



# ANNOUNCEMENTS

**PHA Newsletter: December 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 Housing Information Portal (HIP) will enhance the functionality currently performed by the current Inventory Management System/PIH Information Center (IMS/PIC), while reducing the administrative burden on PHAs for providing information to HUD through a new form/data submission mechanism. 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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### **Housing Information Portal (HIP)**

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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### **PHA Testing of New HUD-52723/52722 Online Submission Modules**

HUD invited PHAs to participate in the User Acceptance Testing (UAT) of the new HUD-52723 and HUD-52722 online submission module in the Operating Fund (OpFund) Web Portal. We are working on replacing the Excel tools for these forms. The online submission module is

designed to enhance the PHA's user experience and reduce the burden of the current process which involves completing and uploading Excel tools for HUD review.

The OpFund Web Portal prepopulates the OpFund forms with data sourced from IMS/PIC, the Financial Data Schedules, and previous OpFund form submissions. The new online submission module provides PHAs with the ability to revise and resubmit forms, includes documentation and comments to support updates, and addresses quality control findings. The module allows HUD to accept or return submissions and request corrections at a line-item level as needed.

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## PUBLIC HOUSING PROGRAM

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### NSPIRE Get Ready Session Near You

[Register here!](#)

HUD's Real Estate Assessment Center's (REAC) [NSPIRE Get Ready Series](#) held sessions in Cleveland, Atlanta, Kansas City, Seattle and Albuquerque. This month, stops include Providence on December 7 and New Orleans on December 13. In January and February, sessions will be held in Honolulu, Washington, DC, Denver, Oakland, New York, Chicago, and San Juan.

The NSPIRE in-person sessions will explain the new physical inspection model designed to prioritize residents' health and safety and how NSPIRE is aligning 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.

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### Small Rural Frozen Rolling Base Program Now Available

If small rural housing authorities are planning to implement water or energy savings projects in the near term, the Small Rural Frozen Rolling Base Program allows the housing authority to take advantage of energy or water savings. Opting in will freeze the current three-year rolling base for any utility for up to 20 years. Housing authorities have until **December 16, 2022** to elect to participate in the program. For housing authorities already participating, certain adjustments and opting out of the program may also be made by December 16, 2022. Please refer to [PIH Notice 2022-32](#) and submit questions to [SRFRB@hud.gov](mailto:SRFRB@hud.gov).

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### Operating Fund Deadlines

There are two December deadlines for PHAs to submit Operating Fund information via the Operating Fund Portal to the local HUD field office. The first is the submission of the SF-424, due **December 16, 2022**. Also due to the local field office on December 16 is the Small Rural Frozen Rolling Base (SR-FRB). HUD anticipates releasing the full Operating Fund schedule shortly. For questions on the submissions, please email [opfundwebportal@hud.gov](mailto:opfundwebportal@hud.gov). Use the

subject line “Questions SF-424” and include the PHA Code and contact information. You can watch the [SF-424 training video](#) here.

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### Flat Rent Exception Requests Deadline

The Flat Rent Exception Request process allows PHAs to set flat rents at an amount that is lower than the lesser of 80% FMR; 80% SAFMR or 80% of unadjusted rent. PHAs may submit an exception flat rent based on a market analysis (Form HUD-5880) that collects and analyzes the local rental market conditions to determine the average and appropriate rent for an area. PHAs have 90 days from the effective date of newly published FMRs to submit a flat rent exception request, making this year’s **deadline to submit Flat Rent Exception Requests December 31, 2022**.

PHAs with previously approved flat rent exception requests may submit a written request to extend their approved flat rents for up to 2 additional years, provided local market conditions remain unchanged. PHAs may continue to use the current flat rent exception amount until a decision is made by HUD.

Please submit flat rent exception requests to [flatrentexceptionrequests@hud.gov](mailto:flatrentexceptionrequests@hud.gov) with the subject format of *Flat Rent Exception Request - PHA Code Formal PHA Name – New (or Extension)* (example: Flat Rent Exception Request - US101 US Housing Agency – New). Please refer to Notice [PIH 2022-33](#) for Flat Rent Except Request Submission Requirements.

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### Occupancy Webinar Series

The [PHA Occupancy Webinar Series](#) will provide information related to HUD occupancy regulations and essential tips to support and improve agency operations. By September 30, 2023, the agency goal is to maximize the reach of HUD’s rental assistance programs by increasing occupancy rates to 96% in the Public and Multifamily Housing programs.

