



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

ANNOUNCEMENTS

PHA Newsletter: July 2023

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

SPECIAL TOPICS

Final NSPIRE Scoring and Administrative Notices Published; 28-Day Notices to be Sent; Standards File Now Available

The National Standards for the Physical Inspection of Real Estate, or NSPIRE, became effective this month for public housing, marking an overhaul of the Department's 20-year-old physical inspection model. NSPIRE improves HUD's oversight by aligning and consolidating inspection regulations used to evaluate HUD housing across multiple programs. Some milestones and timeframes include:

The Role of the Scoring Notice and Administrative Notice

HUD published the [final Scoring Notice](#) on July 7 and the [Administrative Notice](#) on June 30. The NSPIRE Scoring Notice outlines how HUD will sample and score Public and Multifamily housing properties for an inspection. The scoring model focuses on the health and safety of residents and prioritizes the conditions in the homes, rather than the exterior. The NSPIRE Administrative notice covers the process and operational requirements, as well as what to expect before, during and after a REAC inspection. **Final Inspection Standards Notice**

HUD published the NSPIRE [Final Inspection Standards Notice](#) on June 22. The notice details [inspectable items](#) at Public Housing properties. This includes a classification of which conditions are considered life-threatening, severe, moderate, or low-risk by item and inspectable area. Additionally, the Notice commits HUD to review standards at least every three years.

Inspection Timeframes

This week, REAC will begin sending 28-day scheduling notices to properties due for an inspection. The timing of a REAC inspection remains unchanged with the final rule: properties are inspected every one to three years, depending on the prior inspection score.

Where Can I Learn More?

For more information on NSPIRE, visit the [NSPIRE Resources page](#) and [view instructional videos](#) on NSPIRE that we've been posting as educational resources on the HUD YouTube channel. Questions about NSPIRE can be sent to NSPIRE@hud.gov.

PIH News Webpage Launches for PHAs

On June 30, PIH launched [PIH News](#), a webpage that features a 12-month archive of PHA Newsletters, important messages from the Principal Deputy Assistant Secretary and General Deputy Assistant Secretary that were previously sent to PHAs, as well as helpful resource links to other PIH webpages. Now, instead of searching for resources that were in past newsletters or important messages, simply visit PIH News and view a year's worth of information.

Proposed Changes to FMR Methodology

On June 23rd, HUD's Office of Policy Development and Research published [Proposed Changes to the Methodology Used for Calculating Fair Market Rents](#) (FMRs). PHAs are encouraged to review the notice and **submit comments by July 24, 2023**. Through this Notice, HUD is proposing two changes to the calculation of FMRs. **The first would be a change in the definition of "recent mover" as used in the *recent mover adjustment*. The second would be to retain and expand the use of rent inflation factors calculated by private sector sources as was first done for FY 2023 FMRs.** Comments can be submitted electronically through the [Federal eRulemaking Portal](#) and questions on this Notice may be addressed to PD&R at pprd@hud.gov.

Deadline Extended to July 31 to Complete Executive Compensation Survey

The deadline for completing the calendar year 2022 Executive Compensation Survey has been extended to **July 31, 2023**. It is important to read [PIH Notice PIH-2023-05](#) (HA) prior to your submission. If a PHA fails to comply with the PHA executive compensation reporting requirements, HUD may impose temporary monetary sanctions on the PHA, as well as other remedies pursuant to HUD regulations. These provisions apply to MTW as well as non-MTW agencies. If you have any questions, please email PHACompensation@hud.gov.

SYSTEM INNOVATION

Welcome to HUD's monthly progress update on our information technology modernization. In 2023, we are launching updated systems to improve the user experience, payment accuracy, and cybersecurity. The system improvements will also reduce PHA staff time and

increase efficiency. We want to ensure PHA leadership and staff understand these changes and can successfully transition to the improved systems.

