



January 19, 2021

PH PROGRAM NEWS

PIH Issues Notice on 2021 Operating Fund Grant Eligibility Calculations

Late Friday HUD’s Office of Public and Indian Housing ([PIH](#)) issued [Notice PIH 2021-04](#) to provide instructions for calculating operating fund (OpFund) grants for calendar year (CY) 2021. Compared to [Notice PIH 2020-03](#) on the same subject, this notice includes the following changes and additions:

- Added cross references: regulations, statutes, notices, and documents cited in the notice
- Created a new Section 3: Communication
- Added appropriations language to Section 4
- Added language on project regroupings in Section 8b
- COVID-19 related issues are discussed in Section 9
- Added language related to the Frozen Rolling Base program to Section 13B

Instructions for completing Excel tools and other required documents, submission deadlines, and guidance materials related to various formula elements are posted to the [2021 operating fund grant processing webpage](#). Failure to meet the posted submission deadline are grounds to reject OpFund to a PHA.

HCV PROGRAM NEWS

PIH Issues Notice on Shared Housing in the HCV Program

Last Friday HUD’s Office of Public and Indian Housing ([PIH](#)) also issued [Notice PIH 2021-05](#) titled “Use of Shared Housing in the Housing Choice Voucher (HCV) Program” to remind PHAs that shared housing remains a permissible and viable option for [HCV](#) participants. As defined in the notice, *shared housing* is a single housing unit (a house or an apartment) occupied by an assisted family and another resident or residents. The shared unit consists of both common and private space for each assisted family. Shared housing can be offered in different ways, including:

- For-profit co-living (such as a boarding house, single bedroom with common living room/kitchen/dining room) run by a private company.
- For-profit shared housing matching (such as roommates or single-family homes) and online sites which charge a fee for their matching services.
- Non-profit shared housing matching services.

HCV participants may find shared housing to be a useful alternative form of housing depending on their personal situation, local housing market conditions, and the unit location. If the PHA and the local community offer shared housing as an option for families with vouchers, the PHA is encouraged to include information about this housing possibility in the family’s voucher briefing.

The notice also reminds PHAs of the specific programmatic requirements related to shared housing for the HCV program:

- The PHA’s administrative plan must cover the PHA’s policies on shared housing.
- PHAs are required to permit shared housing if needed as a reasonable accommodation.
- PHAs should be aware of potential local legal barriers to HCV participants using shared housing.
- PHAs should be informed of the occupancy requirements described in Section 7 of the notice.
- PHAs may not give approval to reside in shared housing unless the entire unit meets housing quality standards (HQS).
- The payment standard for a family in shared housing (per 24 CFR § 982.617(c)) is the lower of the PHA’s payment standard for the family unit size or the pro-rata share of the PHA’s payment standard for the shared housing unit size.
- The rents paid by participating families residing in shared housing are generally subject to applicable standards for determining rent reasonableness.
- There is a separate housing assistance payment (HAP) contract and lease for each assisted family.
- PHAs are required to follow all applicable equal opportunity and nondiscrimination requirements.



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