



January 2, 2025

PH PROGRAM NEWS

PIH Issues Notice on Demo/Dispo Requirements

On December 26, HUD's Office of Public and Indian Housing ([PIH](#)) issued [Notice PIH 2024-40](#) to explain the application requirements for the demolition or disposition of public housing and to describe the procedure for requesting tenant protection vouchers (TPVs). The 19-page notice replaces [Notice PIH 2021-07](#).

The notice describes the requirements associated with the following aspects of the demolition/disposition application process:

- SAC application requirements, including requirements concerning processing, the PHA plan, environmental requirements, resident consultation, offer of sale to resident organizations in the case of disposition, board resolution, phased applications, commensurate public benefit and use restrictions (heavily revised), and new sections on ground lease dispositions, disposition proceeds, and changes after SAC application approval.
- Disposition justification, including justification criteria for dwelling units, blending Section 18 disposition approvals with RAD conversion (heavily revised), and justification criteria for non-dwelling buildings and vacant land.
- Demolition justification, including justification criteria and de minimis demolition.
- The eligibility and application process for tenant protection vouchers.
- Other requirements, such as requirements concerning existing financial transactions (heavily revised), Operating Fund accuracy and updating days to relocation, reoccupying units proposed for demo/dispo, reporting requirements, false certifications and HUD enforcement, and civil rights requirements (heavily revised).
- Relocation of residents, including relocation requirements and new sections on quality of relocation units, relocation considerations, and housing search.

PIH Withdraws Streamlined Voluntary Conversion Notice

Also on December 26, the PIH Office issued Notice [PIH 2024-41](#) to withdraw Notice [PIH 2019-05](#), which provided guidance on streamlined voluntary conversion under Section 22. While no additional information was provided with regard to the rationale behind the withdrawal, the notice does state that questions may be directed to the local HUD Field Office.

HUD Posts Guidance on Achieving Optimal Occupancy in Public Housing

On December 31, HUD's Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2024-42](#), providing PHAs with strategies for improving and maintaining an optimal public housing occupancy rate. The notice underscores the significance of reducing vacancies in public housing

and highlights strategies garnered through collaboration with PHAs across the country that achieved or maintained HUD's annual Management Assessment Subsystem (MASS) occupancy rate of 95.5% during FY 2023. These strategies focus on reducing the number of vacant units, including strategies regarding:

- Waiting list management
- Establishing unit turnaround protocol
- Accurately categorizing units
- Marketing and outreach
- Identifying vacancy trends
- Natural disaster preparedness
- Matching the public housing inventory to meet community needs
- Technology

The notice also touches on additional resources, such as PHA capacity building tools and eviction prevention. Further details can be found in the [notice](#).

GENERAL NEWS

HUD Publishes Nonavailability Waiver to BABA Provisions

On December 26 in the *Federal Register*, the Department of Housing and Urban Development ([HUD](#)) published a temporary [nonavailability waiver](#) of the manufactured product requirements of the Build America, Buy America Act ([BABA](#)) for domestically assembled solar modules used in federal financial assistance awarded for infrastructure projects. The waiver covers multiple projects that HUD anticipates will involve the installation of such solar panels. The waiver would specifically apply to domestically assembled models that may incorporate foreign components and would meet immediate solar demands while the domestic solar industry expands supply.

The [Build America, Buy America Act](#), enacted as part of the Infrastructure Investment and Jobs Act on November 15, 2021, established a domestic content procurement preference for all federal financial assistance obligated for infrastructure projects. The Act requires that all iron, steel, manufactured products, and construction materials used in covered infrastructure projects are produced in the United States.

HUD Issues Proposed Rule on OMB Guidance on Federal Financial Assistance

On December 31 in the *Federal Register*, HUD published a [proposed rule](#) to amend its regulations on federal financial assistance to conform with the 2020 and 2024 changes to Office of Management and Budget (OMB) guidance governing such assistance (previously referred to as *grants and agreements*). The proposed amendments would:

- Implement the guidance and update cross-references to OMB provisions that have been renumbered and reorganized.
- Improve some grant management and administrative program regulations based on HUD's experience implementing OMB's regulations and guidance in existing entitlement, discretionary, and other programs involving grant management and administration.
- Revise Title VI, Section 108, Section 184, and Section 184A loan guarantee programs regarding System for Award Management (SAM.gov) registration and clarify that the Section 184 and 184A programs are subject to audit requirements.

The aim is that these changes will improve HUD's processes for awarding federal financial assistance and align HUD's regulations with government-wide efforts standardize terms and data elements, implement data and risk-based frameworks, reduce administrative burden, promote

consistent interpretations of OMB's regulations and guidance, and improve and maximize agencies' ability to assess the performance of recipients.

Comments on the proposed rule are due **March 3, 2025**. Further details on the changes can be found in the [notice](#).



For help with your PIH Alert subscription, email [Lizbeth Perez](#). For questions and comments on content, email [Kaylene Holvenstot](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100

[Unsubscribe](#) [Manage preferences](#)