Public Housing Portal (Formerly Operating Fund Web Portal)

The Operating Fund Web Portal has changed its name to the **Public Housing Portal**. When users log into Secure Systems, the user must click "[Public Housing Portal](#)" ([PIH Operating Fund](#)) to access the Portal. The Public Housing Portal is expanding its modules to include other programs within PIH beyond the Operating Fund Process. The name change reflects the growth and expansion of the Portal.

PIH plans to deploy the HUD-52723/52722 Revision submission module in the Public Housing Portal by July 18, 2023. The Portal calculates over \$5 billion in Operating Fund eligibility for over 2,700 Public Housing Authorities nationwide. The Revision module provides PIH staff with the ability to review and recommend a second level review by subject matter experts in the Financial Management Division. In addition to reducing the PHA's time to complete Revision submissions, the module provides PHAs with the status of their submissions and provides PHAs with access to their historical and current data. For questions about the Public Housing Portal, please contact PublicHousingPortal@hud.gov.

PUBLIC HOUSING PROGRAM

Public Housing Occupancy: Agency Priority Goal

One of 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. The current national occupancy rate is 94.62%, a slight decrease from 94.79% last month. Our goal is to increase occupancy to 95.5% by September 30, 2023. We encourage you to take advantage of occupancy resources for PHAs, such as the [PHA Occupancy Webinar Series](#).

PHA Occupancy Webinar Series

This training series offers PHAs the latest information and tools to improve public housing occupancy and the management of Operating Funds. [View recordings of previous webinars](#) on HUD Exchange.

Conserve Energy via the Rate Reduction Incentive

The [Rate Reduction Incentive](#) (RRI) deadline for initial submissions is July 31, 2023. All Savings Calculations must be submitted by September 30, 2023. RRI is a financial incentive for PHAs that pursue special and significant efforts beyond what is required to reduce their utility rate. For more information about HUD's Rate Reduction Incentive program please email PIHEnergyBranch@hud.gov. Small and Rural Housing Authorities needing technical assistance must respond to this [questionnaire](#).

HOUSING CHOICE VOUCHER PROGRAM

HCV Utilization: Agency Priority Goal

PIH is committed to helping PHAs fully utilize their historic increase in HCV funding and excess reserves in 2023. To track progress, HUD has an Agency Priority Goal of spending 100% of the 2023 HCV funding by September 30, 2023. The national utilization rate for 2023 started at 92.7%, but thanks to the great work of PHAs, the utilization rate is now 96.8%, an increase from 96% last month. Please take advantage of the [HCV Utilization Tools](#) available to you, including this one-pager on [PHA Resources to Improve Utilization](#). Information about HCV funding is available on the [2023 HCV Funding Opportunities](#) webpage.

HCV Utilization Webinar Series

HOTMA Training Series

The HCV Utilization Webinar Series shares the latest HCV resources, program guidance, policy changes, and best practices in HCV administration. Each month will focus on a different topic.

[Register here!](#)

- New Homelessness Guidance | July 20, 2023 | 2:00 - 3:00 PM ET
- Considering SAFMR | August 17, 2023 | 2:00 - 3:00 PM ET
- Updating Program Materials | September 12, 2023 | 3:00 - 4:00 PM ET
- Review of HCV Dashboard Updates | September 21, 2023 | 2:00 - 3:00 ET
- Examples of Leveraging Technology | October 19, 2023 | 2:00 - 3:00 ET

- Mobility Best Practices | November 16, 2023 | 2:00 - 3:00 ET

Administrative Fee Proration Update

PIH announced a 97 percent national Administrative Fee proration for this quarter – the highest proration in more than 15 years! This reflects each PHA's partial Administrative Fee eligibility for January through March. The Department's hope is that this increase will allow PHAs to better adjust to the housing and labor market challenges, while maintaining sound and compliant operations for the HCV Program. HUD encourages PHAs to review and consider implementing the flexibilities made available in [PIH Notice 2022-18](#), including the use of Administrative Fees for security/utility deposit assistance and owner incentive and retention payments. Read the letter sent to PHAs from PDAS Monocchio on June 29, 2023 [here](#), announcing the proration. Questions can be directed to the Office of Housing Voucher Programs at PIH.Financial.Management.Division@hud.gov.

