



**PIH**

OFFICE OF PUBLIC & INDIAN HOUSING

# PHA NEWSLETTER



February 2024 | [PHA Newsletters Archive](#)

**PDAS Monocchio on the Road**



*PDAS Monocchio, Regional Administrator Diane Shelly, PIH Office of Field Operations DAS Felicia Gaither, and HUD CIO Beth Niblock meet with members of Detroit Mayor Mike Duggan's team.*

## **Principal Deputy Assistant Secretary Monocchio joins volunteers for the Detroit PIT Count**

From the evening of Wednesday, January 31<sup>st</sup> into the morning hours of Thursday, February 1<sup>st</sup>, PDAS Monocchio joined HUD staff and community volunteers for the annual [Point-in-Time \(PIT\) count](#) in Detroit, MI to collect data on the number of sheltered and unsheltered homeless individuals, which is used to inform policy and funding for local Continuums of Care (CoCs). The PIT count also incorporates a qualitative survey component to provide insight on the experiences and needs of individuals experiencing homelessness.

In an interview with the local public radio station, PDAS Monocchio affirmed that “every single American deserves a roof over their head,” adding that “[t]he PIT count helps us on the ground, dealing directly with people who are impacted. It's so important to deal with real people to understand their problems, because the only way to solve this is holistically with permanent housing, while providing support for individuals and families in need.”

While in Detroit, PDAS Monocchio was hosted by the Detroit Field Office and was accompanied by Deputy Assistant Secretary for PIH's Field Operations, Felicia

Gaither. The PIH team met with local housing authorities and Detroit Mayor Mike Duggan alongside additional HUD leadership.



*Volunteers gather for instructions and encouragement prior to undertaking the PIT count in Detroit, MI.*

## Messages from PDAS Monocchio

As a reminder, Principal Deputy Assistant Secretary Rich Monocchio sent the following message to PHA Executive Directors in November. Visit [PIH News for PHAs](#) to view other archived messages.

### **[Resources and Streamlining Actions to Help PHAs Address Homelessness \(11-8-23\)](#)**

To strengthen PHAs' capacity to address homelessness in their community, PIH is providing guidance and resources to support these crucial efforts. Policies and practices – such as a universal application across PHAs in the same metro area, liberal waiting list reinstatement policies, and homeless admission preferences – are all examples that can increase access to housing assistance and help PHAs and their partners most effectively use available housing resources as part of a community-wide plan to address homelessness. HUD also encourages PHAs to work with their CoC partners and use data, such as the recently collected 2024 Point-in-Time (PIT) Count, to adjust prioritization policies based on local needs and priorities.

## Special Topics

### **HOTMA Income and Assets Webinar Series Recordings Available**

HOTMA Income and Assets Webinar Series recordings are available on the [HOTMA Resources webpage](#). In these seven webinars, PIH presents the major changes to the Public Housing and Housing Choice Voucher program regulations introduced by the HOTMA 102/104 (Income and Assets) final rule, and reviews the guidance provided in PIH Notice 2023-27 (“HOTMA Implementation Notice”).

[Visit the HOTMA Resources Webpage](#)

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### **Revised Implementation Guidance: Sections 102 and 104 of HOTMA**

Originally published on September 29, 2023, the HOTMA Implementation Notice included placeholder language in Attachment A, which covers the Section 104 asset limitation. The revised Notice [PIH 2023-27](#), posted on February 2, 2024, features full implementation guidance for the asset limitation in Attachment A and makes other changes identified in section 2.1, “Technical Corrections and Clarifications.”

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### **Updated Listing for Federally Mandated Exclusions from Income**

Specific sources of income are excluded by federal statute from consideration as income for purposes of determining eligibility for benefits in a HUD program. Periodically, HUD publishes the list of exclusions in the *Federal Register*. On January 31, 2024, HUD [published a revised list of exclusions](#), replacing the previously published version by adding four new income exclusions and updating existing exclusions.

## System Innovation

### **Housing Information Portal (HIP)**

We continue to make progress on the development of the Housing Information Portal (HIP). HUD is exploring onboarding PHAs into HIP from IMS/PIC using the 2020 version of the 50058 forms. Then, later in the year, PHAs would start using the HOTMA 2024 version of the forms in HIP. This would allow software vendors to separately address application migration and the transition to the new HOTMA compliant form. Multiple releases are scheduled to take place over the coming months. HUD will publish a HIP implementation notice this spring that will explain

the data PHAs will verify in IMS/PIC before transitioning to HIP, important information about the HIP transition, and the onboarding process.

