PIH

OFFICE OF PUBLIC & INDIAN HOUSING

PHA NEWSLETTER

March 2024 | <u>PHA Newsletters Archive</u>

PDAS Monocchio on the Road

PDAS Monocchio Visits PHAs in North Carolina

Last week PDAS Rich Monocchio visited Charlotte, Greensboro, and Durham to see the innovative and essential work that PHAs in North Carolina are doing to increase the supply of affordable housing and support residents in HUD-assisted housing.

While in Charlotte, he met with leadership at INLIVIAN and toured development sites including the newly developed Gaston at North End, the Landing at Park Road, and Trella at Uptown, a 353-unit mixed-income development currently being built in one of Charlotte's most popular neighborhoods.

PDAS Monocchio tours the 368 mixed-income Trella Uptown site being developed by INLIVIAN in Charlotte, NC.

In Greensboro, PDAS Monocchio toured the new affordable housing development Townsend Trace; senior housing Smith Homes; and Willow Oaks, a neighborhood with opportunities to build affordable single- and multi-family housing on city-owned land.

While in Durham, PDAS Monocchio joined a roundtable discussion on the need for affordable housing and the importance of resident-centered community development as the city transforms 60 acres of publicly owned land downtown with a shared redevelopment vision.

PDAS Monocchio hears from residents served by Durham Housing Authority, NC.

Remarking on the trip, PDAS Monocchio said, "Touring new developments, meeting with PHA leadership, talking with community developers, and most importantly, listening to residents is a priceless opportunity for me. If there's one thing I take away from visits like this, it's the reminder that there are so many emotions and aspirations tied to the work we do. We have to get it right. I'm heartened by the dedication I've seen from our partners in North Carolina. I sincerely appreciate their hospitality and the thoughtfulness and care they bring to the work of serving families and building communities."

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 Source of Income Website (3-13-24)

This week HUD published a new web-based resource to address Source of Income (SOI) discrimination. Source of Income discrimination is commonly known as the practice by landlords, property owners, and real estate brokers of refusing to rent to current or prospective qualified tenants with a Housing Choice Voucher or other forms of public assistance. HUD's new Source of Income Protections website serves as a "one-stop shop" for HUD stakeholders that summarizes existing

materials to explain the concept of SOI discrimination, identifies states and local jurisdictions that prohibit it, and provides resources for people who believe they have experienced this form of discrimination. The website includes guidance and resources for tenants with housing vouchers and for PHAs that administer voucher programs on what to do if Source of Income discrimination occurs, as well as strategies to reduce it.

Updates on HIP and HOTMA Implementation (2-23-24)

PDAS Monocchio provided updates on the Housing Information Portal (HIP), which is required for full HOTMA implementation. The update reiterates that compliance with the final HOTMA rule requires access to HIP, and that PHAs need the revised HUD-50058 in HIP to implement the income and asset requirements in Sections 102 and 104 of HOTMA. An FAQ accompanying the letter explains what actions PHAs can take now to prepare for HOTMA compliance without using HIP, and resources for PHAs to support HOTMA implementation.

Special Topics

FY24 Budget

On March 9, 2024, the President signed the 2024 Consolidated Appropriations Act appropriating $43.2 billion to HUD's Office of Public and Indian Housing (PIH), approximately 60% of the Department's $75.7 billion budget. Here are some of the highlights:

HOUSING CHOICE VOUCHER PROGRAM: The Tenant Based Rental Assistance (TBRA) program received $32.4 billion, an increase of $2.1 billion from 2023. The Housing Assistance Payment (HAP) program received $28.5 billion, and Administrative Fees received $2.8 billion. The appropriation also provides $15 million for the HUD-VASH program.

PUBLIC HOUSING FUND: The 2024 Minibus provides $8.8 billion for the Public Housing Fund, an increase of $296 million from 2023. This funding level provides $5.5 billion for Operating Fund formula grants (100% proration), $3.2 million for Capital Fund formula grants, and $25 million for Operating Fund shortfall prevention. To further support public housing investments, the appropriation provides $15 million for Troubled, At-Risk PHAs, including PHAs under receivership or monitorship, and $65 million for Housing Health Hazards and Lead Paint Testing and Abatement. In addition, Emergency and Disaster Grants received $30 million, including $10 million for Safety and Security grants.