New FAQs for Mainstream Vouchers Available

HUD has published new [FAQs for Mainstream Vouchers](#) that answer questions related to length of assistance, SEMAP reporting, and project-basing Mainstream Vouchers. Additional questions can be sent to MainstreamVouchers@hud.gov.

Housing Mobility Toolkit Webinar Series

This webinar series shares information about HUD's new [Housing Mobility Toolkit](#), designed to help PHAs and their partners implement a Housing Mobility Program in their community. Housing Mobility Programs enable more families with vouchers to access areas of opportunity.

[Register here!](#)

- Housing Mobility Toolkit – Program Setup | August 1, 2023 | 3:00 - 4:00 PM ET
- Housing Mobility Toolkit – Program Framework | August 15, 2023 | 3:00 - 4:00 PM ET
- Housing Mobility Toolkit – Updating Program Materials | September 12, 2023 | 3:00 - 4:00 PM ET

New Notice and Training Available for the Emergency Housing Voucher (EHV) Program

On June 29, 2023, HUD published [Notice PIH 2023-14](#). This notice details the statutory restriction prohibiting the reissuance of turnover EHV's after September 30, 2023, and provides guidance in resolving EHV program funding shortfalls for either PUC increases or over leasing. Training on this notice and the new EHV dashboard will help PHAs track EHV leasing and issuance authority. Registration for the Office Hours webinar is not needed.

Office Hours to Answer Questions on Notice PIH 2023-14 | July 18, 2023 | 1pm ET | [Join the Zoom Meeting](#)

COMMUNITY AND SUPPORTIVE SERVICES

Historic Broadband Funding Announced - PHAs Encouraged to Contact Their State Broadband Office

On June 30th, the National Telecommunications and Information Administration (NTIA) informed states of their Broadband Equity, Access, and Deployment (BEAD) funding allocations. States will receive historic funding to connect unserved and underserved locations, which could include PHA properties. With this announcement, states will have 180 days to submit their Initial Plan to NTIA, describing their strategy for utilizing these funds. Contact your [State Broadband Office \(SBO\)](#) as soon as possible to advise them of your broadband needs.

For more information, visit ConnectHomeUSA's [Guide to New Broadband Funding for HUD-Assisted Communities](#), which also offers advice on how PHAs and other HUD stakeholders can work most effectively with their SBOs.

Supporting Economic Success and Stability Toolkit

The [Supporting Economic Success and Stability](#) Toolkit series provides practices and ready-to-use tools to help PHAs and their partners improve residents' economic mobility. Developed by HUD's Choice Neighborhoods Program, in partnership with grantees and consultants, the series includes briefs on [Good Jobs](#), which focuses on how to help residents navigate to better jobs, and [Good Employers](#), which shares strategies for developing relationships with employers.

FUNDING OPPORTUNITIES

Housing Mobility-Related Services – Applications Due August 30

The [Housing Mobility-Related Services Notice of Funding Availability \(NOFO\)](#) makes \$25 million available for PHAs to offer housing mobility-related services to address barriers to housing choice and increase the number of voucher families with children living in areas of opportunity. Housing Mobility-Related Services are services, financial assistance and incentives that help families move to opportunity areas. These include pre-move support and housing search assistance, landlord outreach and support, post-move and subsequent-move supports, as well as family financial assistance such as security deposit assistance and landlord financial incentives. See the [press release](#) for more information. Applications are due August 30, 2023.

Jobs Plus – Applications Due August 21

On June 6, 2023, HUD published the [FY23 Jobs Plus Notice of Funding Availability \(NOFO\)](#), making \$22.5 million available to PHA applicants to advance employment outcomes and increase earnings for residents of public housing. This place-based program incentivizes and enables employment through earned income disregards for working residents and services designed to support work, including employer linkages, job placement and counseling, educational advancement, and financial counseling. Applications are due August 21, 2023.

