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PH PROGRAM NEWS

PIH Issues Guidance on Implementing Small Rural PHAs Assessment

Late yesterday HUD’s Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2023-33](#) providing guidance to PHAs on the implementation of 24 CFR 902, Subpart H, Assessment of Small Rural Public Housing Agencies. Specifically, the document contains guidance on the following topics:

- Initial list of small rural PHAs
- Frequency of updates to the list
- Small rural list appeal process
- Initial assessment of small rural PHAs
- Performance designations
- Timing and frequency of assessments
- Financial data submissions

The notice applies to eligible PHAs that are considered *small rural* as defined in the Economic Growth Act and at 24 CFR 902 Subpart H. A PHA is considered *small rural* if it administers 550 or fewer combined public housing units and vouchers under section 8(o) of the Act, and either has a primary administrative building with a physical address in a rural area, or more than 50 percent of its combined units are in rural areas.

According to the notice, PHAs that are eligible for the small rural designation but are considered troubled within the Public Housing Assessment System (PHAS) must successfully complete their milestones per their corrective action plan and no longer be considered troubled before their small rural assessment/inspection cycle begins. Small rural assessments apply to expansion Moving to Work (MTW) PHAs operating under the MTW operations notice. However, small rural assessments do not apply to the initial MTW PHAs that are specifically exempted in their MTW agreement.

A separate notice will be issued for the Section 8 Management Assessment Program (SEMAP) and small rural PHAs subject to SEMAP. For further information, please refer to yesterday's [notice](#).



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