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## **Enterprise Voucher Management System (eVMS)**

PIH successfully disbursed the February Housing Assistance Payment (HAP) to 101 Wave 1 PHAs using PIC 50058 data. We look forward to working with these PHAs to gather feedback and valuable input that will be used to further improve eVMS. As a reminder, the [eVMS website](#) includes the [Wave 1 On-Boarding webinar](#).

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

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## **Public Housing Portal (Formerly Operating Fund Web Portal)**

On May 3, 2024, PHAs may voluntarily submit their PHA 5-Year Plan and Annual Plan in the Public Housing Portal. This gives PHAs the necessary 150-days lead time to submit their Annual PHA Plans, which are due in the Portal 75 days before their FY beginning. HUD continues testing the PHA 5-Year Plan and Annual Plan modules for the Public Housing Portal through training sessions, which provide PHA staff the opportunity to engage with the modules firsthand, ask any questions to the Public Housing Portal team, and allow users to experience new functionalities. A user guide and training video are available for reference on the [Public Housing Portal website](#).

### **Upcoming PHA 5-Year Plan and Annual Plan Training Sessions:**

**Join Tuesday, February 20, 2024 | 10:30 AM ET Session**

**Join Wednesday, February 21, 2024 | 11:30 AM ET Session**

For more information or questions regarding the Public Housing Portal, reach out to [publichousingportal@hud.gov](mailto:publichousingportal@hud.gov).

**Public Housing Program**

## Applications Open for FY24 Public Housing Capital Fund Emergency Safety and Security Grant Program

HUD is pleased to announce that we are now accepting applications for the FY 2024 Public Housing Capital Fund Emergency Safety and Security Grant (ESSG) Program. **PHAs may submit applications now through Wednesday, March 27, 2024, at 5:00 PM ET.**

HUD expects to fund \$10 million in grants through this program, available after the FY24 Appropriations Act is passed. As outlined in [PIH Notice 2023-10](#), HUD may accept applications for separate types of activities including: (1) fire safety devices including sealed or hard-wired smoke detectors and fire doors, (2) compliance with the National Standards for the Physical Inspection of Real Estate (NSPIRE) standards, (3) crime prevention measures, and/or (4) sealed or hard-wired carbon monoxide detectors. Each PHA is limited to a total grant award of \$250,000 for FY24 ESSG Program grants.

For a recording of the webinar or FAQs, visit the [Capital Improvement website](#). For additional assistance, contact the Office of Capital Improvements at 202-402-4799 (TTY 800-877-8339) or [send an email](#).

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## 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 94.74%. Our goal is to reach a national occupancy goal of 96% by September 30, 2024.

One of the strategies for achieving this goal is re-occupying modernized and vacant units and improving the process by which PHAs request HUD-approved vacancies. An important step in the efforts to increase occupancy is to ensure that data in the IMS-PIC Development Sub-Module is accurate. With an accurate inventory, HUD can allocate targeted technical assistance to PHAs that have a significant number of vacant units.

To help PHAs accurately report unit data, HUD recently published the Notice PIH 2024-03 *Guidance on Inventory Management System/PIH Information Center (IMS-PIC) Sub-Module Reporting and Validation*. The notice updates reporting guidance, including (1) the supporting documentation required to classify a unit for the undergoing modernization category for units repositioning through the Rental Assistance Demonstration (RAD) Program or Section 18 Demolition/Demonstration, and (2) the process for requesting an extension for units sub-categorized as Natural Disaster.

If you have questions about the notice or your unit status data, please contact your local PIH Field Office.

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## Securing HUD Site and Neighborhood Standards Approvals for Public Housing Development March 12, 2024 | 2:00 PM ET

In this webinar, HUD will provide a detailed overview of the Site and Neighborhood Standards for public housing development. We will discuss the purpose and nature of the standards, key considerations for PHAs when selecting a project site, and how to put together a successful application. Any PHA working on a development proposal for traditional public housing, Mixed-Finance, or Faircloth-to-RAD development will benefit from this detailed examination of HUD's Site and Neighborhood Standards reviews.

