



December 2, 2024

PH PROGRAM NEWS

PIH Issues Guidance on High-Rise Elevator Projects for Families with Children

Last Friday HUD’s Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2024-36](#) outlining the procedures for PHAs to request HUD approval to develop (via new construction or acquisition with or without rehabilitation) public housing units in high-rise elevator structures that will be offered to families with children.

The U.S. Housing Act of 1937 states that, except in the case of housing predominately for elderly or disabled families, high-rise elevator projects must not be provided for families with children unless HUD makes a determination that there is no practical alternative. Last Friday’s notice provides guidance to PHAs on how to demonstrate that developing general occupancy units to be offered to families with children in a high-rise elevator structure is the only practical development alternative. PHAs must address the following in their request for approval:

- Describe the project
- Demonstrate need
- Justify need for high-rise development on intended development site
- Discuss alternatives
- Submit additional information

PHAs should provide the information as early in the development process as possible, before financing is firmly committed to the project. HUD will review the submitted documentation and respond to the PHA with its determination.

The Department will consider public comments on the notice during a 90-day period, and it reserves the right to revise, update, and republish the notice based on public feedback. HUD may also require PHAs to adjust their requests to align with the updated criteria. Further information can be found in the [notice](#).



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