

PHA Newsletter: September 2022

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

HOUSING CHOICE VOUCHERS

Changes to Fair Market Rents

Today, HUD has published the [FY23 Fair Market Rents](#) (FMRs). Nationally, FMRs will increase by an average of approximately 10 percent, enabling more households with housing vouchers to access affordable, stable housing. Because rents have risen so quickly recently, voucher holders are increasingly unable to find units available to rent within HUD payment standards. The new FMR levels announced today will enable the voucher program to keep up with rent increases in the private market. These new FMRs will allow voucher holders to access and secure leases in more units so that they can benefit from the housing affordability and stability that vouchers provide. Please see HUD's [press release](#) and [FMR Fact Sheet](#) for additional information.

New Incremental Housing Choice Vouchers

On August 26th, HUD published [PIH Notice 2022-29](#) which provides guidance on the allocation of \$200 million in new incremental vouchers. These approximately 19,700 new Housing Choice Vouchers will be allocated to over 2,000 PHAs across the country through a formula that considers a variety of factors like severe cost burden, overcrowding, substandard housing for very low-income renters and homelessness. These vouchers are “regular” vouchers without special purpose requirements. All PHAs with voucher programs, regardless of size, will receive at least 3 new HCVs. PHAs can decline the HCV award by emailing NewHCVs@hud.gov by tomorrow, September 2, 2022. If HUD does not receive a declination from the PHA, HUD will deem the HCV award accepted.

Stability Vouchers

On August 24th, HUD issued [PIH Notice 2022-24](#) that explains the department's non-competitive allocation strategy and program requirements for the new Stability Vouchers. Under the program, HUD will award up to \$43.4 million to support approximately 4,000 new incremental vouchers to support community-wide commitments to ending unsheltered homelessness through a coordinated, Housing First approach.

Registration of Interest for HUD-VASH Vouchers

On August 16th, HUD issued [PIH Notice 2022-26](#), which announces the availability of approximately \$79 million in HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers. Based on average costs, HUD anticipates that this funding will support approximately 8,500 new HUD-VASH vouchers. The Registration of Interest form on the HUD-VASH Vouchers [webpage](#) must be submitted no later than September 16, 2022.

Voluntary Reallocation or Recapture of HUD-VASH Vouchers

Issued on August 16th, [PIH Notice 2022-25](#) establishes the processes under which a PHA may voluntarily reallocate or have their HUD-VASH vouchers recaptured and returned to HUD if the vouchers are unleased and no longer needed in the PHA's jurisdiction. Requests will generally be processed twice annually and must be submitted before April 1 for a July 1 effective date or submitted before October 1 for a January 1 effective date.

EHV Revoke and Reallocation Notice Published

On August 11th, HUD issued [PIH Notice 2022-22](#) to outline plans to revoke Emergency Housing Vouchers (EHVs) from PHAs that have leased zero EHVs as of December 15, 2022. HUD estimates that the 22 PHAs listed in Appendix A of the notice are potentially subject to this revocation. PHAs are urged to confirm the leasing status of their EHV program at [HUD's EHV Dashboard](#). PHAs are also encouraged to review the numerous resources available on the [EHV website](#) or [request technical assistance](#).

CARES Act Funding Reconciliation and Closeout

[PIH Notice 2022-21](#), published on August 3rd, describes the closeout procedures for funds awarded to PHAs under the CARES Act for Housing Choice Vouchers and Mainstream Vouchers, and supplemental HAP for the Moderate Rehabilitation Program. The closeout workbook is due by September 6th and must be emailed to HCVCARESActReconciliation@HUD.gov.

PUBLIC HOUSING

Capital Fund Guidebook Training Series

HUD is sponsoring a second round of the [Capital Fund Guidebook Webinar Series](#), designed to help PHAs understand recent changes in Capital Fund requirements and provide an overall refresher of the Capital Fund program at large.

