September 30, 2024. \$600 million in funding is available to advance and support reconnection of communities divided by transportation infrastructure, with a priority on helping disadvantaged communities improve access to daily needs. Funds for the fiscal years 2024 – 2026 will be awarded on a competitive basis to support planning and capital construction activities that aim to restore community connectivity through the removal, retrofit, mitigation or replacement of highways, roadways, or other infrastructure facilities that create barriers to access and economic development. PHAs are eligible for up to \$2M for the Community Planning Grant and upward of \$5M for the Capital Construction Grant.

To assist potential applicants, the RCP team is hosting a series of webinars. The “Interested in Applying” webinar was held on July 9th. A recording is available on the [RCP website](#). The following webinars are upcoming:

<b>Topic</b>	<b>Date + Time (Eastern)</b>	<b>Registration Link</b>
RCP Merit Criteria Webinar	Tuesday, July 23, 2-3:30pm	<a href="#">ZoomGov</a>
RCP Webinar for Tribal Communities	Tuesday, August 6, 2-3:30pm	<a href="#">ZoomGov</a>
RCP Capital Construction Webinar	Tuesday, August 20, 2-3:30pm	<a href="#">ZoomGov</a>
RCP Rural/Nonprofit Webinar	Tuesday, August 27, 2-3:30pm	<a href="#">ZoomGov</a>

In addition to these webinars led by the RCP team, the Reconnecting Communities Institute (RCI) is hosting a series of virtual Grant Writing Clinics and Office Hours:

Topic	Date + Time (Eastern)	Registration Link
Grant Writing Clinic	Friday, July 19, 12-5pm	<a href="#">Register here</a>
Office Hours	Thursday, July 25, 12-6pm	<a href="#">Register here</a>
Grant Writing Clinic	Friday, August 16, 12-5pm	<a href="#">Register here</a>
Office Hours	Thursday, August 22, 11am-6pm	<a href="#">Register here</a>
Grant Writing Clinic	Friday, September 13, 12-5pm	<a href="#">Register here</a>
Office Hours	Monday, September 16, 11am-6pm	<a href="#">Register here</a>

### **Public Comment Period on the Revised PHA Plan Templates Closes July 22**

HUD is seeking comment on the proposed collection of information regarding PHA Plans. The purpose of the plans is to provide a strategic planning framework for PHA management operations, capital planning, and local accountability. The proposed revision addresses necessary updates to all the forms and the automation of all the PHA Plan forms including the Moving to Work (MTW) Supplement for PHAs that joined the MTW Demonstration under the MTW Expansion. PHAs are invited to comment on the automation and latest revisions to the Five-Year Plan and Annual PHA Plan on the [Federal Register](#).

### **Change to Notifications of Intent to Project-Base Vouchers Process**

With publication of the final rule, [Housing Opportunity Through Modernization Act of 2016-Housing Choice Voucher \(HCV\) and Project-Based Voucher Implementation; Additional Streamlining Changes](#), effective June 6, 2024, PIH's Office of Field Operations (OFO) will no longer review and approve PHA

notifications of intent to project base vouchers. However, PHAs are still required to notify HUD of their intent to project-base vouchers in accordance with [24 CFR 983.5\(c\)](#). Notifications should be sent to this [PBVSubmission@hud.gov](mailto:PBVSubmission@hud.gov) mailbox until further notice, with a copy to the local HUD PIH Field Office.

Notifications should include: 1) the total number of units the PHA intends to project base, 2) the number of proposed units that are excluded from the program cap, and 3) the number of proposed units that qualify for an exception to the program cap. PHAs must ensure that any PBV proposal selections will not result in the PHA exceeding the maximum allowed number of PBV units under the program cap. Please see [24 CFR 983.6](#) and related regulations cited in [24 CFR 983.6](#) for the program cap requirements. Please also see [24 CFR 983 Subpart B](#) for new requirements on selection of PBV proposals and projects.

### **Reminder: Mitigate Life-Threatening and Severe Deficiencies within 24 Hours**

Currently, only 14% of life-threatening and severe deficiencies have evidence of mitigation within 72 hours in the NSPIRE system. Real Estate Assessment Center (REAC) inspectors provide the PHA with a report that lists any identified life-threatening or severe deficiencies after each inspection. PHAs are required to correct or mitigate life-threatening and severe deficiencies within 24 hours of notification. Within the next 2 business days, PHAs must certify and provide supporting evidence in the NSPIRE system that the deficiencies no longer pose a severe or life-threatening health or safety risk to residents and staff. According to [Notice PIH 2023-16](#), supporting documentation may include work orders, invoices, or photographs.

