



PHA Newsletter: February 2023

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

POLICY UPDATE

Affirmatively Furthering Fair Housing

Special Briefing for PHAs TODAY!

February 9, 2023 | 3:30-4:30 PM ET

No need to register. [Click here to join!](#)

Last month HUD published a preview copy of the Affirmatively Furthering Fair Housing Notice of Proposed Rulemaking, which has now been [officially published in the Federal Register](#). We strongly encourage PHAs to review the proposed rule and submit comments by the April 10, 2023 deadline.

A [Quick Reference Guide](#) and [Fact Sheet with Frequently Asked Questions](#) are available at HUD's [AFFH webpage](#). ***As a reminder, a special PHA briefing on the proposed rule will be held today at 3:30 PM ET.***

The proposed rule implements the Fair Housing Act's statutory mandate to affirmatively further fair housing (AFFH), directing HUD to ensure that the agency and its program participants proactively work to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free from discrimination.

The proposed rule would also require that HUD program participants (including PHAs) submit five-year Equity Plans to the Department. These plans will analyze fair housing issues in the community, describe proposed remedies, and set progress goals. Plans must also reflect robust community engagement and program participants will provide annual progress updates to HUD.

Housing Opportunity Through Modernization Act

Last week HUD released a [preview copy of the Final Rule](#) implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). This rule impacts all PHAs that administer Public Housing and/or HCV programs. For PHAs that administer the Public Housing program, the rule also includes the over-income in Public Housing provision. This provision will become effective 30 days after publication in the Federal Register. You will be notified when the rule is published, and the 30-day clock begins. Additionally, the broader income and assets changes will be effective on January 1, 2024 for all PHAs. This date will not change based on the when the final rule is published in the Federal Register.

To help you better understand the rule, HUD will host numerous webinars this spring and summer to provide more information on the updated regulations. Additionally, we are sharing the resources linked below, which are hosted on the [HOTMA Resources webpage](#). If you have any questions, please send them to HOTMAquestions@hud.gov.

- [HOTMA Income and Assets Final Rule Highlights](#)
- [HOTMA Income and Assets Q&A](#)

New VAWA Webpage

HUD's centralized Violence Against Women Act (VAWA) [webpage](#) is now live! The webpage serves as a clearinghouse for HUD's VAWA resources, featuring FAQs on VAWA's housing protections, VAWA trainings, VAWA forms, related legal authorities, and referrals for survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking who need access to direct services.

SYSTEM INNOVATION

Welcome to HUD's monthly progress update on the implementation of technology modernization and system changes. In 2023, we are launching major systems to improve our technology infrastructure. These modernized systems will improve our user experience, payment accuracy, and cybersecurity. They will reduce staff time and increase efficiency. We want to ensure PHAs understand these changes, and we are committed to ensuring agencies can transition from existing systems.

Operating Fund Web Portal

The Operating Fund Web Portal (OpFund Web Portal) brings the Operating Subsidy process to a web-based platform, providing a stable software solution that closes the chapter on the cumbersome Excel process.

This month, HUD is launching an online submission module in the OpFund Web Portal that will enhance how PHAs submit data used to calculate their Operating Fund grant. The new module is replacing the Excel-based HUD-52723 and HUD-52722 forms with web-based forms. PHAs participated in User Acceptance Testing of the new module and provided positive feedback that the new module will reduce their level of effort. PHAs also will notice improved collaboration with HUD Field Offices with both parties able to review the online forms at the same time. The module improves HUD's transparency with Operating Fund data and provides PHAs with real-time information on the status of their Operating Fund submissions and any changes to their requested Operating Fund eligibility.

HUD looks forward to supporting PHAs in our successful transition to the new module. HUD will continue to provide training sessions and the same robust user support you have come to expect from the OpFund Web Portal. In addition to the training sessions, HUD will host regular virtual sessions with PHAs to provide interactive training and a live open forum to address your

questions. We will also provide digital training videos and user guides. The Real Estate Assessment Center (REAC) Technical Assistance Center is ready to help PHA users with access and web portal issues. Local HUD Field Offices are available to provide technical assistance and guidance to PHA users. If you have questions, please send an email to opfundwebportal@hud.gov.

Enterprise Voucher Management System

The Enterprise Voucher Management System (eVMS) will improve how HUD records monthly program performance and calculates program payments, which will increase payment accuracy.

