



PHA Newsletter: November 2022

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

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## SYSTEM INNOVATION

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Welcome to HUD's monthly progress update on the implementation of technology modernization and system changes. HUD is pursuing these improvements to increase the accuracy, efficiency, and timeliness of reporting and payments to realize significant financial and staff time savings for PHAS, while enhancing data security.

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### **Enterprise Voucher Management System**

The Enterprise Voucher Management System (eVMS) will be used to manage monthly Voucher Program HAP disbursements using real time PIC-50058 submissions. This past month, HUD kicked off a pilot study with five PHAs to user test the functionality of the system and disbursement calculations. Through this phase, HUD is documenting the impact of eVMS on PHA operations and making system improvements based on PHA feedback.

To assist PHAs with submitting timely and accurate PIC data, HUD also rolled out a new suite of tools and resources to support PHAs in their effort to improve PIC reporting, including a [PIC Error Dashboard](#). HUD will be piloting eVMS with the selected PHAs for the next few months. Please stay tuned for additional updates on this new system.

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### **Housing Information Portal (HIP) Development is Underway**

The Housing Information Portal (HIP) is the coming upgrade to the current Inventory Management System/PIH Information Center (IMS/PIC). The HIP system will enhance 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.

50058 software vendors and HUD staff are currently testing the new system, and PHA engagement will grow as we get closer to a PHA onboarding into the HIP system. Learn more about HIP on the [Housing Information Portal page](#) and email general questions to [PIH\\_HIP@hud.gov](mailto:PIH_HIP@hud.gov).

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## PUBLIC HOUSING PROGRAM

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### Catch an NSPIRE Get Ready Session Near You

[Register here!](#)

HUD's Real Estate Assessment Center (REAC) kicked off the [NSPIRE Get Ready Series](#) in Cleveland on October 31<sup>st</sup>, the first of 14 sessions around the country to learn about the new National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection model.

The NSPIRE team will be hosting in-person sessions across the country to discuss and share our vision for the new physical inspection model designed to prioritize residents' health and safety. In these sessions, REAC will clarify for stakeholders, residents, field offices, inspectors, and the industry how NSPIRE is aligning multiple HUD programs to one set of standards. The series 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.

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### FY22 Choice Neighborhoods Implementation NOFO Webinar Available

On September 30, 2022, HUD published the [FY22 Choice Neighborhoods Implementation Grant Notice of Funding Opportunity \(NOFO\)](#), announcing the availability of an historically-high \$379 million in funding to communities across the country. Choice Neighborhoods staff recorded and posted on YouTube [a new webcast](#) to provide an overview of the NOFO and highlight key elements for prospective applicants. **The application deadline is January 11, 2023.** PHAs may direct questions to [ChoiceNeighborhoods@hud.gov](mailto:ChoiceNeighborhoods@hud.gov) or visit [www.hud.gov/cn](http://www.hud.gov/cn).

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### REAC Resources for In-Person Inspections

REAC has resumed in-person inspections of public housing units. PHAs are encouraged to review the following REAC resources for upcoming inspections:

- [Preparing for REAC Inspections Guide](#)
  - [List of Top 25 Defects](#)
  - [PASS "Dine and Learn" Webinar Series](#)
  - [UPCS Inspection Standards](#)
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### Occupancy Webinar Series

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The [PHA Occupancy Webinar Series](#) will provide PHAs with information related to HUD occupancy regulations and essential tips for maintaining compliance to support and improve agency operations. Upcoming sessions are scheduled as follows:

- Nov 30 | 1:30 - 3:00 PM ET | PASS Physical Condition
- Dec 21 | 1:30 - 3:00 PM ET | Calculation Impact and Strategy
- Jan 25 | 1:30 - 3:00 PM ET | Physical Needs Assessment

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## Reminders for Reporting Occupancy in PIC

In December 2021, HUD issued [Notice PIH 2021-35](#), outlining guidance on reporting public housing occupancy in the Inventory Management System/PIH Information Center (PIC). The notice provides unit category descriptions and a chart confirming if a unit is eligible for full Operating Subsidy. The notice also identifies the steps for PHAs to receive HUD approval to update PIC, adds a Moving to Work Neighborhood Services subcategory, and emphasizes the significance of timely reporting and accurate unit submissions. HUD encourages PHAs to work with their [local field office](#) to ensure all units are accurately categorized.

