



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

ANNOUNCEMENTS

PHA Newsletter: October 2023

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

Visit [News for PHAs](#) for archived newsletters.

PDAS MONOCCHIO ON THE ROAD

Principal Deputy Assistant Secretary Richard Monocchio has been traveling the country to meet with PHAs, residents, mayors, affordable housing developers, and cross-sector partners. From groundbreaking and ribbon cutting events to stakeholder convenings, resident roundtables, and grant award announcements, PDAS Monocchio talks about innovative approach to address housing supply issues, the improvements we have made in the voucher program, the importance of providing strong resident supports and services, and the priorities and accomplishments of the Biden-Harris Administration.



Pittsburgh, PA Choice Neighborhoods grant award event

Since joining HUD in May, PDAS Monocchio has visited Akron, OH; Augusta, ME; Austin, TX; Baltimore, MD; Bangor, ME; Bridgeport, CT; Boise, ID; Cairo, IL; Cleveland, OH; Dallas, TX; Dover, DE; East St. Louis, IL; Fort Worth, TX; Louisville, KY; Nashville, TN; New Haven, CT; New Orleans, LA; New York City, NY; Phoenix, AZ; Philadelphia, PA; Pittsburgh, PA; Portland, OR; Portland, ME; St. Louis, MO; and Tucson, AZ. And he is looking forward to more visits this fall!

PDAS Monocchio encourages PHAs to invite him to their communities for exciting celebrations and other events. If you would like to invite him to your event, please email PIHPDAS@hud.gov ideally with 4-6 weeks' notice.



Bridgeport, CT back-to-school event

MESSAGES FROM PDAS MONOCCHIO

Principal Deputy Assistant Secretary Richard Monocchio recently sent the following message on HOTMA to PHA Executive Directors. Visit [News for PHAs](#) to view other archived messages.

[HOTMA Section 102 & 104 Implementation Notice \(September 29, 2023\)](#)

Announces the publication of [Notice PIH 2023-27](#). This notice provides implementation guidance for public housing authorities regarding HOTMA Sections 102 and 104, which revise regulations related to income and assets. Section 102 changes requirements related to income reviews for Public Housing and Section 8 programs. Section 104 sets maximum asset limits and establishes exclusions from net family assets for Public Housing and Section 8 applicants and participants. (Note: HUD is reviewing certain sections of the asset limitation requirements and will be providing guidance on this topic.)

Additionally, PDAS Monocchio announced that HUD will not require PHAs to update their Public Housing Admissions and Continued Occupancy Policy (ACOP) or Housing Choice Voucher Administrative Plans by January 1, 2024. Instead, HUD expects PHAs to update those discretionary policies by the time they implement HOTMA. We made this change after hearing from PHAs from across the country following PDAS Monocchio's July message about HOTMA compliance. We recognize that PHAs need additional time to train staff and make necessary changes, and we want to ensure PHAs can manage this transition successfully. To that end, we are committed to supporting PHAs in a variety of ways. To

date, HUD has provided support for PHAs and stakeholders through webinars, technical assistance, and answering direct questions through the HOTMAquestions@hud.gov mailbox.

SPECIAL TOPICS

NSPIRE Notice for Housing Choice Voucher and Project-Based Voucher Programs

On September 29, 2023, HUD published [Notice PIH 2023-28](#), the Administrative Notice for NSPIRE for Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs. The notice details the administrative procedures of NSPIRE for HCV and PBV programs, as well as the Section 8 Moderate Rehabilitation (Mod Rehab) program, and replaces Housing Quality Standards (HQS) as the inspection standards for these programs. Additionally, as recently [announced](#) in the Federal Register, the notice extends the NSPIRE compliance date for HCV and PBV programs until October 1, 2024, though PHAs are encouraged to update their inspection standards as soon as possible.

The notice:

- Affirms NSPIRE's extended compliance date of October 1, 2024, for HCV and PBV programs;
- Advises PHAs to update their inspection standards to NSPIRE as soon as possible, but before the compliance date of October 1, 2024;
- Provides instructions to PHAs on how to notify HUD of their implementation plans;
- Provides instructions to PHAs with HUD-approved alternative inspection methods and variations on how to request a new review; and
- Provides additional information about carbon monoxide risks and statutory requirements.

Please review the [Notice PIH 2023-28](#) for more information. Please also see the [message](#) REAC Deputy Assistant Secretary Ash Sheriff sent to PHA Executive Directors on October 2, 2023.