SELF-SUFFICIENCY PROGRAMS: The Self-Sufficiency Programs received $195.5 million, an increase of $20.5 million from 2023. The Family Self-Sufficiency program received $140.5 million, the Jobs Plus program received $15 million, and the Resident Opportunities and Self-Sufficiency (ROSS) program received $40 million.

CHOICE NEIGHBORHOODS: The Choice Neighborhoods program received $75 million to transform, rehabilitate, and replace both public and HUD-assisted housing and to transform neighborhoods of poverty into functioning, sustainable mixed-income neighborhoods with appropriate services, schools, public assets, transportation, and access to jobs.

Urgent Cybersecurity Alert and Resources to Mitigate Future Threats

This week, the FBI asked federal agencies to share an urgent Cybersecurity Advisory detailing a potentially serious security threat for organizations using **Ubiquiti EdgeRouters** and the Threat Intelligence Technical Details outlining the steps necessary to mitigate the threat.

HUD's Office of the Chief Information Security Officer and our partners at the Cybersecurity and Infrastructure Security Agency (CISA) would like to take this opportunity to remind PHAs of resources currently available to help you assess and mitigate future threats. The Multi-State Information Sharing and Analysis Center (MS-ISAC) is a free platform offering threat intelligence, detection, and response assistance through a collaborative data-sharing community. CISA's State and Local Cybersecurity Grant Program helps eligible entities address cybersecurity risks and threats to information systems, and CISA's Cyber Resilience Review is an interview-based assessment to evaluate an organization's operational resilience and cybersecurity practices. Finally, PHAs are encouraged to review additional resources available at CISA's Free Cybersecurity Services and Tools page.

Build America, Buy America Act Request for Information

Last month, Principal Deputy Assistant Secretary Rich Monocchio sent a message regarding the Build America, Buy America (BABA) Act going into effect for public housing. To get your valuable feedback about specific challenges that PHAs will face in implementing BABA, HUD posted a Request for Information. Comments are due by April 15, 2024.

New IRS Direct File Tool

IRS Direct File pilot is a free, mobile-friendly tool for filing taxes built by the IRS. It is available in English and Spanish with live in-app customer service.

During this pilot year, eligibility is limited to taxpayers with simple tax situations in twelve participating states. Participants will be screened by Direct File to make sure

they are eligible before they invest the time in preparing a return, but general eligibility requirements are:

- they have income from an employer, Social Security, unemployment insurance, or investment *income of less than $1,500*;
- they can claim the Child Tax Credit and the Earned Income Tax Credit;
- Live in a participating state—*California, Arizona, New York, Massachusetts, Florida, New Hampshire, Nevada, South Dakota, Tennessee, Texas, Washington, and Wyoming.*

Individuals can check their eligibility to participate in the pilot by visiting the Direct File eligibility checker.

Watch an Overview

System Innovation

Housing Information Portal (HIP)

PIH continues to work with IT vendors and PHAs' software vendors to finalize the implementation strategy for HIP and expects to release news about the strategy soon. PIH is also creating the HIP Implementation Notice, which will provide the schedule for implementation and necessary information to assist PHAs and their vendor partners in successfully converting to HIP.

PHAs or vendors who build 50058 software can sign up for the mailing list or find additional technical information on the HIP Technical Information page. The mailing list does not apply to PHAs seeking general information about HIP.

Enterprise Voucher Management System (eVMS)

To ensure that eVMS best suits the business needs of our PHA partners, PIH has invited a group of PHAs to participate in a monthly focus group that will discuss how PIH can improve and enhance the PHA user experience in future eVMS development activities. As the group begins its work, we are happy to report that eVMS successfully calculated March Housing Assistance Payments (HAP) for 101 PHAs using their available PIC 50058 data. As a reminder, additional eVMS information including the Wave 1 Onboarding Webinar can be found on the eVMS website. We encourage all PHAs to actively review and utilize the PIC Error Dashboards to help get ready for migrating to eVMS.

Public Housing Portal (Formerly Operating Fund Web Portal)

The **Operating Fund Quality Check (QC) submission module** for 2024 will be available in the Public Housing Portal on **March 19, 2024**. **Submissions are due by April 2, 2024**.