- [Planning/Submission](#) | September 6, 2022 | 1:00 PM ET
This session provides information on the elements of and reason for capital needs planning and background on the Capital Fund submission process.
- Energy and Performance Information Center (EPIC) | September 12, 2022 | 1:00 PM ET
Only those persons who have attended the Planning/Submission Webinar will receive an invitation to attend the EPIC session.
- [Other Federal Requirements & Sanctions](#) | September 19, 2022 | 1:00 PM ET
This session highlights some of the other federal requirements that apply to Capital Fund grants, such as procurement, labor standards and Davis-Bacon, environmental reviews, and touches upon compliance issues and sanctions.

Smaller, 60–90-minute, interactive **Q&A sessions** will be held later the same week as the training session to allow PHAs to ask more detailed questions. *Only training attendees* will be invited to participate in the Q&A sessions.

Public Housing Energy Incentive Programs

HUD has several programs which provide opportunities for PHAs to receive benefits for energy and water efficiency infrastructure investment and utility rate reductions. Information on Public Housing Energy Incentive Programs are available through the links below, and information on these and other green investment initiatives is available at HUD's Public Housing Environmental Conservation Clearinghouse [website](#). Please email PIHEnergyBranch@hud.gov with additional questions.

- [Energy Performance Contract](#) – Using annual energy and water savings to pay third party financing for up to 20 years, the EPC program provides funding for PHAs to invest in energy and water saving infrastructure and renewable energy.
- [Utility Partnership Program](#) – Similar to an EPC, using annual energy and water savings, the UPP program allows PHAs to finance energy and water conservation projects up to 20 years through their local utility provider.
- [Rate Reduction Incentive](#) – The RRI program allows PHAs to keep 50 to 100% of savings from eligible rate reduction action, including solar credits.
- [Small Rural Frozen Rolling Base](#) – The SRFRB program allows small rural PHAs to keep 100% of energy and water savings for up to 20 years to use for eligible operating and capital expenses.

PHA Disaster Readiness, Response, and Recovery Webinar Series: Building Fires

September 6, 2022 | 1:00 PM – 2:30 PM ET

[Register here!](#)

Registration is open for the final session in the PHA Disaster Readiness, Response, & Recovery Webinar Series, which will focus on best practices for PHAs to prepare for and respond to building fires that impact their families and buildings, and resources and information to ensure faster, more efficient disaster response and recovery.

This webinar is part of an ongoing series that provides PHAs with proactive strategies and resources to mitigate and respond to natural disasters, extreme temperatures, and building fires. [View webinars and materials from prior sessions here.](#)

COMMUNITY & SUPPORTIVE SERVICES

New ConnectHomeUSA Playbook Toolkits and Guides

To support PHAs as they build digital inclusion plans for their communities, HUD has published a [new collection of toolkits and guides](#) to complement key chapters of the [ConnectHomeUSA Playbook](#). These resources provide more in-depth information, as well as checklists and templates, to help staff implement important tasks ranging from resident engagement to developing partnerships with local nonprofits to sourcing devices, and much more.

SPECIAL TOPICS

Operation Allies Welcome FAQs

Last year, President Biden directed the U.S. Department of Homeland Security (DHS) to lead the implementation of Operation Allies Welcome (OAW), a historic, and ongoing effort across the federal government to support vulnerable Afghans, including those who worked alongside the U.S. in Afghanistan for the past two decades, as they safely resettle and begin to rebuild their lives in the United States. HUD has created an OAW [landing page](#) and a set of [Frequently Asked Questions](#) for PHAs to provide information relating to housing assistance for refugees and the OAW initiative. Additionally, HUD's Office of Fair Housing and Equal Opportunity developed a [FAQ document](#) for landlords.