HUD Innovation in Affordable Housing Student Design and Planning Competition – Apply by October 31

HUD's Office of Policy Development and Research (PD&R) and Public and Indian Housing (PIH) are pleased to invite you to apply to partner with HUD in the [2024 HUD Innovation in Affordable Housing Student Design and Planning \(IAH\) Competition](#). HUD is seeking applications from PHAs that own and operate a public housing site that would be the subject of the IAH competition. The competition invites teams of graduate students from multiple disciplines to submit plans in response to a real-life affordable housing design

challenge. [Download the application here](#). Please submit the application and supporting materials to IAH@huduser.gov by **October 31, 2023, at 12 pm ET**.

HUD's Build America, Buy America (BABA) Virtual Outreach Event

November 9, 2023 | 12:00 - 2:00 pm ET

[Register here](#) to receive an invitation to join the webcast.

HUD invites recipients of Federal financial assistance from HUD to join us for a Virtual Education Outreach event on the requirements of the [Build America, Buy America \(BABA\) Act](#). This informational session is intended to provide participants with guidance on compliance with BABA regulations, share valuable BABA resources, and address any questions or concerns you may have. **We invite attendees to submit questions or topics of interest in advance of the session** to the general mailbox buildamericabuyamerica@hud.gov.

Advisory Council on Historic Preservation Seeks Public Comment on Housing and Historic Preservation – Comments due November 11

The Advisory Council on Historic Preservation (ACHP) [seeks public comment](#) on guidance for the National Historic Preservation Act (NHPA) Section 106 review process that all PHAs follow during the environmental review of public housing rehabilitation and construction projects. This document provides guidance to the State Historic Preservation Offices (SHPOs) that review rehabilitation and construction projects. ACHP specifically seeks public comment from affordable housing providers on experiences and challenges faced in historic preservation reviews. Comments are due by 5 pm on November 11, 2023.

Section 3 Technical Assistance

HUD's Office of Field Policy and Management has announced the availability of On-Call Technical Assistance for HUD grantees with Section 3 requirements, providing up to 32 hours of technical assistance. Examples of technical assistance include reviews of draft Section 3 plans and other documents, contracting language, outreach and marketing materials for Section 3 businesses and workers, and clarifying the rule and applicability. If you would like technical assistance, please submit a [Program Assistance Request](#) via HUD Exchange. If you have questions, please email Section3@hud.gov. For more information about Section 3, visit HUD's [Section 3](#) page on HUD Exchange.

SYSTEM INNOVATION

In 2023 and 2024, HUD is launching updated information technology (IT) systems to improve the user experience, payment accuracy, and cybersecurity and to reduce administrative burden on housing authorities. HUD is committed to ensuring PHA leadership and staff understand the changes and can successfully transition to the improved systems.

Housing Information Portal (HIP)

On October 10, 2023, HUD's Office of Public and Indian Housing (PIH) sent an email to the 50058 software vendors announcing an update to the [HIP Technical Information](#) page. The announcement included updated Technical Reference Guide (TRG) documents for the current version and the updated version of the three HUD-50058 forms that are newly approved by OMB (HUD-50058, HUD-50058 MTW Expansion, and HUD-50058 MTW). Along with these updated forms are companion documents that list the error codes for the current and updated forms, the technical JSON mapping file, and links to the current and updated forms.

Software vendors and PHAs that build their own HUD-50058 software can use these documents to assist with the updates to their software so that it will interface with HIP, including submitting the HUD-50058 form applicable to the PHA. PIH is implementing the HIP system development tied to this documentation and the updated forms over the next few months.

If a software vendor or PHA that builds their own software in house for HUD-50058 submissions is not already on HUD's mailing list, information on how to subscribe is on the [HIP Technical Information](#) page. This mailing list is for technical updates only; it is not for general updates about HIP.

Enterprise Voucher Management System (eVMS)

In September 2023, PIH completed Release 6 of the system with calculation improvements to remove duplicate Heads of Household, portfolio user enhancements to allow PHA coordinators to view multiple PHAs, and printing enhancements. The eVMS Pilot continues to successfully provide disbursements to the 5 pilot PHAs, and we are preparing to on-board 100 PHAs for Wave 1. PIH will notify the PHAs selected for Wave 1 and provide training materials. PIH has also completed updates to the User Manual that will help PHAs transition to and utilize eVMS.

PUBLIC HOUSING PROGRAM

Public Housing Occupancy: Agency Priority Goal

One of HUD's top priorities is to maximize the reach of HUD's rental assistance programs by increasing the number of public housing units that are occupied. We ended FY23 with a national occupancy rate of 94.83%, a slight increase from 94.63% at the beginning of the fiscal year. While we did not reach our FY23 goal of 95.5%, we know that your efforts to streamline unit turnover, repairs, and rehabilitation have made a difference. Thanks to your efforts, occupancy has held steady, despite shortages in property staffing, materials, and construction trade labor. We look forward to continuing to work with you to serve more families and reach our national occupancy goal of 95.5% this fiscal year.

