



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

JULY 2025

ANNOUNCEMENTS

eVMS Onboarding is Now Complete!

All non-MTW Public Housing Agencies (PHAs) have been onboarded to eVMS, having successfully gone through the May close cycle. Approximately 1,950 PHAs received their HCV HAP Disbursement on June 1st and July 1st via the eVMS HAP calculation. As eVMS continues to develop, we will strive to onboard MTW and MTW Expansion PHAs.

Visit the [HUD eVMS website](#) to register for **monthly office hours** and to access an **updated FAQ document**. And check back, as pending updates will include the recent recorded trainings, presentation materials.

As a reminder, it is critical for PHAs to successfully submit all 50058s to IMS/PIC and correct any fatal 50058 errors. Access the [PIC Error Dashboard](#) and [applicable training materials](#) to assist with this.

Visit the eVMS website

REMINDER: July 1st Compliance Date for Some HOTMA Income and Assets Provisions

[PIH Notice 2024-38: Housing Opportunity Through Modernization Act \(HOTMA\) Sections 102 and 104: Updated Guidance to Public Housing Agencies \(PHAs\) on Compliance](#) requires that PHAs comply with only those provisions that can be implemented and reported accurately in IMS/PIC. **By July 1, 2025, PHAs must use the new income exclusions and related definitions, as well as implement policies related to de minimis errors.** A full description of the provisions HUD's Office of Public and Indian Housing (HUD PIH) will be enforcing, and the associated deadline is available in the notice.

PIH Notice 2024-38

Transitioning Current Emergency Housing Voucher (EHV) Families to the HCV Program

On June 20, 2025, HUD published [Notice PIH 2025-19](#), *Guidance on Transitioning EHV Families into HCV and End of EHV Services Fee Expenditure*. This notice provides guidance to PHAs who elect to transition EHV families into their HCV program so that EHV families do not experience a loss in housing assistance. Additionally, the notice informs PHAs that they have 60 calendar days from the date of the publication of this notice to use services fees on eligible expenses, and an additional 60 calendar days from the date of the publication of this notice to complete services fees VMS reporting.

The notice clarifies the process for placing families on the HCV waiting list and establishing a preference for EHV families. The notice also provides a streamlined submission and review process for a waiver that PHAs may request based on a PHA-specific good cause justification to allow them to place all EHV families on their HCV waiting list instead of only accepting individual applications from EHV families.

Email ehv@hud.gov with questions about this notice.

PIH Notice 2025-19

New PHA Plan Templates Now Available on HUDCLIPS

Updated templates and certifications for the Public Housing Agency (PHA) Plans are now available on HUDCLIPS. The templates and certifications, forms HUD-50075 and HUD-50077 respectively, and can be accessed [here](#). These templates reflect recent policy and regulatory changes to improve clarity and consistency for PHAs submitting Annual and Five-Year Plans.

For full details, refer to [PIH Notice 2025-18 \(HA\)](#): *Automation of and Revisions to the Public Housing Agency (PHA) 5-Year Plan and Annual Plan Templates and Certification Forms*. The notice officially announces the automation of the PHA Plan templates and certifications and provides key updates, submission guidance, and technical assistance resources. PHAs are encouraged to begin using the new templates for upcoming submissions.

Submitting the automated PHA Plan templates and certifications will be required commencing with PHAs fiscal years, beginning 1/1/2026.

PIH Notice 2025-18 (HA)

REMINDER for MTW PHAs:

Quarterly Reporting Commitments and Obligations due in the Voucher Management System (VMS)

Please report the Moving To Work (MTW) eligible activities that you have dedicated MTW HCV reserves towards in the Voucher Management System (VMS). For more information about these reporting requirements, visit the [MTW HCV Resources Webpage](#). Questions can be emailed to mtwunspentfunds@hud.gov.

FUNDING OPPORTUNITIES

2025 Funding Implementation Notice

[PIH Notice 2025-13](#): *Implementation of the Federal Fiscal Year (FFY) 2025 Funding Provisions for the Housing Choice Voucher Program* was published on May 14, 2025. This notice implements the Housing Choice Voucher (HCV) program funding provisions of the Full-Year Continuing Appropriations and Extensions Act, 2025 ([Public Law 119-4](#)), referred to hereafter as “the 2025 Act,” enacted on March 15, 2025. The 2025 Act establishes the methodology for calculating and allocating housing assistance payments (HAP) renewal funds, new incremental vouchers, and administrative fees.

The 2025 Act funded HAP renewals at 100.6 percent proration and awards were communicated to PHAs on May 13, 2025. And it also included additional funding for 2,000+ special purpose vouchers through HUD VASH (\$15M), and Family Unification Program / Foster Youth for Independence (\$30M).

PIH Notice 2025-13

EVENTS AND TRAININGS

eVMS Office Hours

The eVMS Team will host a monthly eVMS Office Hours webinar series to share eVMS and applicable HCV funding updates, highlight eVMS functions, and address eVMS related questions. PHAs and their partners are welcome to attend and will have opportunity for live Q&A regarding eVMS or HCV Funding.

eVMS Office Hours will be held on the **second Thursday of the month, from 2-3PM EST** for the remainder of the calendar year. The agenda will be updated each session.

eVMS Office Hours Schedule & Registration Links

[July 10](#)

[August 14](#)

[September 11](#)

[October 9](#)

[November 13](#)

[December 11](#)

HCV UTILIZATION TOOLS

The HCV program requires program administrators to make regular adjustments to reflect funding levels and local market conditions. HUD provides resources on the [HCV Utilization Tools site](#) to help PHAs forecast the impact of different program adjustments and voucher issuance decisions.

Latest HCV Utilization Tools update:

- The tool has been updated for FFY 2025 final funding

Visit the HCV Utilization Tools website

RESEARCH AND PUBLICATIONS

PIH Notice 2025-12: Revised Guidance for Reasonable Accommodation Exception Payment Standards for the Housing Choice Voucher Program

On May 13, 2025, HUD issued [Notice PIH 2025-12](#) which provides revised guidance on reasonable accommodation exception payment standards (RA EPS) for the Housing Choice Voucher Program. The Notice updates the requirements for submitting a request for an exception payment standard as a reasonable accommodation, confirms which Fair Market Rent (FMR) will be used to determine if an RA EPS is necessary, and states that HUD will not require public housing agencies (PHAs) to calculate the RA EPS amount with the participant paying 40 percent of the family's adjusted monthly income. The notice includes examples of common circumstances that may qualify for an RA EPS and sample calculations.

PIH Notice 2025-12

NSPIRE: Terms and Definitions Update

HUD published an update to frequently used terms and definitions related to National Standards for the Physical Inspection of Real Estate (NSPIRE). The [NSPIRE Terms and Definitions](#) webpage provides definitions to terms related to NSPIRE that are included in the [NSPIRE final rule](#) which was published on May 11, 2023, (88 FR 30442) and codified inspection standards and procedures for HUD housing. The NSPIRE Final rule includes provisions of the Economic Growth and Recovery, Regulatory Relief and Consumer Protection Act (P.L. 115-174) for HUD's rental assistance programs. This document is a resource to ensure common understanding of the terms and definitions relevant to NSPIRE inspections by all stakeholders.

Visit the NSPIRE website

Share Your Feedback

Are you an HCV Landlord that has had a positive experience working with your PHA? Or a PHA with positive experiences working together with your landlords? We would like to hear about your experience and which aspects of the program and partnership have worked well.

Email us! HCVLandlordSupport@HUD.gov



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