



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, DC 20410-5000

PRINCIPAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

June 23, 2023

SUBJECT: Increasing Housing Choice Voucher Utilization

Dear Executive Director,

Thank you for being HUD's partner in serving American families through the Housing Choice Voucher Program. Your work helps ensure every family with a voucher has true choice during their housing search and access to a safe and decent home.

HUD has been closely monitoring budget utilization for Public Housing Authorities (PHAs) across the country and your agency has significant reserves of unspent Housing Voucher funds from prior years. The Housing Choice Voucher program received an unprecedented increase in funds for 2023 to help PHAs address rising rents and strengthen their administrative capacity. I ask that you do everything you can to promptly use your new funds and available reserves to assist more families, expand their access to a wider range of housing choices, and reduce their rent burdens.

I understand you may be facing challenges in administering Housing Vouchers, but the need for affordable housing is greater than ever. Families depend on all of us to deliver on our shared mission. HUD stands with you, and we are committed to helping you navigate these challenges.

I'm reaching out because I know this is possible. Agencies like yours can deliver on behalf of the families and communities we serve. Over the last two years, Public Housing Authorities have welcomed more than 500,000 new families into the Housing Voucher Program, including 45,000 households experiencing or at-risk of homelessness who received assistance through President Biden's Emergency Housing Voucher program.

Improving voucher utilization is a priority of mine and HUD's. We must do all we can to use the resources we have available as quickly and effectively as possible.

To help you get there, HUD has taken the following steps:

- Increased [Fair Market Rents](#) (FMR) by 10 percent for 2023, on average.
- Made it easier for PHAs to [raise HCV payment standards](#) (i.e., the maximum rent a voucher will cover) to up to 120% of the FMR.
- Authorized PHAs to [use administrative fees](#) to help families pay security deposits and other leasing-related costs, as well as to provide bonus payments or other incentives to encourage landlords to accept families with vouchers.

I urge you to use these changes to your advantage. HUD staff in field offices and in Washington stand ready to support you in serving as many families as possible. Please reach out to them if you have questions or would like technical assistance. [Attached](#) is a list of available resources that your agency may also find helpful.

Thank you for the all the work you do to serve those in your community with the fewest resources.

Sincerely,



Richard J. Monocchio
Principal Deputy Assistant Secretary

[View PDF Version of Letter](#)

www.hud.gov

espanol.hud.gov

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.