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## Small Rural Frozen Rolling Base Program Cost Savings

On October 11, HUD issued [Notice PIH 2022-32](#) as updated guidance for the Small Rural Frozen Rolling Base (SRF-RB) Program, which allows small rural PHAs operating public housing to receive subsidies based on an average of three years' energy usage. The cost savings may be used to supplement public housing operating or capital needs. More information on SRF-RB and other green investment initiatives is available at HUD's Public Housing Environmental Conservation Clearinghouse [website](#). Please email [PIHEnergyBranch@hud.gov](mailto:PIHEnergyBranch@hud.gov) with additional questions

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## HOUSING CHOICE VOUCHER PROGRAMS

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### PHAs Help HUD Achieve EHV Program Milestone

On October 13<sup>th</sup>, HUD Secretary Marcia L. Fudge traveled to Columbus, Georgia where she [announced](#) an important milestone in the Emergency Housing Voucher (EHV) program: 50 percent of EHV's provided through President Biden's American Rescue Plan have been leased up.

The program is leasing at a rate faster than any previous housing voucher program within HUD and is driving unprecedented collaboration among PHAs, homeless services organizations, and victim services organizations to provide housing assistance to vulnerable populations.

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PHAs continue to issue roughly 700 EHV's per week, and the time for issuance to lease is averaging 77 days. Of the vouchers issued 180 or more days ago, about 57% have been housed. At this rate, the program is on track to reach full lease-up by the end of 2023.

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### Flexibility for Landlord-Related Activities and Payment Standards

PHAs are allowed to spend their administrative fees on some landlord-related activities according to guidance in [PIH 2022-18](#). If funds are available, PHAs may spend admin fees on activities to recruit and retain owners to participate in the HCV program. Some of the activities listed in the guidance include owner incentive such as signing bonus/retention payments, and help for tenants with holding fees, application fees, security deposits, utility deposits, and renter's insurance.

Under [PIH 2022-30](#), HUD is currently approving regulatory waivers for increasing the payment standard and new payment standard amounts. This Notice includes regulatory waivers to assist PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards. PHAs may:

- Increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
- Increase their payment standards up to 120% of the applicable Fair Market Rent or Small Area Fair Market Rent for fiscal year 2023.

If your PHA is currently operating under one or both of the waivers, it must **request an extension of the waiver no later than December 31, 2022**. PHAs that did not previously request these waivers may make a new request using a streamlined waiver process. **New waiver requests must be submitted by September 30, 2023.**

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### Webpage for HCV Landlord Resources

HUD has shared [resources for HCV landlords](#) on its website to help bust myths and increase landlord participation in the program. These resources include info sheets, videos, and step-by-step guides for both prospective landlord participants and for PHAs to improve landlord engagement.

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## COMMUNITY & SUPPORTIVE SERVICES

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### Secretary Fudge Hosts Virtual HUD House Party

On November 1<sup>st</sup>, Secretary Fudge hosted a virtual 'House Party' to share information on available federal resources and bust common myths around the homebuying process. The purpose of the event was to help encourage young adults who wish to become homeowners but feel the barriers are too steep, especially in communities of color. A recording of the event,

which featured young people speaking to the help they received from HUD to make their dream of homeownership a reality, is available [here](#) and HUD has combined home counseling, home loan, and fair housing resources at the [HUD House Party landing page](#).

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### **ROSS Service Coordinator Webinar**

November 7, 2022 | 1:00 PM – 2:30 PM

[Register here!](#)

This webinar is designed to present in-depth information for use by ROSS Service Coordinators on ROSS grants management, subcontracting, and direct services. The goal of this webinar is to provide ROSS grantees with effective strategies to manage their grants for both compliance and results. In addition, this webinar will describe procedures for subcontracting and direct services, including procurement, assessing subgrantees, subcontracts, and ongoing monitoring and evaluation. The webinar will be presented live and will provide an opportunity for question and answer.

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### **FSS Office Hours**

December 8, 2022 | 1:00 PM – 3:00 PM ET

Registration is not required. [Click here to join!](#)

HUD is hosting an interactive and all-encompassing FSS Office Hours on December 8<sup>th</sup>. All questions are welcomed, including but not limited to: FSS Action Plans, the Final Rule, and general FSS Policy. Please use [this link](#) to download a copy of the recently updated FSS Final Rule FAQ, and if you would like to submit question ahead of the meeting, please use the FSS mailbox: [FSS@hud.gov](mailto:FSS@hud.gov). In the subject line, please use: FSS Office Hours Questions.

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### **FUP-FSS Demonstration Evaluation Report Published**

HUD's Office of Policy Development and Research recently published the [Family Unification Program-Family Self Sufficiency \(FUP-FSS\) Demonstration Evaluation](#). The authors use conversations with program coordinators and participants and PIC and VMS data analysis to describe the short-term impact of extending rental assistance for FUP youth and adding case management through FSS. Importantly, this report also sheds light on the challenges facing young people at risk of homelessness and offers advice on how best to support them.

