



PRACTICAL POINTS

Official Newsletter of PMCS, Inc.

SPRING 2025

Industry Updates

NSPIRE Updates

HUD sent the following email on May 1st regarding NSPIRE updates:

HUD's Real Estate Assessment Center (REAC) in the Office of Public and Indian Housing (PIH) releases updates to the National Standards for the Physical Inspection of Real Estate (NSPIRE) Software Application.

While we continue to improve the NSPIRE System, please follow these steps to submit proof of mitigation for all Life-Threatening and Severe deficiencies.

1. You can use the NSPIRE System now. [We have attached a user guide](#) with instructions for how to use the system's current functions. Please follow the attached instructions.

Note: By fully submitting the evidence of mitigation for your life-threatening and severe deficiencies in the NSPIRE System, you will not receive weekly reminders to submit mitigations for those deficiencies.

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Industry Updates

NSPIRE Updates *(continued)*

2. If you are still having trouble using the system, please see the guidance from the [NSPIRE Administrative Notice](#) below:

“In the initial term of NSPIRE implementation, this process should be conducted via email to the field office representative with a courtesy copy to NSPIRERegulations@hud.gov. Once the NSPIRE System is fully operational with all functionalities, PHAs or POAs will be able to complete this process within the application.” ([PIH 2023-16/H 2023-07](#), Page 11)

Please note: You will eventually have to upload proof of mitigation to the NSPIRE System once the system has been updated. Additionally, *you will continue to receive automatic notifications until you submit proof of mitigation* in the NSPIRE System.

HUD is continuously working on improving the user experience in the NSPIRE system and has several updates that are now available to users. Additional updates are scheduled for the upcoming months. The following updates have been made available on April 24, 2025, in the April release:

- REAC has updated the timing for Contract Inspectors to receive their property inspection samples to 5 am EDT the day prior to the scheduled inspection date.
- REAC has made user interface improvements in the Appeals section to improve functionality.

- REAC has made user interface improvements in the POC Portal including:
 - Preliminary scoring information is no longer available until an Inspection submitted to HUD for review has been accepted.
 - Deficiency and Inspection page updates improving layout and visibility and the ability to upload evidence of mitigation of defects in bulk. This feature has moved the Submit Evidence of Mitigation button to the Deficiency Related list on the Inspection record page. Please review page 15 of the updated POC User guide.



HUD is aware of the challenges that users have had with the NSPIRE system and has completed several improvements to the user experience. The Department's Real Estate Assessment Center (REAC) is working with PIH's NSPIRE Software team and the Office of the Chief Information Officer (OCIO) and their vendor on additional functionality and improvements.

For further assistance, please reach out to **REAC TAC** at REAC_TAC@hud.gov or 1-888-245-4860.

Source: HUD NSPIRE email from May 1, 2025



Industry Updates

HOTMA Reminders

Are you ready and prepared for the July 2025 implementation of HOTMA? As of now, the implementation date is still set for July 2025 for HUD Subsidized Housing Programs, even though the required updating of HUD forms remains incomplete. Many HUD forms ranging from the HUD 9887/9887A Authorization for the Release of Information, HUD Leases, 50059/50059A Certification Forms, Race & Ethnicity Report Data Collection Forms, and several other HUD Forms remain in draft form, awaiting approval on HUD's Multifamily Housing Policy Drafting Table at www.hud.gov. It is expected, but not certain, that another extension on the implementation of HOTMA will be forthcoming from HUD.



In the meantime, while we wait for further direction from HUD, be certain to have updated Tenant Selection Plans and EIV Policies and Procedures in place at your properties to reflect the HOTMA regulations. Both of these critical property level documents had required completion dates of May 31, 2024. While you should have them prepared, these HOTMA compliant Tenant Selection Plans and EIV Policies and Procedures cannot be implemented until you are fully HOTMA compliant at your location. This not only includes the final implementation date of July 2025 but the readiness of your compliance software.

Another property related document that will require updates under HOTMA includes House Rules. House Rules will need to reflect mandatory and discretionary policies and information adopted in the Tenant Selection Plan.