To support our PHAs with QC submissions, PIH has scheduled two QC Submission training sessions for the Public Housing Portal. The training sessions will review QC items and affected Asset Management Projects, how to create a QC-related submission, and how to update submissions for HUD Field Office review. These sessions will provide PHA staff with the opportunity to engage with the modules firsthand and ask questions. The content for both trainings will be the same, so you can choose which one to attend. A user guide and [training video](#) are available for reference on the [Public Housing Portal](#)website.

Join Tuesday, March 19, 2024 | 10:30 AM ET Session

Join Wednesday, March 20, 2024 | 1:30 PM ET Session

For more information or questions regarding the Public Housing Portal, reach out to publichousingportal@hud.gov.

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 94.72%. Our goal is to reach a national occupancy goal of 96% by September 30, 2024.

PIH has created several data dashboards to share real-time data on public housing occupancy and to support our shared goal of improving occupancy. We encourage you to take advantage of these data tools. If you have questions, please reach out to your local PIH Field Office.

View Public Housing Data Dashboard

Emergency Safety and Security Grant Program FAQs and Webinar Recording

FY 24 Emergency Safety and Security Grant (ESSG) applications are due on March 27, 2024. HUD recently held a second ESSG webinar to provide additional

guidance on submitting applications. Updated FAQs, which include more detail on NSPIRE eligible work items for ESSG, are also available. You can find the recorded webinars and FAQ on the ESSG webpage.

Public Housing Waiting List Numbers Due March 31

The Public Housing Waiting List module in the Public Housing Portal is **open until March 31, 2024**. This module opened January 1, 2024 and so far, *only 40% of PHAs have submitted their data.* All PHAs with a Public Housing Program must report the total number of families on the PHA waiting lists as required by Section 103 HOTMA (See Notice PIH 2023-03 for more information about these reporting requirements.

Please watch the Public Housing Waiting List training video and submit your data as soon as possible. For technical questions on access issues call: 1-888-245-4860 Option #4 or email REAC_TAC@hud.gov. For questions on the use of the Public Housing Portal, email PublicHousingPortal@hud.gov.

Public Housing Repositioning Webinar Series: Resident Engagement and Repositioning
March 27, 2024 | 1:00 – 3:00 PM ET

PHAs have several tools to choose from to maintain, preserve, and redevelop public housing, including Rental Assistance Demonstration (RAD), Section 18 Demolition and Disposition, Streamlined Voluntary Conversion (SVC), and Public Housing Investment tools. When PHAs are making these decisions, it's important to consider resident feedback. In this webinar, HUD staff discuss why resident engagement matters and how PHAs can meaningfully engage with residents on reinvestment/repositioning decisions.

Register Here

This webinar is part of a webinar series that explains and discusses common issues in the repositioning process. View all webinars in the series.

How Local Governments Innovate to Meet Community Needs
March 21, 2024 | 2:00 – 4:00 PM ET

HUD will host a hybrid panel session on local governments' innovations to meet community housing needs. The event will feature local leaders speaking about existing efforts to increase the supply of affordable housing in their communities.

The first panel will focus on the construction of a mixed-income housing development in Montgomery County, Maryland. The second panel will look at a range of innovative housing production models at both the city and state levels.

Register Here

Capital Fund Program Public Housing Investment Tools Webinars
Session 1: Emergency and Natural Disaster Grant Program
March 28, 2024 | 2:00 PM ET

When a PHA faces an immediate threat to the health and safety of residents due to an emergency or non-presidentially declared natural disaster, additional funding may be available through the Capital Fund Emergency and Natural Disaster program. This webinar will provide an overview of the application process, eligible activities, and examples of how the program has helped PHAs. An email with registration information will be sent to Executive Directors of PHAs receiving Capital Funds on March 18, 2024. If you have questions, please reach out to PIHOCI@hud.gov.

Session 2: Capital Fund Financing Program
April 18, 2024 | 3:00 PM ET

Under the Capital Fund Financing Program (CFFP), a PHA may borrow private capital to make improvements and pledge – subject to the availability of appropriations – a portion of its future year annual Capital Funds to make debt service payments for either a bond or conventional bank loan transaction. This webinar will detail the process for submitting a successful CFFP proposal and give examples of how PHAs have successfully used CFFP transactions. An email with registration information will be sent to Executive Directors of PHAs receiving Capital Funds on April 1, 2024.