Capital Fund Grants for Troubled or High-Risk PHAs – Applications Due August 21

This [Notice of Funding Opportunity](#) makes \$12.5 million available for PHAs in receivership, designated troubled or substandard, or otherwise at risk for capital improvements at public housing asset management projects (AMPs). Applicants will be competitively scored based on how the funding will improve physical condition and management to provide residents access to safe and decent public housing, increase occupancy, and reduce long-term vacancies through capital improvements. Applicants may submit one application with only one AMP, which may include multiple properties or scattered sites. Applications are due August 21, 2023.

Radon Testing and Mitigation Demonstration – Applications due August 21

On July 7, 2023, HUD's Office of Lead Hazard Control and Healthy Homes published the [FY2023 and FY2024 Radon Testing and Mitigation Demonstration for Public Housing NOFO](#). The purpose of this NOFO is to provide \$5 million in funds to PHAs to conduct testing and, if applicable, mitigation of radon in the units that they manage and to support

the development of a plan for future testing and mitigation as needed. The application deadline is August 21, 2023.

HOPE VI Main Street Grant Program – Applications Due October 12

HUD announced the availability of \$2 million in funding through the [HOPE VI Main Street Program](#). This program assists communities to create affordable housing in central business districts (Main Street areas) that are undergoing redevelopment. The program objectives are to redevelop Main Street areas, preserve historic or traditional properties by replacing unused commercial space in buildings with affordable housing units, enhance economic development efforts, and provide affordable housing in Main Street areas. Eligible applicants are limited to cities with a population of 50,000 or less and 100 or fewer public housing units within their jurisdiction. See the [press release](#) for more information. The application deadline is October 12, 2023.

Solar for All – Notice of Interest due July 31

On June 28, 2023 the Environmental Protection Agency (EPA) published the \$7 billion [“Solar for All” Notice of Funding Opportunity \(NOFO\)](#). This program is available for the implementation and expansion of clean, affordable solar energy in low-income housing. The program is designed to combat environmental injustice by supporting equitable climate resilience efforts in residential properties. Eligible applicants include states, territories, Tribal governments, municipalities, and select nonprofits organizations as lead coalition applicants. PHAs can join lead members as a coalition member. Notice of Interest Deadline is July 31, 2023; Applications are due September 26, 2023.

CLIMATE RESILIENCY AND ENERGY EFFICIENCY

This section provides you with relevant updates about the various funding opportunities available through the [Bipartisan Infrastructure Law \(BIL\)](#), the [Inflation Reduction Act \(IRA\)](#), as well as technical assistance resources available through HUD and other agencies. The BIL and IRA are historic investments in our nation’s transition to initiatives like lowering energy costs, advancing environmental justice, creating climate-resilient communities, cleaning up toxic pollution and expanding access to clean drinking water.

HUD Announces Programs to Support the Justice40 Initiative

In January 2021, President Biden established the [Justice40 Initiative](#), which mandates that at least 40% of the investments in climate change - including clean energy and energy efficiency; clean transit; affordable and sustainable housing; training and workforce development; remediation and reduction of legacy pollution; and the development of critical clean water and wastewater infrastructure - should benefit communities that are marginalized, underserved, and overburdened by pollution. HUD has announced [24 programs](#) that will support the Biden-Harris Initiative. By releasing HUD's list of covered programs, the public has greater visibility into the role HUD plays in the federal government's effort to support disadvantaged communities significantly affected by pollution and the impacts of climate change.

New HUD Webpage Provides Resources to Reduce Energy Use and Strengthen Climate Resiliency

On June 23, 2023, HUD launched the [Build for the Future Resource Page](#). Build for the Future empowers communities to undertake initiatives focused on climate resiliency, energy efficiency, renewable energy, and environmental justice. This page will help HUD stakeholders find IRA and BIL funding and training opportunities. Join us for an upcoming webinar on solar development, featuring Alexis Pelosi, HUD Climate Advisor.