[Register Here](#)

## Housing Choice Voucher Program

### HCV Utilization: Agency Priority Goal

**2024 Estimated Prorations and Inflation Factors now available.** Although we have not yet received funding for 2024, we have estimated funding from the latest Senate and House appropriation bills. Using this data, we can provide a conservative estimate for 2024 funding for every PHA, so that program administrators may continue to maximize program utilization while avoiding program shortfalls. You can access the updated [HCV Two-Year Projection Tool](#) on our [HCV Tools web page](#).

**Webinar on Preparing for 2024 HCV Funding.** 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 HUD Field Office is available to help generate and explain your PHA's Two-Year Tool.

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### Past Due NSPIRE for HCV Deadlines

As announced in the [Federal Register](#), HUD extended the compliance date for NSPIRE for the HCV and PBV programs until October 1, 2024. If your agency has not yet notified PIH on when you will implement NSPIRE, please do so as soon as possible. PHAs implementing NSPIRE can use the inspection checklists on the [NSPIRE webpage](#) and the [NSPIRE Standards](#).

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## Stability Voucher Webinar Series

PIH is excited to announce that our TA provider, CVR Associates, is hosting a series of monthly Stability Voucher webinars that began on February 7, 2024. The webinar series will cover the following topics: project-basing Stability Vouchers, streamlining the Stability Voucher referral process, Stability Vouchers and engaging Persons with Lived Experience (PWLE), using community data for Stability Vouchers, Stability Vouchers supportive services strategies, and advancing equity using Stability Vouchers.

[View the Full Webinar Series](#)

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## Small Area Fair Market Rent (SAFMR) Virtual Convening February 21, 2024 | 1:00 – 5:00 PM ET

Join us for a Virtual Convening on Small Area Fair Market Rents (SAFMRs). This event is primarily targeted to PHAs in newly designated SAFMR areas, but all PHAs are welcome to attend. During this live, virtual event, PHAs will learn:

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

Attendees will be able to participate in live Q&A sessions with HUD and presenting PHAs.

[Register Here](#)

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## Special Administrative Fees for Housing Mobility Planning

Approximately 110 PHAs are eligible for special administrative fees for Housing Mobility Planning. PIH announced a Registration of Interest process for eligible PHAs interested in admin fees for Housing Mobility-Related Services Planning. The estimated award size is approximately \$60,000. [PIH Notice 2024-05](#) describes the planning requirements and uses of special administrative fees, financial reporting requirements, eligibility criteria, registration of interest submission requirements, and the award process. Eligible PHAs should have received an email from HUD on February 6, 2024. If you believe your PHA is eligible and you have not received an email, please reach out to [housingmobility@hud.gov](mailto:housingmobility@hud.gov).



## Keys to Homeownership

If your PHA is interested in improving or establishing a new HCV Homeownership program, consider connecting with the new Keys to Homeownership committee, comprised of HUD staff, PHAs that administer HCV Homeownership programs, and other interested stakeholders. This committee focuses on identifying opportunities for program improvements to the HCV Homeownership program, increasing lender engagement, and streamlining mortgage processing. In the first meeting, HUD shared an update on current activities of the HCV Homeownership Program and industry stakeholders provided information on housing counseling, lending barriers, and other challenges faced by public housing agencies. For more information, please contact [HCV\\_Homeownership@hud.gov](mailto:HCV_Homeownership@hud.gov).

## Community and Supportive Services

### FY 2023 Jobs Plus NOFO Re-Opened until March 12, 2024

HUD has re-opened the FY 2023 Jobs Plus NOFO to add anticipated FY 2024 Jobs Plus funding. This allows HUD to solicit additional applications and to award more Jobs Plus Grants this fiscal year. The NOFO makes available approximately \$37 million in funds, which consists of \$22 million in FY 2023 funding and approximately \$15 million in anticipated FY 2024 funding. HUD will not issue another Jobs Plus NOFO for the FY 2024 funding. The minimum project size is only 100 non-elderly households, and the maximum grant size per PHA is \$3.7 million for comprehensive workforce development efforts. We anticipate making awards for the FY 2023/2024 Jobs Plus program in Summer 2024.