Register today for these upcoming sessions:

- Calculation Impact and Strategy - December 21, 2022 | 1:30 – 3:00 PM ET | [Register here](#)
  - Physical Needs Assessment – Jan 25, 2023 | 1:30 – 3:00 PM ET | [Register here](#)
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### Public Housing Repositioning Wednesday Webinar Series

Selling Public Housing Property at below Fair Market Value

December 14, 2022 | 1:00 – 3:00 PM ET

[Register here!](#)

This webinar will provide examples of commensurate public benefits to the community, PHA, or federal government that allow PHAs to dispose of public housing property at below Fair Market Value. Panelists will present case studies that include housing and non-dwelling benefits and

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discuss required use restrictions to ensure commensurate public benefits. Materials from prior sessions in the Public Housing Repositioning Wednesday Webinar Series are available [here](#).

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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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### NEW EHV Resource Available: EHV Roadmap

The [Emergency Housing Voucher \(EHV\) Roadmap](#) is a collection of quick-read topic guides designed to assist EHV Public Housing Agencies (PHAs)/PHAs/partners understand the main components of the program, expedite lease up, and implement strategies to fully utilize funding. By September 30, 2023, the agency goal is to raise the budget utilization rate to 100% in the Housing Choice Voucher program. As of today, the agency is at 99.42%.

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](#).

Below are the components/topics of the roadmap:

- EHV 101
  - Waivers & Alternative Requirements
  - Administrative Fees
  - Partnerships,
  - Referral Process,
  - Pairing Services
  - Considerations for Rural Communities
  - Advancing Equity (coming soon)
  - Serving Survivors (coming soon)
  - Considerations for Rural Communities
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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.

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

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.

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### Extension of Approved Waivers for Payment Standards

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 please **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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### HCV Utilization Webinar Series

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

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- Simplifying Operations – December 15, 2022 | 2:00 – 3:00 PM ET [Register here](#)
- 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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## COMMUNITY & SUPPORTIVE SERVICES

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### Broadband Funding Opportunities

The Federal Communications Commission recently released funding notices for three grant programs designed to promote the Affordable Connectivity Program (ACP). PHAs are eligible for these funding opportunities. Please consider applying. As a reminder, ACP provides eligible low-income households a monthly discount of up to \$30 for broadband service, as well as a one-time discount of up to \$100 toward a laptop, desktop computer, or tablet. Visit the [Affordable Connectivity Pilot Programs webpage](#) to access NOFOs, FAQs, fact sheets, the pilot application portal, and application walkthrough webinar for all three opportunities.

1. ***Your Home, Your Internet (\$5m)*** is a one-year pilot program designed to fund outreach activities and increase awareness of the Affordable Connectivity Program (ACP), **specifically among recipients of federal housing assistance**.
2. **ACP Navigator Pilot Program (\$5m)** is a one-year pilot that will provide a limited number of neutral, trusted third party entities, such as schools and school districts, or other local, Tribal or state government entities, access to the National Verifier for purposes of assisting consumers with completing and submitting an application for the Affordable Connectivity Program.
3. **National Competitive Outreach Program (\$60m)** seeks to expand innovative outreach efforts nationwide by strengthening partner networks and empowering them with the resources necessary to increase program awareness and enrollment – with a focus on reaching historically unserved and underserved populations.

**For questions about the pilot programs, please contact [ACPpilots@fcc.gov](mailto:ACPpilots@fcc.gov). For technical questions or issues with using the Pilot Application Portal, please email [ACProgram@usac.org](mailto:ACProgram@usac.org). If you have general questions about these grant opportunities or the application process, please write to [connecthome@hud.gov](mailto:connecthome@hud.gov).**

Please also visit the Education Superhighway's new [ACP pre-enrollment tool](#) to start thinking about ACP eligibility with your resident outreach teams.

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### Updated VAWA Forms and Reporting Requirements for Public Comment

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HUD has revised Violence Against Women Act (VAWA) Forms HUD 5380, 5381, 5382, and 5383 to encompass the changes from VAWA 2013 and also to allow for future revisions from VAWA 2022. This Paperwork Reduction Act (PRA) notice also includes a new annual reporting requirement for covered housing providers to report their emergency transfer requests and outcomes. **The public comment period ends on January 2, 2023.** Please visit the [60-Day Notice of Proposed Information Collection: Implementation of the Violence Against Women Reauthorization Act of 2013, OMB Control No.: 2577-0286](#) for more information and instructions for submitting public comments.