OPEN FUNDING OPPORTUNITIES

HUD is currently accepting applications for the following PIH programs:

- [New Incremental Vouchers](#) – Notice declining awards due September 2, 2022.
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- [HUD-VASH Vouchers](#) - Registration of Interest due September 16, 2022
 - [FY22 Family Self-Sufficiency](#) Program – Applications due October 7, 2022
 - [Stability Vouchers](#) – Registration of Interest due October 20, 2022
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FUNDING ANNOUNCEMENTS

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

HUD awarded \$25 million in Public Housing Operating Fund Shortfall funding to 181 PHAs facing financial shortfalls to enable these PHAs to continue serving residents as they take steps to ensure long-term financial solvency. While PHAs of various sizes may have been eligible to receive funding, HUD prioritized small and very small PHAs to ensure they could generate resources to stabilize their public housing programs. [The list of awardees is available here.](#)

NOTICES

[View PIH Notices](#)

- [PIH 2022-20](#) FSS Program Establishment of the Escrow Account & Use of Forfeited FSS Escrow
 - [PIH 2022-22](#) Revoke and Reallocation of Emergency Housing Voucher Awards
 - [PIH 2022-24](#) Stability Voucher Program
 - [PIH 2022-25](#) Voluntary Reallocation or Recapture of HUD-VASH Vouchers
 - [PIH 2022-26](#) Registration of Interest for HUD-VASH Vouchers
 - [PIH 2022-29](#) Allocation & Special Administrative Fee for New Incremental HCVs
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COMMUNITY SPOTLIGHT

HUD Deputy Secretary Travels to Alaska to Speak with Housing Leaders



HUD Deputy Secretary Adrienne Todman with members of the Alaska Association of Housing Authorities (AAHA), Region X Administrator Margaret Salazar, Senior Advisor Sarah Brundage, PIH Special Assistant Stephen Lucas, and staff from PIH's Office of Native American Programs

HUD Deputy Secretary Adrienne Todman visited Alaska in August to discuss housing with local leaders and to deliver remarks at the Association of Alaska Housing Authorities and Enterprise Community Partners' Housing Innovation Summit.

While in Anchorage, Deputy Secretary Todman met with leadership from the Alaska Housing Finance Corporation (AHFC), Alaska's sole PHA, to discuss the state of public housing in the Alaska, homeownership initiatives, and the use of EHV's throughout the state. The Deputy Secretary toured Covenant House, a youth facility that uses sponsor-based rental assistance through AHFC's MTW flexibility and braids funding awarded to the Cook Inlet Housing Authority (CIHA) from HUD's Indian Housing Block Grant program.

Deputy Secretary Todman also visited the Yukon-Kuskokwim Delta to meet with the Association of Village Presidents Regional Housing Authority (AVP RHA) and the Orutsararmiut Native Council in Bethel and traveled upriver by boat to the Tribal Villages of Oscarville and Napakiak to meet with Tribal leaders. There she saw firsthand the unique home construction and supply challenges, and the severe impacts of climate change housing providers and homeowners are forced to confront on a daily basis.

"I met so many passionate and outcome-focused leaders who told me about Alaska's unique challenges – and opportunities – when it comes to building homes, repairing them, and creating more resilient communities in the face of climate change," said Deputy Secretary Todman. "From innovations around constructing homes in cold climates, to working with the realities of building in remote communities with restricted construction windows, the Alaskan housing community are true innovators. HUD's job now is to improve upon the resources and technical assistance we provide and make sure it's working as efficiently as possible for the communities who need them."

RESEARCH CORNER

Uptake and Impact of Emergency Rental Assistance Among HUD-Assisted Households

Researchers Aaron Shroyer and Veronica Helms Garrison in HUD's Office of Policy Development and Research (PD&R) reviewed available data and research on the [Emergency Rental Assistance \(ERA\) program](#).

Their literature review in PD&R's Edge magazine illustrates a couple key findings. First, data indicate that the money is going to households that are most at risk of housing instability. Second, during and after the rollout of the ERA program, HUD-assisted households faced lower rates of housing insecurity and reported higher rates of ERA uptake than did low-income renters in general.

Recognizing the importance of the ERA program, HUD will continue to research its short-term and long-term impacts to better understand housing stability outcomes.

[Please click here to read the full article.](#)

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.