[View the Jobs Plus NOFO](#)

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### Learn How to Bring Free Career Training and Education Programs to Residents

**February 15, 2024 | 2:00 – 3:00 PM ET**

In this webinar, you will learn the steps to partnering with Job Corps, the nation's largest cost-free residential employment training program. We will walk through how to assist residents with placement into the program, how to sign up to schedule an on-site or virtual Job Corps presentation or event for residents, how you can change the lives of youth and young adults in your communities and connect them to job resources, and more about the academic, career technical training, and wrap-around support services provided to participants.

[Register Here](#)

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## **Family Self-Sufficiency Program Annual Report Survey – Responses Due March 15**

If your PHA runs an FSS program, please complete the FSS Program Annual Report Survey by March 15, 2024. The survey is collecting data to better understand how FSS programs are implemented nationally. The results will be used to create a report for Congress, which will be shared publicly. All FY22 FSS grantee Authorized Organization Representatives and [FSS listserv](#) recipients were sent the FSS Annual Report Survey on February 7, 2024.

[Complete the FSS Annual Report Survey](#)

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## **ConnectHomeUSA Application Deadline Extended to March**

The deadline for applying to join the expansion of ConnectHomeUSA is being extended from February 15, 2024 to March, with an exact date to be announced this week. Any PHA or tribe interested in learning more about how to connect their residents to affordable internet service, affordable computing devices, and the training is encouraged to apply. Applicants must submit a Letter of Intent to [CHUSA\\_applications@hud.gov](mailto:CHUSA_applications@hud.gov) addressing the criteria in the [Federal Register Notice](#). For more information about how to apply, view the [webinar](#) or send your questions to [connecthome@hud.gov](mailto:connecthome@hud.gov).

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## **HUD Strong Families Welcomes New Book Rich Environments Participants**

We are pleased to extend a warm welcome to the new Book Rich Environments participants: Navajo Nation Library, Wheeling Housing Authority, Southern Nevada Regional Housing Authority and Housing Authority of New Orleans! HUD Strong Families, in partnership with the National Book Foundation, aims to infuse HUD-assisted communities across the country with reading-related resources to improve opportunities and outcomes for low-income families. For more information, visit the [Book Rich Environments website](#) or contact [StrongFamilies@HUD.gov](mailto:StrongFamilies@HUD.gov).

**Award Announcements**

## [HUD Awards \\$2 Million to Revitalize Smaller Communities and Develop Affordable Housing](#)

### Notices

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

- [PIH 2024-05](#) Registration of interest for special administrative fees for development of a housing mobility-related services plan (HMRP) under PIH Notice 2023-07: Implementation of Federal Fiscal Year (FFY) 2023 Funding Provisions for the Housing Choice Voucher Program
- [PIH 2024-04](#) Guidance on Eligible Uses for PIH Program Funds Related to Persons with Limited English Proficiency
- [PIH 2024-03](#) Guidance on Inventory Management System/PIH Information Center (IMS-PIC) Sub-Module Reporting and Validation
- [PIH 2023-27](#) **REVISED:** Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)

### Climate Resiliency and Energy Efficiency

#### **EPA Community Change Technical Assistance**

The Environmental Protection Agency (EPA) is now offering Technical Assistance for preparing [Community Change Grants Program applications](#), due November 21, 2024. The Community Change Grants Program aims to support environmental and climate justice activities that benefit disadvantaged communities through projects that reduce pollution, increase community climate resilience, and build community capacity to respond to environmental and climate justice challenges. The entities eligible to apply under this NOFO are: 1) A partnership between two community-based non-profit organizations (CBOs), or 2) A partnership between a CBO and one of the following: a Federally-Recognized Tribe; a local government; an institution of higher education. Other organizations and entities may be able to participate and be involved in the Community Change Grants projects as collaborating subrecipients and/or procurement contractors selected in compliance with competition requirements. For more information regarding this technical assistance, please visit [EPA's Community Change Grants Technical Assistance website](#).

#### **Important Deadlines**

[FY24 Public Housing Capital Fund  
Emergency Safety and Security](#)

#### **Upcoming Webinars**

[Job Corps Webinar](#)  
February 15 | 2:00 – 3:00 PM ET

[Grant Program](#)

March 7, 2024 | 5:00 PM ET

[Jobs Plus NOFO](#)

March 12, 2024

[FSS Annual Report Survey](#)

March 15, 2024

[HCV Utilization Webinar](#)

February 15 | 2:00 – 3:00 PM ET

[Small Area Fair Market Rent \(SAFMR\) Virtual Convening](#)

February 21 | 1:00 – 5:00 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.