



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

SEPTEMBER 2025

ANNOUNCEMENTS

Extending the Deadline to Implement NSPIRE for HCV, PBV, and Mod Rehab

Due to ongoing challenges faced by PHAs and feedback from the industry, HUD is extending the NSPIRE for voucher programs compliance deadline a final time from **October 1, 2025, to February 1, 2027**. An announcement from HUD's Office of Public Housing is being sent to PHAs. An updated **Federal Register** notice finalizing the extension is forthcoming. HUD will also issue an updated Administrative Procedures notice in the near future (a [revised NSPIRE HCV Administrative Procedures notice](#) was published on August 9, 2024).

In the meantime, please sign up for updates and explore available training resources. For questions, contact your local HUD Field Office. HUD has developed training materials—including videos and infographics—available on the [NSPIRE website](#) and [HUD Exchange](#), including:

- [NSPIRE Standards: How to Inspect \(video series\)](#)
- [HCV NSPIRE Online Inspector Training](#)

[NSPIRE Website](#)

FY 2026 Fair Market Rents

The Office of Policy Development and Research (PD&R) has published Fiscal Year 2026 Fair Market Rents (FMRs). The values are available in PDF and excel on [HUDuser.gov](#), as well as through the documentation system query tool that explains the full details of FMR calculation for each area. The Federal Register notice ([Notice FR-6553-N-01](#)) announcing the FMRs is available online. Interested parties may submit comments and requests for reevaluation through the regulations.gov docket.

[Fair Market Rents](#)

Emergency Housing Vouchers (EHV) Leasing – Revision to Notice PIH 2025-07

HUD recently published a revision to Section 3 of [Notice PIH 2025-07](#) to clarify that the prohibition on absorption of an EHV family into the HCV program only applies to EHV PHAs. In accordance with [Notice PIH 2021-15 \(HA\): Emergency Housing Vouchers - Operating Requirements](#), if the receiving PHA does not administer EHV under its own ACC, the receiving PHA may absorb the EHV family into its regular HCV program or may bill the initial PHA.

[PIH Notice 2025-07](#)

Transitioning Emergency Housing Voucher Families – Waiver Requests under Notice PIH 2025-19

HUD strongly encourages PHAs to transition EHV families to the HCV program, as the funding for the program is likely to be expended by the end of CY 2026. This will ensure that EHV families do not experience a loss or gap in housing assistance. PHAs that elect to transition their EHV families into their regular HCV program may request a waiver to allow them to place all EHV families on their HCV waiting list instead of only accepting individual applications from EHV families. Waiver requests must be submitted through a [DocuSign](#) form and must be based on a PHA-specific good cause justification. Please email EHV@HUD.gov with questions.

Examples of a PHA-specific good cause justification may include, but are not limited to:

- The PHA can show that due to the delay caused by having to require individual applications from EHV families, EHV families would be at risk of losing assistance due to the exhaustion of EHV funds.
- The PHA can show that due to the large number of families in its EHV program, it is unlikely that the PHA will be able to do the necessary outreach and follow up to ensure that each family is informed of their opportunity to be placed on the waiting list and is able to submit an application, which would risk EHV families losing assistance due to the exhaustion of EHV funds.

[PIH Notice 2025-19](#)

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

[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.

[Visit the HCV Utilization Tools website](#)

RESEARCH AND PUBLICATIONS

Cityscape on the Family Self-Sufficiency Program Evaluation

Cityscape is PD&R's journal of policy development and research. The latest issue looks at the Family Self-Sufficiency (FSS) program, drawing lessons from research to identify ways to improve program design, implementation, and delivery.

[Read the Report](#)

Evaluation of the Moving to Work Flexibility Cohort: Year 3 Report

This research report discusses the planning and implementation of Moving to Work (MTW) activities and analyzes the impact of these activities on PHAs and residents through the third year (2023) after the Flexibility Cohort PHAs were offered the opportunity to become an MTW agency in January 2021. It is based on HUD administrative data from 2020 through 2023, MTW Supplements approved by the end of 2023, and PHA staff interviews from February through April 2024.

[Read the Report](#)

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