

Tools, tips, and updates to help with Housing Choice Voucher Program Administration.

JULY 2026

ANNOUNCEMENTS

Notice PIH 2026-12 Revision

Notice PIH 2026-12, Revision 2, Implementation of the Federal Fiscal Year 2026 Funding Provisions for the Housing Choice Voucher Program, was published June 9, 2026. This revision contains formatting and other stylistic changes. Please be sure to reference this Revision 2 moving forward.

View the Notice

Notice PIH 2026-15 - HOTMA 102/104 Compliance

On May 14, 2026, HUD published Notice PIH 2026-15, announcing on January 1, 2027, HUD will enforce compliance with Sections 102 and 104 of HOTMA for all Public Housing Agencies, except MTW PHAs and PHAs currently and exclusively using the FRS.

HUD will communicate the compliance date for MTW PHAs (including initial MTW PHAs and MTW Expansion PHAs) and PHAs currently exclusively using FRS at a later date. **For all other PHAs, HUD-50058 transactions with an effective date of January 1, 2027, and later, must be HOTMA compliant.**

On June 25, HUD hosted a webinar to go over the Notice PIH 2026-15 and provide a refresher on the main HOTMA 102/104-related changes. Presentation slides were emailed to PHA Executive Directors on July 1, 2026.

Have HOTMA compliance questions?
Please email HOTMAQuestions@hud.gov.

View the Notice



NSPIRE for Vouchers "Get Ready" Webinars and Office Hour Sessions

HUD continues to host training webinars to help PHAs "Get Ready" to implement NSPIRE into their voucher program inspections. Office Hour sessions will also continue as an opportunity for PHAs to ask questions on certain NSPIRE topics. The trainings and office hours will be presented by a TA provider, and all registration links will be provided in promotional emails sent to PHAs and this newsletter.

PHAs can check HUD Exchange Upcoming Trainings webpage – all registration links will be posted here as they are made available.

*****SAVE THE DATES*****

Office Hours-General Q&A | Wednesday, August 5, 2026, 2-3pm EDT

Register for August 5th Office Hour Session

Office Hours-Working with Landlords | Wednesday, August 19, 2026, 2-3pm EDT

Register for August 19th Office Hour Session

Get Ready Webinar | Wednesday, September 16, 2026, 2-4pm EDT
Registration link coming soon (Check HUD Exchange for updates)

HUD Exchange Upcoming Trainings

Office Hour Series | HCV Two-Year Tool (TYT)



HUD HCV Two-Year Tool Office Hours continue on **August 6th*** for PHAs administering the HCV Program. This session will focus on the latest updates to the TYT VMS/HUDCAPS Data. Registration is not required. We hope you will join us.

Please join us live! These exclusive office hours will NOT be recorded.

– SAVE THE DATE –

***Please note date has changed to avoid conflict with NSPIRE webinar**

Thursday, August 6th at 3-4pm EDT | https://events.intellor.com/login/514096
Latest Updates to TYT VMS/HUDCAPS Data
Weblink is updated to increase participant capacity, please save the updated link.

Join the August 6th Session

HCV UTILIZATION TOOLS

The latest Two-Year Tool includes the following updates:

- April VMS data is available in the new Tool.
- **A few helpful reminders:**
  - The Budget Authority is only displayed on the **Program Overview** tab of the Two-Year Tool.
  - The Projection Analysis tab is based on the *prior year's* HAP expenses.
- **TYT office hours will take place on August 6th.** Please note the change in date before saving to your calendar -- registration is not required. Updated webinar link is provided above in the Events & Training section of this newsletter.

Have Two-Year Tool question? Reach out to us at TYTQuestions@hud.gov, a new mailbox to connect you with HUD for HCV Utilization Tools support.

Visit the HCV Utilization Tools website

RESEARCH AND PUBLICATIONS

PBV Area Lookup Tool Update

The Project-Based Voucher (PBV) Area Lookup Tool has been updated to assist PHAs and owners to determine if an address is in an area that meets the regulatory definition of "areas where vouchers are difficult to use" (24 CFR § 983.3(b)). Find the Lookup Tool here, https://www.huduser.gov/portal/maps/hcv/home.html.

Areas where vouchers are difficult to use relate to the 10% increased cap under the PBV percentage limitation (24 CFR 983.6(d)(1)(iv)) and the higher (40%) project cap under the PBV income-mixing requirement (24 CFR 983.54(b)). The update uses the 2020-2024 American Community Survey 5-Year Estimates and Fiscal Year 2026 Fair Market Rents and Small Area Fair Market Rents.

PBV Area Lookup Tool

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