



PIH

OFFICE OF PUBLIC & INDIAN HOUSING

PHA NEWSLETTER



January 2024 | [PHA Newsletters Archive](#)

Happy New Year from PDAS Monocchio

I took some time off from visiting PHAs during the holiday season to spend time with friends and family. I hope you were able to do the same. As urgent as our work is and as much as it calls us in service every day, it's important to take time to step back and reflect on all that we've accomplished together.

With your help and advice, we achieved major policy milestones, all many years in the making, including the rollout of NSPIRE and updates to HOTMA. Together we marked critical increases in FMRs, and the expansion of Small Area FMRs to 41 new metro areas to improve housing options for families. Together we housed a historic number of families through public housing and Housing Choice Vouchers, including welcoming home 95,000 households exiting homelessness to stable housing.

As we close the book of 2023 and begin writing the first chapter of 2024, I'm excited to continue traveling this year to meet with you, tour your developments, and celebrate your great work. If what's past is prologue, I can't wait to see all the great things to come!

Richard J. Monocchio



Messages from PDAS Monocchio

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

[New BABA Guidance for PHAs](#) (January 4, 2024)

PIH published the BABA Implementation Guidance for the Public Housing Program, which announces the expansion of the application of the Build America, Buy America (BABA) Act for PHAs, becoming effective for iron and steel purchases made under all grants that PIH awards to PHAs on or after February 22, 2024.

[Jobs Plus Combined FY23 and FY24 NOFO](#) (December 19, 2023)

PIH has re-opened the FY 2023 Jobs Plus Notice of Funding Opportunity (NOFO) to add the anticipated FY 2024 Jobs Plus appropriations funding, allowing us to

solicit additional applications and to award more Jobs Plus Grants this fiscal year. The due date for new applications is March 12, 2024.

Special Topics

New Policy Addressing Residential Radon Exposure

On January 11, 2024, HUD released the [Departmental Policy for Addressing Radon in the Environmental Review Process](#). This notice clarifies that radon must be considered within the contamination analysis required under HUD's contamination regulations, as part of the environmental review process. Over the next few months, webinars and online resources will guide grantees in the implementation of this policy to ensure compliance within 90 days. HUD awarded over \$3 million to PHAs through HUD's Radon Testing and Mitigation Demonstration Grant Program to test and mitigate radon.

For additional information, visit [HUD's Radon Webinar Series](#) and the [HUD Exchange Radon Page](#).

Radon Webinar: National and Local Efforts to Reduce Radon Risks January 22, 2024 | 2:00 – 3:00 PM ET

HUD is partnering with the Centers for Disease Control and Prevention (CDC) during Radon Awareness Week to provide more information about radon testing and mitigation efforts in communities across the country.

[Register Here!](#)

System Innovation

Housing Information Portal (HIP)

We continue to make progress on the development of the Housing Information Portal (HIP). Multiple releases are scheduled to take place over the coming months. We anticipate starting user acceptance testing with both HUD staff and 50058 software vendors by the end of February 2024. By March 2024, HUD will publish a HIP implementation notice that will explain the data PHAs will verify in IMS/PIC before transitioning to HIP, other important information about the HIP transition, and the onboarding process.

Enterprise Voucher Management System (eVMS)

The Financial Management Center (FMC) has successfully disbursed January 2024 HAP to the 102 Wave 1 PHAs utilizing eVMS. We look forward to working with these PHAs to gather feedback and valuable input that will be used to further improve eVMS. The [eVMS website](#) has been updated to include the [Wave 1 On-Boarding webinar](#), which provides an overview of eVMS and the on-boarding process.

We encourage all PHAs to actively review and utilize the [PIC Error Dashboards](#) to help get ready for migrating to eVMS. More details on Wave 2 will be communicated soon.

Public Housing Portal (Formerly Operating Fund Web Portal)

In the previous calendar year, HUD celebrated the deployment of the HUD-52723/52722, PHA Board Resolution (HUD-52574), and SF-424 modules in the Public Housing Portal. The modules contain functionalities such as electronic signatures, auto-population of information from PIC, and automated calculations based on submission data. These functionalities increase data transparency for all stakeholders, allowing for more accurate eligibility calculations of annual appropriations and alleviating burden for PHAs. We look forward to continued refinement of modules, based on your feedback.

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. Our current national occupancy rate is 94.83%. We look forward to continuing to work with you to serve more families and reach our national occupancy goal of 96% this fiscal year. For the latest guidance and tools to improve public housing occupancy, please continue to reach out to your PIH Field Office and view the [Public Housing Occupancy Webinar Series](#) on HUD Exchange.

Update Contacts in the NSPIRE IT System

The Real Estate Assessment Center (REAC) will be reaching out to PHAs that have an NSPIRE inspection scheduled in the next 90 days, requesting names and emails of staff to ensure that the appropriate contacts have access to the NSPIRE IT system. Keep an eye out for the email with instructions.

Coming Soon: FY 2024 Emergency Safety and Security Grants

We will be notifying agencies soon that HUD will be accepting applications for FY 2024 Emergency Safety and Security (ESSG) Grants. These grants fund emergency capital needs for safety and security measures to address crime and drug-related activity, the threat of carbon monoxide (CO) poisoning, and fire detection in public housing. This year, \$10 million will be available for ESSG grants.

FY 2024 Emergency and Non-Presidentially Declared Disaster Grants

In FY 2024, HUD has over \$20 million available to fund grants for capital needs arising from Emergency and Non-Presidentially Declared Disasters occurring between October 1, 2023 and September 30, 2024, and is accepting applications for grants on a rolling basis. Visit the [Capital Fund Emergency and Non-Presidentially Declared Disasters](#) web page for more information about the program and how to apply. If you have questions about the application process, please email PIHOCL@hud.gov.