Public Housing Occupancy Webinar Series

Catch up on the latest information and tools to improve public housing occupancy and the management of Operating Funds. View all webinars in the [Public Housing Occupancy Series](#) on HUD Exchange.

FY24 Flat Rent Submission Cycle

The Flat Rent Submission Cycle is currently open, and PIH is accepting requests from now until December 31, 2023. As debuted last year, to ensure a seamless and automated review process for flat rent exception requests, please use the submission process for the FY24 Flat Rent Submission Cycle described in [Notice PIH 2022-33](#). For additional information, please refer to [HUD's Flat Rent website](#) and [HUD Form 5880](#). If you have questions about the flat rent exception requests, please email flatrentexceptionrequests@hud.gov.

NSPIRE Public Housing Inspections

Inspections using the National Standards for the Physical Inspection of Real Estate (NSPIRE) are underway for public housing. Since NSPIRE inspections began in August, over 80 public housing properties have been inspected using the new NSPIRE app. HUD's Real Estate Assessment Center (REAC) has [released instructional videos](#) to help you get ready for your first NSPIRE inspection. You can get the latest NSPIRE updates by following [@HUDREAC](#) on X (formerly known as Twitter) or by subscribing to the [NSPIRE newsletter](#). You can also find additional resources on the [NSPIRE Resources page](#). Questions about NSPIRE can be sent to NSPIRE@hud.gov.

Learn More about HUD's Efforts to Strengthen Public Housing

Public housing is a critical part of the affordable housing supply in this country. HUD is committed to strengthening public housing to continue to provide quality housing. Learn more about HUD's efforts to strengthen public housing, including how we are engaging stakeholders and offering training on reinvestment opportunities, at hud.gov/StrengtheningPublicHousing. Please send your feedback to StrengtheningPublicHousing@hud.gov.

Faircloth-to-RAD Webinar

[View recording](#)

On September 20, 2023, HUD hosted a webinar on how PHAs can leverage the Faircloth-to-Rental Assistance Demonstration (RAD) development process to build new affordable housing. View all webinars in the [Public Housing Repositioning Series](#) on HUD Exchange.

Technical Assistance Available for Section 18 Demo/Dispo Applications

Would you like assistance with your application for Section 18 Demolition/Disposition of public housing properties? A team of HUD expeditors is ready to help you. If you are interested in this assistance, please email your draft forms and attachments to PIH_Section18_QAQC@hud.gov. For more information on Demo/Dispo applications, please view the webinar recording [How to Prepare and Submit a Demo/Dispo Application](#) and visit HUD's [Demo/Dispo Applications](#) web page.

HOUSING CHOICE VOUCHER PROGRAM

Streamlined Regulatory Waivers for the HCV Program

On October 12, 2023, HUD published [Notice PIH 2023-29](#), Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process, which provides a streamlined submission and review process for regulatory waivers for (1) new payment standard amounts through December 31, 2024 and (2) increasing the payment standard during the HAP contract term. This streamlined process greatly simplifies and expedites the process PHAs undertake to receive approval of regulatory waivers for these purposes. These regulatory waivers specifically relate to assisting PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards.

HCV Utilization: Agency Priority Goal

PIH is committed to helping PHAs fully utilize their HCV funding and excess reserves to house as many families as possible, increase housing choice, and reduce rent burden. HUD had a national goal of spending 100% of the 2023 HCV funding by September 30, 2023, and together we have reached this goal. With the historic increase in HCV funding, the national utilization rate started 2023 at 92.7%. Because of the tremendous efforts of PHAs across the country, the utilization rate has increased to 101.18% as of August 31, 2023, which is the latest data available. Please continue to take advantage of the [HCV Utilization Tools](#) available to you, including this one-pager on [PHA Resources to Improve Utilization](#).

HCV Utilization Webinar Series

November 16, 2023 | 2:00 – 3:00 pm ET

[Register here!](#)

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. The upcoming webinar will focus on Mobility Best Practices.

Additional Administrative Fees for SAFMR Payment Standard Adoption – Apply by October 31

[Notice PIH 2023-07](#) includes a provision for PHAs to apply for up to \$15,000 for reimbursement of costs associated with establishment of Small Area Fair Market Rent (SAFMR)-based Exception Payment Standards. To learn more about how SAFMRs can help your HCV program, please view the [HCV Utilization Webinar: Considering Small Area FMRs](#). PHAs must apply by October 31, 2023.

Revocation and Reallocation of Emergency Housing Voucher Awards CY2024

On October 13, 2023, HUD published [Notice PIH 2023-31](#), Revocation and Reallocation of Emergency Housing Voucher Awards CY2024, which explains HUD's process for a second revocation and reallocation of Emergency Housing Voucher (EHV) awards for Calendar Year 2024. As part of this process, the notice updates the award allocation formula found in section 4 of the Notice PIH 2021-15 in connection with the reallocation of these EHV awards.