Housing Choice Voucher Program

HCV Utilization: Agency Priority Goal

2024 Funding Details Are Coming. The 2024 Appropriation was signed into law on March 9, 2024. HUD will make funding announcements within 60 days. In the meantime, please continue using the HCV Two-Year Projection Tool for program decisions to maximize utilization and avoid shortfalls. More information about 2024 funding will be communicated soon.

Video Explaining the HCV Funding Process. As a reminder, this short video explains the HCV Funding process.

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

HUD-VASH Designated Service Provider Guidance

The Department of Veteran Affairs (VA) and HUD have a previously established process for Designated Service Providers (DSPs) to act in the place of VA for the purpose of intake, referral, and case management in the HUD-VA Supportive Housing (HUD-VASH) program. Designation is done through the VA's HUD-VASH Collaborative Case Management Model (CCM). The DSP is typically a CoC-funded service provider in the community. Guidance on the CCM process for designation can be found on the VA website.

Guidance for how PHAs can apply to become a DSP for the specific purpose of intake and temporary case management prior to referral to the VA is now available. This flexibility allows PHAs to assist overburdened VA Medical Centers (VAMC) to serve eligible veterans in their area. Please note there is no additional funding for PHAs wishing to serve in this role. Application materials and more information may be found at the VA website.

New HCV Landlord Support

In our continued effort to enhance communication and resources for landlords and property owners, PIH launched a new email address for private landlords. Landlords currently participating in or interested in participating in the Housing Choice Voucher (HCV) program can email program-related questions or concerns directly to HUD at HCVLandlordSupport@hud.gov. Experienced landlords, those new to the program, or interested in becoming an HCV landlord are encouraged to utilize this new tool. PHAs may also direct landlords' HCV program questions and concerns to HCVLandlordSupport@hud.gov.

Stability Voucher Webinar Series: Streamlining the Referral Process
March 20, 2024 | 1:00 – 2:30 PM ET

This webinar focuses on five best practices that PHAs can use to streamline the Stability Voucher referral process between the PHA, Continuum of Care (CoC), participating family, and other key stakeholders.

Register Here

Engaging Persons with Lived Experience
April 10, 2024 | 1:00 – 2:30 PM ET

This webinar outlines strategies PHAs can use to identify, contact, and engage with Persons with Lived Experience to develop, implement, and improve the administration of local Stability Voucher programs.

Edit Button Text

These webinars are part of a webinar series for PHAs administering Stability Vouchers and their Continuum of Care (CoC) partners. View all webinars in the series.

Youth and Young Adult Housing Solutions Convenings

HUD, in partnership with the HHS Children's Bureau, will host regional action-oriented convenings to improve the Foster Youth to Independence (FYI) program utilization, enhance local collaboration, and center the experience of youth and young adults. Regionally targeted registration and more detailed information about the convenings will be sent to PHAs administering FYI and serving youth through the Family Unification Program (FUP).

The following convenings have been announced:

- Region VIII: Denver, CO, May 16 – 17, 2024
- Region III: Philadelphia, PA, June 11 – 12, 2024

Other regional dates and locations will be announced soon and are expected to take place June – October, 2024. For current resources on improving FYI utilization and more, check out links under Technical Assistance for PHAs on the FYI webpage.

Community and Supportive Services

Collaborative Solutions: Advancing Overdose Prevention in Housing
March 27, 2024 | 2:00 – 3:00 PM ET

Join us to learn more about innovative overdose prevention strategies among housing providers and community organizations. In this webinar, you will learn about harm reduction strategies and successful overdose prevention partnerships

between housing providers and community organizations. You will also hear from Fair Housing and Civil Rights practitioners to help inform on-the-ground efforts.

