



September 14, 2021

PH PROGRAM NEWS

HUD Publishes Notice on Flat Rent Submission Requirements

Yesterday HUD’s Office of Public and Indian Housing ([PIH](#)) published Notice [PIH 2021-27](#), “Updates to Flat Rent Submission Requirements,” which supersedes and replaces the guidance provided in [Notice PIH 2017-23](#), clarifies HUD’s interpretation of the statutory amendment related to flat rents, and updates flat rent exception and extension request requirements, including review criteria for Form HUD-5880. The notice also serves as supplemental guidance to the [streamlining final rule](#) that was published on March 8, 2016.

As established in FY 2015 Appropriations Act, flat rents must be set at no less than the lower of 80 percent of the applicable fair market rent ([FMR](#)), or 80 percent of such other applicable FMR established by the Secretary that more accurately reflects local market conditions and is based on an applicable market area that is geographically smaller than the applicable market area (such as the applicable Small Area Fair Market Rent ([SAFMR](#)) or unadjusted rent). For areas where HUD has not determined an SAFMR or an unadjusted rent, PHAs must set flat rents at no less than 80 percent of the FMR or apply for an exception flat rent.

To establish flat rents at a lower level, PHAs must request an exception from HUD within 90 days of the effective date of the current year FMRs. To verify the need for an exception flat rent, PHAs are required to submit a market analysis that demonstrates the value of the unit. A market analysis must be submitted using [HUD Form-5880](#) “Flat Rent Market Analysis Summary”. A training video on how to use the tool can be accessed [here](#).

If HUD approved a PHA’s flat rent exception request from a previous fiscal year, the PHA may request an extension of this approval if the PHA requests an extension of the exact rents as previously approved by HUD, the market study accompanying the previously approved request is no more than two years old, the market conditions remain unchanged and the PHA submits the extension request no later than 90 days after the effective date of the final FMRs published by HUD. The Department will not approve extension requests that include changes or additions to previously approved exception flat rents.

Further information can be found in the [notice](#).

PIH Updates OpFund Grant Eligibility in Web Portal

In an email yesterday via HUD’s Financial Management Division (FMD) [mailing list](#), HUD’s Office of Public and Indian Housing ([PIH](#)) announced that it has published updated operating fund grant eligibility for public housing developments in the [operating fund web portal](#). PHAs can find their updated eligibility in the PHA Form 52723/52722 modules. This updated eligibility includes revisions made to forms HUD-52723/HUD-52722 and new projects. PHAs should review their updated eligibility and submit any questions or comments to their Field Office by email no later than **September 20, 2021**.

HUD Awards \$10 Million in Emergency Safety and Security Grants

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it has awarded \$10 million to 55 PHAs throughout the country for emergency and security improvements under the [Capital Fund Emergency Safety and Security program](#). The grants will be used to install, repair, or replace capital needs items, including security systems and surveillance cameras, fencing, lighting systems, emergency alarm systems, window bars, deadbolt locks, doors, and monoxide detectors. To view a complete list of the grantees, the amounts they were awarded, and project descriptions, [click](#) here.



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