HUD-VASH Boot Camps

HUD and the Department of Veterans Affairs (VA) are hosting a series of HUD-VASH Boot Camps throughout the country. The two-day, in-person workshops are designed to improve collaboration, streamline systems and processes, and increase referrals and utilization for HUD-VASH programs. Workshops will be facilitated by VA and HUD Technical Assistance providers.

All PHAs administering HUD-VASH voucher programs will receive an invitation to register for a specific workshop in their region. Questions can be sent to VASH@hud.gov.

Tentative dates and locations (subject to change):

- Regions 1 & 2 – November 1-2 in Boston, MA
- Region 10 – November 14-15 in Seattle, WA
- Region 9 – December 5-6 in Los Angeles, CA
- Region 6 – December 12-13 in San Antonio, TX

COMMUNITY AND SUPPORTIVE SERVICES

Expansion of the ConnectHomeUSA Initiative – Public Comments due December 18

HUD recently [announced](#) the expansion of the ConnectHomeUSA Initiative through a [Federal Register notice](#) published on October 17, 2023. The announcement expands the Department's work to promote digital inclusion for American families and builds on its ongoing work with the FCC to ensure all HUD-assisted families enroll in the Affordable Connectivity Program. This is the first time since 2020 that HUD is accepting new communities into the initiative, which works with Public Housing Authorities (PHAs), Tribally Designated Housing Entities (TDHEs), and Multifamily housing providers to put in place the key elements of a digital inclusion program. ConnectHomeUSA is recognized by digital inclusion practitioners as an effective approach to addressing the digital divide in HUD-assisted communities. [Public comments on the Federal Register notice](#) are due by December 18, 2023.

Resident Opportunity and Self-Sufficiency Program – Applications due December 18

We are excited to [announce](#) that the FY 2023 application period for the **Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS-SC)** grant program is now open. The ROSS Service Coordinator Program provides funding to hire and maintain Service Coordinators who will assess the needs of Public and Indian housing residents, provide case management, and coordinate available resources in the community to meet those needs. This Notice of Funding Opportunity (NOFO) also extends eligibility by allowing PHAs or Multifamily owners to continue to serve (or restart service to) residents of a project with assistance converted from public housing to Rental Assistance Demonstration (RAD) Project-based Voucher (PBV) or RAD Project-based Rental Assistance (PBRA). If you have

questions about the [ROSS FY23 NOFO](#), please send them to ROSS-PIH@hud.gov. Please apply via [Grants.gov](#). Applications are due on December 18, 2023.

You can also view the ROSS NOFO on [HUD's website](#) and find more information about the ROSS program on [HUD Exchange](#).

FUNDING OPPORTUNITIES

Choice Neighborhoods Implementation Grants – Applications due December 11

The [Choice Neighborhoods Implementation Grants Notice of Funding Opportunity \(NOFO\)](#) makes \$256 million available for awards of up to \$50 million each. Of this amount, HUD will allocate approximately \$10 million for Supplemental Grants to FY17-FY20 Choice Neighborhoods Implementation Grantees that meet certain criteria. Choice Neighborhoods Implementation Grants primarily fund the redevelopment of severely distressed HUD-assisted properties into mixed-income communities. In addition to the redevelopment of distressed housing, these grants also support outcomes related to residents' health, education, and income and invest in economic development and neighborhood improvement projects. [View the NOFO webinar recording](#) and slide deck. See the [press release](#) for more information. Applications for new Implementation Grants are due on December 11, 2023. Applications for Supplemental Grants are due on March 4, 2024.

NOTICES

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

[View PIH Notices](#)

- [PIH 2023-31](#) Revocation and Reallocation of Emergency Housing Voucher Awards CY2024
- [PIH 2023-29](#) Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process
- [PIH 2023-28](#) Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) Administrative Procedures for the Housing Choice Voucher (HCV) Programs
- [PIH 2023-27](#) Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)

CLIMATE RESILIENCY AND ENERGY EFFICIENCY

Green and Resilient Retrofit Program

HUD is accepting applications for property owners of HUD Multifamily Assisted Housing Programs to apply for funding through the [Green and Resilient Retrofit Program](#) (GRRP) to improve energy efficiency and climate resilient upgrades at their properties. This includes RAD PBRA conversions that converted before September 30, 2021. On September 18, 2023, HUD published updated GRRP applications. To view the summary of application changes visit the [Elements](#), [Leading Edge](#), and [Comprehensive](#) web pages. Notice of Funding Opportunities for each cohort can be found at [Grants.gov](#) and www.hud.gov/Grrp. Upcoming deadlines: Leading Edge 2 – October 31, 2023; Comprehensive 2 – November 30, 2023; and Elements 3 – January 4, 2024.

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.