We plan to bring PHAs on in sequence through four waves. The Wave 1 expansion, initially scheduled to implement in January 2023, has been delayed. A technical issue has been identified, which needs to be addressed prior to the first wave. As soon as we have more information, we will provide an updated timeline and next steps. In the meantime, PHAs can continue to prepare for eVMS by submitting timely and accurate PIC (50058) submissions, including resolving outstanding errors identified in HUD's [PIC Error Dashboard](#). Thank you for your patience and support as our team works to modernize the HCV payment process. If you have any questions or concerns, please contact askevms@hud.gov.

Housing Information Portal

The new Housing Information Portal (HIP) system will eventually replace, enhance, and augment 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. Users will transmit data through their own software interfaces.

The 50058 software vendors and HUD staff are currently testing the new system. The 50058 software vendors will assist in the nomination of PHAs for early adopters, with priority to MTW Expansion PHAs who need the HUD-50058 MTW Expansion functionality in HIP. HUD has asked the 50058 software vendors to let HUD know when they are ready to interface with HIP and roll their software out to their clients. PHA engagement will grow as we get closer to a PHA onboarding into the HIP system. Please email general questions to PIH_HIP@hud.gov.

PUBLIC HOUSING PROGRAM

Agency Priority Goal: Public Housing Occupancy

One of the HUD's priorities is to maximize the reach of HUD's rental assistance programs by increasing the number of public housing units that are occupied by households. To track progress in this effort, HUD's Strategic Plan has an Agency Priority Goal of increasing the national public housing occupancy rate to 95.5% by September 30, 2023. The current occupancy rate is 94.72%. We encourage you to take advantage of occupancy resources for PHAs, including the [PHA Occupancy Webinar Series](#), which provides information related to

HUD occupancy regulations and essential tips for maintaining compliance to support and improve agency operations. If you missed past webinars in the series, recordings are now available on HUD Exchange at the link above.

Obligation End Date for FY 2021 Capital Fund Grants

Please note that the 2021 Capital Fund grant has a **February 22nd deadline** to reach the regulatory mandate of 90% obligations, while the 2020 formula grant has until 2024 because of CARES Act extensions. If you require an extension to the Obligation End Date, you must request one *before* the Obligation End Date has passed by sending a formal request with an acceptable reason to PIHOCI@hud.gov. Information about requesting an extension can be found on pages 82 and 83 of the [Capital Fund Guidebook](#).

Public Housing Repositioning: Wednesday Webinar Series

How to Prepare and Submit a SAC Application

February 15, 2023 | 1-3 PM ET

[Register here!](#)

HUD continues to offer new webinars that address common questions in the public housing repositioning process. This webinar will provide step-by-step instruction on how to prepare and submit an Inventory Removals Application (i.e., Section 18 Demo/Dispo, Section 22 Voluntary Conversion, Section 32 Homeownership) to HUD's Special Applications Center (SAC) via the HUD-52860 forms and IMS/PIC system. Presenters will outline the process to ensure a smooth, complete, and efficient application submission to the SAC. Past webinars are archived for viewing at the Public Housing Repositioning Wednesday Webinar Series [page](#). Additional materials are available at HUD's SAC [page](#).

The NSPIRE Get Ready Session Is Coming to a City Near You

HUD's REAC [NSPIRE Get Ready Series](#) wraps up this month with "sold-out" sessions in New York, Chicago, and San Juan. Seats are still available for the San Antonio session on February 28th ([register here!](#)). You can now [view the recording](#) of the January 18th session held in Washington, D.C.

The NSPIRE sessions explain the new physical inspection approach, which is designed to prioritize the health and safety of residents. The sessions highlight key enhancements, address policy changes, scoring, local needs, and NSPIRE's impact on HUD's oversight and risk management.

HOUSING CHOICE VOUCHER PROGRAM

HCV Utilization: Agency Priority Goal

HUD is committed to helping PHAs fully utilize their HCV funding and excess reserves. To track progress in this effort, HUD's Strategic Plan has an Agency Priority Goal of using 100% of the 2023 HCV Contract Renewals funding by September 30, 2023. We concluded 2022 with a utilization rate of 100.02%. With the increased appropriation for vouchers in 2023, the national utilization rate is approximately 92.6%. Given the historic increase in HCV funding, the only way PHAs and HUD will fully utilize the 2023 funding is if PHAs act now to make program adjustments. We encourage all PHAs to use the [HCV Utilization Tools](#) to make program decisions now in anticipation of this funding increase.

HCV Utilization Webinar Series

The HCV Utilization Webinar Series is intended to help HCV 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.

Register for the upcoming webinars below at the [HCV Program Trainings and Resources page](#).