If you have questions about how to notify HUD of temporary challenges, work delays, or how to access the NSPIRE system, please contact your local field office.

## **System Innovation**

### **Enterprise Voucher Management System (eVMS)**

The eVMS Team is excited to announce the pre-onboarding of 250 PHAs this August. The term “pre-onboarding” is being used because these Wave 2 PHAs will continue to be funded through VMS while also accessing and utilizing all the benefits of eVMS (i.e. viewing what the HAP disbursements would be based on 50058 submissions, real time funding balances, reports, etc.).

The selected PHAs will be notified in the coming days and will be invited to attend a live training webinar and “eVMS Office Hours” in August.

PIH will pre-onboard additional PHAs into eVMS this fall. 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 PHA Annual and 5-Year Plan submission module for PHAs with a Federal Fiscal Year Beginning (FYB) of October 1, 2024 was made available in the Public Housing Portal on May 4, 2024. If you are a PHA with an October 1, 2024 FYB, make your Annual Plan submissions to the Portal as soon as possible. PHAs with a FYB of 12/31 are also encouraged to make submissions as the module is open for that quarter. As a reminder, submitting PHA Plans is voluntary.

Upcoming PHA Annual and 5-Year Plan Training Sessions:

[Join Tuesday, July 23, 2024 | 1:30 PM ET Session](#)

[Join Tuesday, July 30, 2024 | 1:30 PM ET Session](#)

For more resources and user guides, visit the new [Public Housing Portal User Guides page](#). Additional tools and training videos are available on the [Public](#)

[Housing Portal website](#). For more information or questions regarding the Public Housing Portal, reach out to [publichousingportal@hud.gov](mailto: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 94.74%. 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.

### Notice on Cooling in Public Housing

On June 13, HUD released new guidance in [Notice PIH 2024-20: Responding to Extreme Heat in Public Housing](#), which clarifies that PHAs may choose to provide assistance to any family in public housing that requests relief for excess utility charges for in-unit cooling during periods of severe or extreme heat. The increased costs of providing this relief are legitimate operating subsidy expenses. Although families must still request relief, the notice indicates how PHAs can streamline the request process and includes sample language PHAs can use to start providing relief immediately.

### CY24 Per Unit Subsidy Report Now Available

PHAs can now find the CY24 Per Units Subsidy Report on the [HOTMA Section 103](#) site. This report is necessary for PHAs to set the alternative non-public housing rent (alternative rent) for non-public housing over-income (NPHOI) families. Per [24 CFR](#)



[960.102](#), the alternative rent is defined as the higher of the Fair Market Rent (FMR) or per unit monthly subsidy. See [Notice PIH 2023-03](#) for additional guidance.

## Housing Choice Voucher Program

### HCV Utilization: Agency Priority Goal

HUD encourages PHAs to fully utilize their HCV program funds in service of their communities. We estimate that roughly 700 PHAs have resources available (“Leasing Potential”) to serve additional households. At the same time, at some PHAs, HCV programs are growing faster than expected, and some PHAs may be at risk of running out of HCV program funds by the end of the year. We urge all PHAs to work with their local field office and utilize PIH’s resources, such as the Two-Year Tool and HCV Data Dashboard, to fully utilize their HCV program funds while avoiding shortfalls at the end of the year.

### Check out the updated HCV Landlord Website

The [HCV Landlord Resources website](#) is a one-stop shop for HCV Landlord resources, targeted specifically for landlords interested in participating in the HCV Program. The site includes videos and handouts explaining how the voucher program works and dispelling common myths regarding voucher holders. Landlords are also encouraged to sign up for the [HCV Landlord Newsletter](#) and view its prior editions.

## Resident Services

### ConnectHomeUSA New Communities Announced

Congratulations to the 97 communities that [have been selected by HUD to participate in the ConnectHomeUSA \(CHUSA\) initiative](#), which brings training and technical assistance to help communities access affordable internet access, affordable devices, and digital skills training. These communities have been

selected based on their demonstrated commitment to bridging the digital divide for HUD-assisted residents.