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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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### SPECIAL TOPICS

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#### Training for the Lead Safe Housing Rule Amendment

December 6, 2022 | 2:00 – 4:00 PM ET

[Register here!](#)

HUD's Office of Lead Hazard Control and Healthy Homes is sponsoring a [training series](#) to help PHAs, grantees, and owners review federal lead regulations and to discuss the Lead Safe Housing Rule Amendment for pre-1978 housing. Presenters will provide a step-by-step explanation of how to respond to cases of elevated blood levels in children under 6 living in federally assisted housing.

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#### Build America, Buy America

The Build America, Buy America Act ("BABA") was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act. It generally requires that Federal grant recipients purchase iron, steel, manufactured products, and construction materials, that those materials are sourced in America and used for infrastructure projects. BABA will apply to programs that use grant funds to maintain, construct or modernize public housing. HUD extended a waiver to delay BABA implementation for HUD programs until February 21, 2023. In addition, HUD published waivers to create De Minimis thresholds and Exigent Circumstances exceptions to BABA requirements for HUD programs, which can be found on [HUD's BABA page](#). Both OMB

and HUD will publish additional guidance/revised rules with respect to BABA implementation in the coming months.

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## FUNDING OPPORTUNITIES

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HUD is currently accepting applications for the following PIH program:

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

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## NOTICES

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### [View PIH Notices](#)

- [PIH 2022-20](#) FSS Escrow Account & Use of Forfeited FSS Escrow
  - [PIH 2022-22](#) Revoke and Reallocation of EHV Awards
  - [PIH 2022-25](#) Voluntary Reallocation or Recapture of HUD-VASH Vouchers
  - [PIH 2022-29](#) Allocation & Special Administrative Fee for New Incremental HCVs
  - [PIH 2022-30](#) Extension of Waivers for the HCV Program and Streamlined Review Process
  - [PIH 2022-32](#) Requirements for the Small Rural Frozen Rolling Base program
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## COMMUNITY SPOTLIGHT

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Developing Mixed-Income Housing in Memphis

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*Image of forthcoming Linear Park, surrounded by multiple phases of housing and the Community/Management Building, that will be activated with a BlueCross BlueShield of TN Foundation donated playground via their Healthy Place Grant.*

The Memphis Housing Authority (MHA) and City of Memphis successfully used HUD's Choice Neighborhoods program as a catalyst to transform a languishing community into a vibrant, high-quality, mixed-income neighborhood. First awarded a Choice Neighborhoods Planning Grant for the Foote Homes public housing project in 2011, they then received a \$29.75 million Choice Neighborhoods Implementation Grant in 2015 and an additional \$4 million in supplemental Choice Neighborhoods funding in 2019. The Housing Plan features the 712-unit Foote Park at South City development. This development is split into six phases and includes 592 family townhouses and garden-style apartments as well as a 120-unit senior building. A true mixed-income community, it includes 393 replacement units, 126 mid-range affordable units, and 193 market units.



*South City Apartment's high quality green design includes special features like porches for residents to take advantage of both indoor and outdoor private living spaces.*

While the Foote Homes neighborhood historically suffered from the negative effects of concentrated poverty, deteriorated housing, and high rates of unemployment and violent crime, MHA and its partners recognized there were also strengths within the neighborhood that could be leveraged to create a successful mixed-income housing development. These strengths included close proximity to downtown, recently constructed commercial centers such as the Memphis Grizzlies' FedEx Forum, and existing resident and community engagement activities already underway within the neighborhood. The Memphis team's vision and foresight has resulted in a successful, thriving, and income-diverse neighborhood in South City.

#### Collaboration and Committed Partners

MHA's list of partners includes representatives from the city, core redevelopment and supportive service partners, philanthropic foundations, volunteer organizations, the school district, local businesses, the police, religious organizations, nearby homeowners, and target housing residents. Highlights of their relationship successes include:

- The City of Memphis committed over \$30 million to the redevelopment and has been instrumental in the overarching neighborhood plan.

- Philanthropic foundations, including the Women's Foundation for a Greater Memphis, committed significant financial and human resources, through which a multitude of services have been established.
- MHA also fostered a close relationship with Tennessee Housing Development Agency (THDA), one of the few state financing agencies with a Choice Neighborhoods tax credit set-aside.



*A sky view of the community at dusk*

By establishing this vibrant and successful mixed-income community, the MHA and its partners have provided residents and the larger community with much-needed affordable housing, economic development opportunities, and initiatives to promote safe and secure living. MHA has created a solid foundation that will continue to attract longer-term investment and future growth for the neighborhood.

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.