- Waitlist Management – February 16, 2023 | 2:00 – 3:00 PM ET
 - Review of 2023 Funding – March 22, 2023 | 2:00 – 3:00 PM ET
 - Addressing Homelessness Through HCV – April 20, 2023 | 2:00 – 3:00 PM ET
 - PBV Program Updates – May 18, 2023 | 2:00 – 3:00 PM ET
 - Best Practices in VASH – June 15, 2023 | 2:00 – 3:00 PM ET
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HCV Landlord Symposium Toolkit

HUD has posted new [HCV Landlord Symposium materials](#) on the HUD Exchange along with other documents on the [Landlord Resources Page](#). PHAs can use this toolkit to plan an HCV Landlord Symposium to educate landlords, strengthen existing partnerships, and recruit new landlords for their HCV Programs. The most recent update contains materials for Steps to Become a EHV Landlord, EHV Landlord FAQ, EHV Fact Sheet, and Benefits for Landlords.

New Mainstream Voucher Resource

HUD recently hosted three peer-to-peer communities of practice focused on Mainstream Vouchers in order to better understand the challenges facing PHAs administering the program. A new [brief](#) shares some of the lessons learned from these CoPs is now available.

Guidance for Mainstream Extraordinary Administrative Fees

HUD has published [FAQs](#) for PHAs awarded extraordinary administrative fees through PIH Notice 2022-07 or 2022-19. The FAQs cover questions related to eligible expenses, reporting, and reserves. Additional questions about extraordinary administrative fees can be sent to MainstreamVouchers@hud.gov.

COMMUNITY & SUPPORTIVE SERVICES

NEW FSS Guidebook

Last month, [HUD announced](#) nearly \$116 million to 714 PHAs and 38 Project Based Rental Assistance owners for 2022 new and renewal Family Self Sufficiency (FSS) awards. In coordination with the announcement of the awards, the FSS team published an updated version of the [FSS Program Guidebook](#), which provides practical hands-on guidance on how to run an effective FSS program to assist families in increasing their assets and improving their financial stability. Expanding Asset Building Programs like the Family Self Sufficiency Program was outlined as a key element of the Secretary's [Bridging the Wealth Gap](#) initiative. To see the new FSS awardees, go to this [link](#). For renewal awards, select this [link](#).

CSS Program Spotlight

Did you know that PIH's Community and Supportive Services (CSS) office supports five programs that promote the well-being of your communities? This month we are spotlighting the Jobs Plus program.

What is Jobs Plus?

- a workforce program that public housing agencies can use to help public housing residents find jobs and increase earned income.

What is special about Jobs Plus?

- provides client-centered case coaching
- pays for services to remove employment barriers
- gives unique financial incentive - a 100% disregard of residents' earned income from their rent calculation
- creates community support for work —building a cohesive community committed to residents' economic security

Do you want to learn more about Jobs Plus and keep in touch?

- read a past [Jobs Plus Notice of Funding Opportunity](#)
 - visit our [website](#)
 - stay up to date with us by [signing up](#) for Jobs Plus updates
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SPECIAL TOPICS

February is Black History Month

In his [Proclamation on National Black History Month, 2023](#), President Biden reminds us our nation was founded on the simple belief that all people are created equal, an idea we haven't realized but that we can and should recommit ourselves to working toward every day. Speaking specifically to the work of realizing equity in housing, the president affirms the administration is "using every avenue to confront racial discrimination in housing and in mortgage lending and to help build generational wealth in Black communities. We are working to ensure that any housing agency that receives Federal funds will reach beyond the simple promise not to discriminate and will instead take meaningful, affirmative steps to overcome historic patterns of segregation, giving every person a fair chance to live where they choose. We are addressing the negative impacts of redlining and other forms of financial discrimination. And we are working to end a discriminatory system of appraisals that assigns lesser values to Black-owned family homes than to similar homes owned by white families."

At HUD we acknowledge that Black History is being made every day in our offices, at your agencies, and in the homes of your residents. We thank you for your partnership as we strive for a more perfect future for our families, our partners, and the public we serve.

February is also American Heart Health Month

Here are some heart healthy tools and tips you can share with your residents:

- Distribute [these](#) ready-made questions to your residents so they can self-advocate for their heart health during their next checkup
 - Share this [CPR learning resource](#) with residents and these [resources for mothers](#)
 - Ensure your residents know heart attack, stroke and cardiac arrest [symptoms](#); especially symptoms in [women](#)
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Improving Experiences for Residents with Disabilities

Late last year, the Urban Institute published a report titled "[Improving Experiences of Residents with Disabilities in Federally Assisted Family Housing](#)," along with an accompanying [video](#) presentation discussing the report's findings and takeaways featuring HUD Principal Deputy Assistant Secretary for the Office of Fair Housing and Equal Opportunity, Demetria McCaine. The report and video provide important insight into the challenges residents with disabilities face in federally assisted housing and offer valuable recommendations to promote more equitable outcomes.