ConnectHomeUSA is a pivotal resource and approach to advancing digital inclusion for HUD-assisted communities. When combined, free/affordable internet, free/affordable devices, and digital skills training can significantly reduce barriers to economic and educational opportunities and help create a more equitable future for the residents HUD serves. See a list of all [CHUSA Sites](#). Questions about ConnectHomeUSA can be directed to [ConnectHome@hud.gov](mailto:ConnectHome@hud.gov).

### **ConnectHomeUSA Learning Pathway**

HUD is pleased to introduce the [Launch a ConnectHomeUSA Program Learning Pathway](#), a self-paced tool designed to support PHAs' digital inclusion efforts. Learn the key steps to successfully develop a digital inclusion action plan; assess community needs; build a core planning team; identify and engage potential partners; hold a convening; and navigate existing resources for connecting residents to affordable broadband service, devices, and training.

### **HUD Awards Over \$30 Million to JobsPlus Program**

On July 10, [HUD awarded over \\$30 million to 14 PHAs in 12 states](#) to help families increase their earned income and improve their economic mobility through the Jobs Plus program. The Jobs Plus program is a place-based community investment that combines sector-based employment connections, comprehensive employment readiness services, and a wealth building rent incentive designed to cultivate an effective community support for work. The program requires PHAs to partner locally with Department of Labor Workforce Development Boards and American Jobs Centers. Additionally, Jobs Plus grantees are required to demonstrate a 25 percent match from community partners, providing wrap-around supportive services to improve employment and earnings outcomes. Cross-agency partnerships are essential to changing the economic prospects of public housing residents. The Jobs Plus program's place-based model helps residents support each other through the process, enhancing economic resiliency.

## **HUD Strong Families: Health Learning Session Recording Available**

On June 12, HUD Strong Families held a Health Learning Session to help shape health priorities and address community well-being by focusing on mental health, maternal and child health, community violence prevention, and more. View the session [recording](#).

## **Award Announcements**

[HUD Invests \\$325 Million in Housing and Community Development Improvements](#)

[HUD Awards \\$1.5 Million to Help Families Find Housing in Neighborhoods with HUD Vouchers](#)

[HUD Awards \\$10 Million to Public Housing Agencies to Protect Residents](#)

## **Climate Resiliency and Energy Efficiency**

### **Community Change Grant NOFO Due November 21**

The Environmental Protection Agency's (EPA) [Community Change Grants](#) NOFO is now open until November 21, 2024. \$2 billion in funding is available to benefit disadvantaged communities through projects that reduce pollution, increase community climate resilience, and build community capacity to address environmental and climate justice challenges. Eligible applicants include: 1) a partnership between two community-based non-profit organizations (CBOs); or 2) a partnership between a CBO and a Federally-Recognized Tribe, a local government, or an institution of higher education. [Technical assistance](#) for applications is available.

## **Recording for New Resource to Fund 50% of Solar Project Costs Now Available**

HUD released a new [video](#) to help PHAs better understand a new tax credit program that can fund up to 50% of solar project costs at federally-assisted residential properties. [The Low-Income Communities Bonus Credit Program](#), administered by the Department of Energy (DOE), promotes cost-saving solar or wind investments in low-income communities. This recording provides an overview of the program's basic requirements and advantages of this unique and new opportunity.

### **Extreme Heat Quick Guide**

HUD's [Extreme Heat Quick Guide](#) provides PHAs and other HUD grantees with ways to evaluate their vulnerability to extreme heat and to implement local mitigation strategies to enhance resilience. Visit HUD's [Extreme Heat](#) web page on HUD Exchange for more resources.

## **Notices**

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

- **PIH 2024-22** [Rescission of Housing Information Portal \(HIP\) Implementation Notice](#)
- **PIH 2024-21** [HCV 2024 HAP Funding – Revised HAP Set-aside Shortfall Funding Requirements](#)

## **Important Deadlines**

## **Upcoming Webinars**

### **[Public Comment for PHA Plan](#)**

July 22, 2024

### **[Capital Fund High-Risk/Receivership/Substandard/Troubled NOFO Applications](#)**

July 23, 2024

**2024 HUD-VASH Registration of Interest**

August 30, 2024

**Reconnecting Communities Pilot  
Program NOFO Applications**

September 30, 2024