Register Here

ConnectHomeUSA Application Deadline Extended to April 12

The deadline for applying to join the expansion of ConnectHomeUSA has been extended to April 12, 2024. Applications are being accepted for Tier 1: PHAs new to digital inclusion work, and Tier 2: Existing/prior ConnectHomeUSA communities. We will be accepting 50-100 communities into Tier 1 and up to 100 communities for Tier 2. Applicants must submit a Letter of Intent to CHUSA_applications@hud.gov addressing the criteria in the Federal Register Notice. For more information about how to apply, view the Steps for Applying to Join the ConnectHomeUSA Expansion webinar recording on HUD Exchange or send your questions to connecthome@hud.gov.

The Affordable Connectivity Program Is Expected to Wind Down in April

The Federal Communications Commission (FCC) issued a notice announcing that full funding to reimburse all current subscribers of the Affordable Connectivity Program (ACP) will end on April 30, 2024. Over 1.9 million residents of HUD-assisted housing have signed up for this program. PHAs should notify their residents to contact their local Internet Service Provider (ISP) to find out how their accounts will be handled once the ACP ends. There are consumer protections in place – for example, ISPs are not permitted to charge termination fees to ACP subscribers who may have signed up for an extended service plan.

HUD's nonprofit partner, EducationSuperHighway, has developed a household checklist to guide residents through the conversion process and a flow chart that explains the process.

For a fact sheet and FAQ, visit the ACP Website. To request printed materials, contact ACPInfo@fcc.gov and include name of material, language (if applicable), quantity, POC name and email address, and a mailing address (no PO Box please).

Award Announcements

- HUD and VA Award $14 Million in HUD-VASH Vouchers to Help Homeless Veterans Find Permanent Housing

- [HUD Announces nearly $130 million under the Family Self-Sufficiency Program to Empower HUD-Assisted Families Towards Financial Stability and Savings](#)

Climate Resiliency and Energy Efficiency

Better Buildings Summit: PHA Listening Session
April 2 – 4, 2024 | Washington, D.C.

The Department of Energy's (DOE) Better Buildings Summit will take place in Washington, D.C. on April 2 – 4, 2024. Principal Deputy Assistant Secretary Monocchio will host a listening session with PHAs at the summit on April 4 to hear about the challenges and opportunities around planning and investing in resilience and sustainability. Additional sessions will help foster ideas and approaches to ensure that Inflation Reduction Act (IRA) investments reach affordable multifamily properties. HUD staff will also be available to answer questions about the Better Building Climate Challenge or IRA opportunities that may best fit your PHA. Learn more about DOE's Better Building Climate Challenge.

Register Here

Internal Revenue Service Elective Pay Office Hours

The Inflation Reduction Act (IRA) makes several clean energy tax credits available to businesses; tax-exempt organizations; state, local, and tribal governments; other entities; and individuals. The IRA also enables entities to take advantage of certain clean energy tax credits through its elective pay provision (also colloquially known as direct pay). Elective pay allows several types of entities, such as tax-exempts and governments, to treat the amount of certain credits as a payment against tax on their tax returns and as a result receive direct payments for certain clean energy tax credits. Elective pay allows PHAs to take advantage of Clean Energy tax credits in the form of rebates. The IRS is hosting upcoming office hours for direct pay applicable entities that have questions specifically about the pre-filing registration process.

Schedule and registrations for office hours:

Date	Time	Registration Link
March 13, 2024	1-2:30 PM EDT	Register Here
March 20, 2024	1-2:30 PM EDT	Register Here
March 27, 2024	1-2:30 PM EDT	Register Here

April 3, 2024	1-2:30 PM EDT	Register Here
April 10, 2024	1-2:30 PM EDT	Register Here
April 17, 2024	1-2:30 PM EDT	Register Here
April 24, 2024	1-2:30 PM EDT	Register Here

Read the Elective Pay FAQs on the IRS website.

Notices

PIH recently issued the following notices. For all notices, visit PIH Notices.

- **PIH 2024-06** Transition and implementation of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)

Important Deadlines

FY24 Public Housing Capital Fund Emergency Safety and Security Grant Program
March 27, 2024 | 5:00 PM ET

Public Housing Waiting List Numbers
March 31, 2024

ConnectHomeUSA
April 12, 2024

BABA RFI
April 15, 2024

Upcoming Events

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We hope you enjoy receiving these messages from HUD's Office of Public and Indian Housing (PIH). If you are not part of our listserv and would like to receive our monthly PIH Newsletter, please subscribe.

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.