Best Practices in Solar Development at HUD Housing Authorities, featuring Alexis Pelosi | July 13, 2023 | 1 pm – 2:30 pm ET | To register, please contact Jennifer Gottlieb Elazhari, at Jennifer.R.Gottlieb@hud.gov

NOTICES

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

[View PIH Notices](#)

- [PIH 2023-17](#) Guidance on the Rate Reduction Incentive in Public Housing
- [PIH 2023-16](#) Implementation of NSPIRE Administrative Procedures
- [PIH 2023-15](#) Process for Requesting Subsidy Layering Reviews for PBVs
- [PIH 2023-14](#) Guidance on Termination of EHV's Upon Turnover and EHV Shortfalls
- [PIH-2023-13](#) Guidance on People Experiencing Homelessness through PH and HCV
- [PIH-2023-12](#) Extension of Period of Availability for American Rescue Plan (ARP) Act
- [PIH-2023-09](#) 2023 Mid-Year Registration of Interest for HUD-VASH Vouchers

- [PIH-2023-08](#) MTW Agency Regionalization Process and Requirements
- [PIH-2023-07](#) 2023 Funding Provisions for the Housing Choice Voucher Program
- [PIH-2023-06](#) Remedies for Poor Performing Owners in the HCV and PBV Programs

PIH NOTICE SPOTLIGHT

Guidance on Housing the Homeless

On June 8, 2023, HUD published [PIH Notice 2023-13/CPD 2023-05](#), “Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs.” This joint PIH/CPD Notice applies to Public Housing, the Housing Choice Voucher Program, and Continuums of Care. The Notice also provides guidance to PHAs on policies and practices to most effectively serve families experiencing homelessness. Questions about the Notice can be sent to publichousingpolicyquestions@hud.gov for Public Housing, vouchernotice@hud.gov for Housing Choice Vouchers, or SNAPInfo@hud.gov for CPD.

COMMUNITY SPOTLIGHT

Groundbreaking on Massive Public Housing Development in Boston

Historic changes are happening in Boston’s Charlestown neighborhood, and those changes reflect PIH’s goal of improving housing quality for its public housing residents. PIH PDAS Richard Monocchio, Boston Mayor Michelle Wu and other city and state officials broke ground on redevelopment of the Bunker Hill Public Housing project. After extensive planning, the transformation of the aging property, built in 1940, is underway.

This project represents the largest public housing redevelopment in the history of Boston. It will be built to Passive House standards, which is the highest standard for energy efficiency in new construction. Long-term affordability will be preserved with a mix of market-rate and deeply affordable units. All families who are relocated will have the right to return to a new affordable unit.



PDAS Monocchio at the groundbreaking of the Bunker Hill redevelopment site with (from left to right): Gabriela Coletta, Boston City Councilor (District 1); Sal DiDomenico, State Senator (Middlesex and Suffolk District); Daniel J. Ryan, State Representative (2nd Suffolk District); PDAS Monocchio; and Michelle Wu, Mayor of Boston

“This groundbreaking is the culmination of an eight-year planning process between the residents, community members, the city and the housing authority,” PDAS Monocchio said during the event. “HUD is gratified to provide the rental assistance needed to ensure that long-term affordability is maintained for residents of the Bunker Hill Community.”

Here are some other key facts about the new development:

- The plan calls for the demolition of 42 buildings consisting of 1,100 units and the construction of 15 new residential buildings with 2,699 new residential units.
- The 1,100 current public housing units will be replaced with 1,500 affordable units, with an additional 100 units built offsite in the Charlestown neighborhood.
- There will be a new area of open space, 50,000 square feet of retail space and a 14,000 square foot community center.



PDAS Monocchio Addressing Residents of Bunker Hill and Other Key Stakeholders

Public Housing is a critical component of the nation's affordable housing supply. PIH is committed to preserving and investing in Public Housing to ensure residents are living in safe and healthy homes and to guarantee that those homes are available for future generations.

Visit the [PIH News for PHAs](#) webpage to Access Archived PHA Newsletters from the Last 12 Months