Mixed-Finance Public Housing Development Webinar January 31, 2024 | 1:00 – 3:00 PM ET

This webinar will explain how PHAs can use the Public Housing Mixed-Finance development method to revitalize existing public housing units and develop new units (including Faircloth-to-RAD). PHAs will learn how Mixed-Finance can leverage Low-Income Housing Tax Credits and other public and private financing and create mixed-income properties. HUD staff will explain the Mixed-Finance development proposal and how the HUD approval process works. Register and view all webinars in the [Public Housing Reposition Webinar Series](#) on HUD Exchange.

[Register Here!](#)

Housing Choice Voucher Program

HCV Utilization: Agency Priority Goal

2024 Funding Estimates Available. HUD recently updated the Two-Year Tool (TYT) projections for 2024. Since final funding amounts are still uncertain, we

encourage PHAs to use these conservative estimates for program utilization in an effort to avoid any potential program shortfalls. You can access the updated [HCV Two-Year Projection Tool](#) on our HCV Tools web page. If you have questions, please email HCVUtilization@hud.gov.

Preparing for 2024 HCV Funding Webinar. The webinar recording and presentation are available on the [Past Trainings and Webinars site](#).

Video Explaining the HCV Funding Process. View a [short video explaining the HCV Funding process](#). The video emphasizes the importance of fully utilizing program funding throughout the year.

Need more help planning for 2024? Your local PIH Field Office is available to help generate and explain your Two-Year Tool.

Save the Date: Small Area Fair Market Rent (SAFMR) Virtual Convening February 21, 2024

On February 21, 2024, PHAs are invited to join a Virtual Convening on Small Area Fair Market Rents (SAFMRs) hosted by HUD and our technical assistance partner, CVR Associates. This event is primarily targeted to PHAs in newly designated SAFMR areas, but all PHAs are welcome to attend. During this live, remote session, PHAs will learn:

- Why HUD designates SAFMRs;
- Details about SAFMR policies (including [PIH Notice 2023-32](#)); and
- Best practices from PHAs that successfully implemented mandatory SAFMRs, including topics about technology and communications.

Registrants will also be able to participate in live question and answer sessions with HUD and presenting PHAs. **Registration information will be available soon.** If you have any questions about the convening in the meantime, please contact onlinelearning@cvrassociates.com.

Emergency Housing Vouchers (EHV): Upcoming Revocation and Reallocation

The EHV Program will be conducting a revocation and reallocation in February 2024. Per [PIH Notice 2023-31](#), HUD will use IMS/PIC 50058 data as of February 15, 2024 to identify PHAs that fall into the revocation category. Please ensure all 50058 reporting is up to date beforehand. If you have any questions or would like to voluntarily return available EHV, please contact EHV@hud.gov.

Community and Supportive Services

Get Banked During Tax Season Webinar January 23, 2024 | 1:00-2:00 PM ET

Our partners, the [Federal Deposit Insurance Corporation \(FDIC\)](#) and [Consumer Financial Protection Bureau \(CFPB\)](#), are hosting a national webinar to promote opportunities to encourage more households to [#GetBanked](#) during tax season. Learn more about bankable moments, the importance of deposit insurance, free resources for consumers during tax-filing season (e.g., [IRS Volunteer Income Tax Assistance \(VITA\)](#) and [Tax Counseling for the Elderly \(TCE\) programs](#)), and opportunities for banks and community organizations to partner. Through these partnerships, more low- and moderate-income households can receive their tax refunds for free and start a banking relationship.

[Register Here!](#)

Award Announcements

[HUD Awards \\$10 Million through the Family Unification Program \(FUP\) to Help Vulnerable Families and Youth in Foster Care at Risk of Homelessness](#)

Notices

PIH recently issued the following notices. For all notices, visit [PIH Notices](#).

- [PIH 2024-02](#) Shortfall Grant SF-425 Reporting Requirements
- [PIH 2024-01](#) Build America, Buy America Implementation Guidance for the Public Housing Program

Climate Resiliency and Energy Efficiency

Get Ready for Home Efficiency Rebate Applications: Benchmark Your Portfolio

The Inflation Reduction Act (IRA) authorizes \$4.4 million in grants to state energy offices to develop and implement Home Efficiency Rebates programs that discount the price of energy-saving retrofits in single-family and multi-family buildings. For

more information about when these rebates will be available, reach out to your [state energy office](#) or visit the [Home Efficiency Rebates](#) site.

Get ready to access these benefits when they become available by benchmarking your building's energy usage to meet the program's measurement requirements. EPA's Benchmarking tool, [Portfolio Manager](#), offers live trainings, as well as webinar recordings, how-to guides, and demo videos.

PHAs that own HUD Multifamily developments can participate in [HUD's free energy and water benchmarking service](#) to obtain data to apply for the Green and Resilient Retrofit Program and other grants. Owners may also contact HUD at mfbenchmarking@hud.gov to participate.

Important Deadlines

[Comments for 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent](#) January 30, 2024

[ConnectHomeUSA Expansion](#) February 15, 2024

[Jobs Plus NOFO](#) March 12, 2024

Upcoming Webinars

[CDC Environmental Health Nexus Webinar: Plan, Test, Mitigate: National and Local Efforts to Reduce Radon Risks](#)
January 22 | 2:00 – 3:00 PM ET

[Get Banked During Tax Season](#)
January 23 | 1:00 – 2:00 PM ET

[Public Housing Repositioning](#)
January 31 | 1:00 – 3:00 PM ET

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.