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### **SPECIAL TOPICS**

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#### **PIH Listening Sessions**

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Special thanks to Georgia, Florida, Massachusetts and other PHAs for participating in the PIH Listening Sessions in October. HUD welcomes the opportunity to hear from PHAs near Seattle and Kansas City on November 15 and 17, respectively. Subsequent virtual listening sessions will be scheduled the first week of December, with more details forthcoming.

Listening Session discussion topics include successes, challenges and barriers PHAs are experiencing with special purpose vouchers, increasing occupancy in their public housing programs, and improving utilization in their Housing Choice Voucher program. Policy development topics include SEMAP, PHAS, Administrative Fees, and Tenant Accounts Receivable, and updates on system innovation, including eVMS and HIP. Additionally, HUD's office of Policy Development & Research will facilitate a conversation on eviction data.

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### **Protect Your PHA: Cybersecurity Awareness Resources**

The [Cybersecurity & Infrastructure Security Agency](#) (CISA) celebrated Cybersecurity Awareness Month in October with the theme, "See Yourself in Cyber." This theme acknowledges that cybersecurity comes down to individual actions that either protect or make vulnerable the systems and information of an organization.

In addition to a [toolkit](#) prepared for the See Yourself in Cyber campaign, CISA has a year-round [Cyber Resource Hub](#), a landing page for [Cybersecurity Training & Exercises](#), a specific [page for preventing ransomware attacks](#), and a [speaker request form](#) to invite CISA to participate in an upcoming engagement.

Please take time to review these resources and to recommit your employees to protecting the PHA's data and systems from cybersecurity threats.

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### **FUNDING OPPORTUNITIES**

HUD is currently accepting applications for the following PIH program:

[Choice Neighborhoods Implementation Grants](#) – Applications due January 11, 2023

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### **NOTICES**

#### **[View PIH Notices](#)**

- [PIH 2022-20](#) FSS Escrow Account & Use of Forfeited FSS Escrow
  - [PIH 2022-22](#) Revoke and Reallocation of EHV 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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- [PIH 2022-30](#) Extension of Waivers for the HCV Program and Streamlined Review Process
- [PIH 2022-31](#) Mainstream Vouchers – Non-Competitive Opportunity for Additional Vouchers
- [PIH 2022-32](#) Requirements for the Small Rural Frozen Rolling Base program

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## COMMUNITY SPOTLIGHT

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### Norwalk's Choice Neighborhoods Grant Leads to Climate Resilient, Sustainable Housing



*The new Soundview Landing development provides high-quality, mixed-income housing along the Norwalk Harbor.*

Ten years ago, when Superstorm Sandy struck, the Washington Village public housing development was ill prepared to handle increasingly frequent climate disasters. Located near the coast in Norwalk, CT, Washington Village had been subject to regular flooding for years. The Norwalk Housing Authority and City of Norwalk Redevelopment Agency, joint awardees of a \$30,000,000 FY2013 Choice Neighborhoods Implementation Grant, identified flood mitigation as a key issue to be addressed in their original Choice Neighborhoods Planning Grant. They also highlighted the need to preserve affordable housing in South Norwalk, an area that was

beginning to become more and more expensive due to the rapid growth of the adjacent Washington Street historical district.

With Choice Neighborhoods and integrated leverage from CDBG-DR, Brownfields, and City investments, Washington Village is now Soundview Landing a new, 273-unit mixed-income community. Each of the original public housing units were replaced one-for-one to preserve affordable housing. As part of the requirements for the CDBG-DR funds and to make the new development fully climate resilient, Soundview Landing's design had to meet strict standards. As an example, a key strategy to addressing the floodplain issues was to raise the elevation of both the housing units and the street grade by six feet, which is two feet higher than the FEMA requirement.

In addition to addressing floodplain issues, the Norwalk team discovered brownfields contamination on the neighborhood's revitalization site. Norwalk ultimately received brownfields funding for extensive and complex remediation. After remediation, the Norwalk team used flexible neighborhood improvement funds from the Choice Neighborhoods Implementation Grant to rebuild Ryan Park on the previously contaminated site – providing a new healthy and safe amenity for area residents.

*Want to know more? [Click here to read details](#) on how the Norwalk Housing Authority braided federal funds and addressed climate and environmental challenges to create Soundview Landing. For additional disaster response resources, HUD's Public Housing Agency Disaster Readiness, Response, and Recovery Guidebook is available [here](#), and materials from HUD's disaster response webinar series [here](#).*

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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.