Updated 50058 Forms for Public Comment

HUD is revising Form HUD-50058, Form HUD-50058 MTW, and Form HUD-50058 MTW Expansion Family Reports. These forms solicit demographic, family profile, income, and housing information on the entire nationwide population of tenants residing in assisted housing. HUD is proposing several changes, removals, and additions in recognition of rulemakings, policy changes, and current equity principles. HUD welcomes comments on the proposed changes or additional changes that should be considered when renewing this information collection. Please review the [Federal Register notice](#) for more information about changes, specific questions for comment, and instructions for submitting public comments. **The public comment period ends on April 9, 2023**

FUNDING OPPORTUNITIES

[Housing-Related Hazards & Lead-based Paint Capital Fund Program](#) - The purpose of the Housing-related Hazards Capital Fund (HRHCF) & Lead-based Paint Capital Fund Program (LBPCF) NOFO is to evaluate and reduce residential health hazards in public housing, including lead-based paint, carbon monoxide, mold, radon, fire safety, and asbestos. Of the total \$107.4 million made available through this competition, \$75 million is dedicated to HRHCF activities and \$32.4 million is dedicated to LBPCF activities. **Applications are due on April 13, 2023.** Questions regarding this NOFO should be directed to the Office of Capital Improvements at PIHOICI@hud.gov.

[Community Compass Technical Assistance and Capacity Building Program](#) – HUD's Community Compass initiative funds technical assistance and capacity building activities for HUD's customers, including grantees, public housing authorities, and Tribes. The goal of Community Compass is to empower communities so that successful program implementation is sustained over the long term. **Applications are due March 28, 2023.** Questions regarding this NOFO should be directed to the Technical Assistance Division communitycompass@hud.gov.

FUNDING ANNOUNCEMENTS

[HUD Announces \\$315 million in Historic Grants to Address Unsheltered and Rural Homelessness](#)

[HUD Announces over \\$116 million to PHAs for the Family Self-Sufficiency Program](#)

[HUD Announces \\$165 million for PHAs to Address Lead-based Paint and Housing-related Hazards](#)

NOTICES

Below is a list of recent PIH notices, which provide guidance, extensions, instructions, clarifications, announcements, and other policy information.

[View PIH Notices](#)

- [PIH 2022-33](#) Updates to Flat Rent Exception Request Submission Requirements
- [PIH 2022-34](#) Guidance on the Rate Reduction Incentive in Public Housing
- [PIH-2022-35](#) CARES Act Supplemental Operating Fund Close-Out Procedures
- [PIH-2022-36](#) 2023 PH Operating Subsidy Grant Eligibility Calculations and Processing
- [PIH-2022-37](#) Personal Property Requirements and Management and Disposition Obligations
- [PIH-2022-38](#) Reporting Supplement to the Implementation of the Section 3 Final Rule

COMMUNITY SPOTLIGHT

Akron Metropolitan Housing Authority Bridges the Digital Divide



Jason Colon, Akron Metropolitan Housing Authority IT Director, explaining the use of the hotspot at the first Hotspot Distribution event at Summit Lake Apartments.

The Akron Metropolitan Housing Authority (AMHA), in partnership with Community Action Akron Summit, recently launched a Hotspot Lending Program to help bridge the digital divide in the community. This program will provide 1,000 hotspots through a lending library managed by AMHA.

The hotspots can connect up to 15 devices within one household. This will give residents access to free high-speed internet for their whole family, with more than 1,000 low-income residents in Summit County gaining internet access through this partnership. Community Action Akron Summit contributed \$120,000 through the CSBG CARES grant for data communications to support service delivery of the program while AMHA purchased the devices.

Distribution events were held at the Summit Lake Apartments Community Room to offer residents an opportunity to pick up their devices, enjoy light refreshments, obtain helpful resources and tour the new gathering space that is located outside the building. AMHA Resident Services Director, Christina Hodgkinson, said "It was so great seeing the program come to life. We are one step closer to creating a community with equal access to resources that can provide equal opportunities and individual growth."

While this initial launch has been focused on the Summit Lake community, hotspots will soon be available for other family developments, senior buildings, and single-family homes owned and managed by AMHA. More information on this is yet to come. AMHA and Community Action Akron Summit are excited to see how this program continues to develop and help more people within the community.

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.