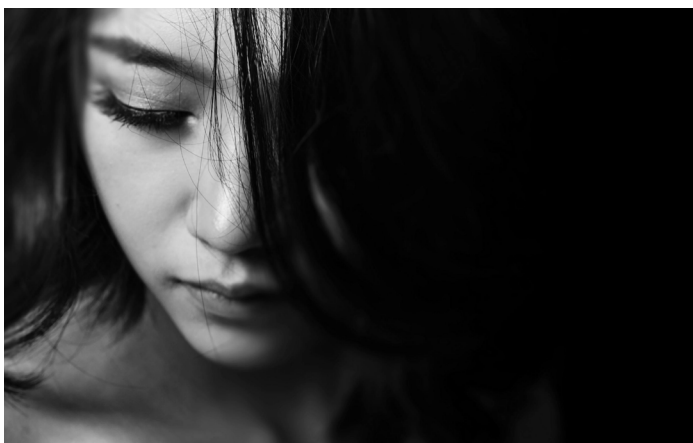
Be on the lookout for updated HOTMA information by monitoring the HUD's [HOTMA webpage](#) and following our [PMCS website](#) and email updates. You may also wish to subscribe to HUD's mailing list available at [Multi-Family Mailing List](#).



Industry Updates

VAWA Reauthorization Act of 2022

The VAWA Reauthorization Act of 2022 became effective in October 2022 after being signed into law in March 2022. The Bill modifies and reauthorizes VAWA through Fiscal Year 2027. While nothing was removed or rescinded, there were several changes including revised definitions of abuse, additional covered housing programs, some new enforcement guidelines, and updated VAWA forms.



The VAWA 2022 forms were released on [hud.gov](https://www.hud.gov) in early 2025. These updated VAWA documents now show an updated expiration date of 1/31/2028 and an OMB Approval No. 2577-0286.

These updated documents should be included at your site and replace the previous versions of the forms of the same name/number. While these forms are currently available, we have received little guidance regarding the implementation of the forms. In fact, industry leaders, including NAHMA (National Affordable Housing Management Association) have stated it would be prudent to hold off on the implementation of these new VAWA documents as there have been substantial changes under the current administration that may cause additional edits to the forms in the future.

We continue to seek further guidance on these documents and will provide additional information as soon as we discover anything new.



Training Schedule

Focused Topics

LIHTC for the Property Manager | 06.05.25

TRACS: Managing Compliance in Multifamily Housing | 06.12.25 & 12.11.25

MORs - Preparation to Closing | 06.19.25

EIV Compliance | 06.26.25 & 12.04.25

Property Management Series

New Manager 101 - Tenant Interviews | 09.04.25

New Manager 102 - Calculating Annual Income for 50059s | 09.11.25

New Manager 103 - Determining the Cash Value of Assets | 09.18.25

New Manager 104 - Expenses and Deductions | 09.25.25

Intermediate Management 201 - Waiting List & Tenant Selection | 10.02.25

Intermediate Management 202 - Income, Assets, and Expenses | 10.09.25

Advanced Management 301 - Challenging Scenarios in HUD Compliance | 10.16.25

HOTMA: From Theory to Practice Series

HOTMA: Income | 10.23.25

HOTMA: Assets | 10.30.25

HOTMA: Expenses, Deductions, and Processing Hardships | 11.06.25

HOTMA: Forms, EIV, and Recertifications | 11.13.25

HOTMA: Roundtable Discussion | 11.20.25

Fair Housing Series

Fair Housing Basics | 10.28.25





Did You Know?

2025 Income Limits

On April 1, 2025, HUD released the 2025 Income limits. Owners/agents of properties participating in HUD's Multifamily Housing Programs **must** utilize [these 2025 income limits](#) when processing Move-Ins and Initial Certifications effective April 1, 2025 or later.



For owners/agents of Low Income Housing Tax Credit (LIHTC) properties, [Multifamily Tax Subsidy Program \(MTSP\) income limits](#) **must** be implemented on the effective date or 45 days after the publication date, whichever is later, per Revenue Ruling 94-57. This means this year's MTSP income limits for the LIHTC program must have been implemented no later than May 16, 2025.

Owner/Agents **must** verify the appropriate income limits are loaded into their compliance software. If Management uses a Service Bureau to process certifications, please check with the Service Bureau to verify who will be responsible for updating the data. **If PMCS is processing your property's certifications, the appropriate income limits have been loaded into your compliance software.**

HOME Final Rule Has Been Published!

On January 6, 2025, HUD published a [final rule](#) in the Federal Register to update, streamline, and authorize new flexibilities in the regulations governing the HOME Investment Partnerships (HOME) Program. The final rule will ease regulatory requirements and increase flexibility to support the production of affordable housing and lower housing costs while reducing regulatory burden.



The final rule will better align HOME with other affordable housing funding sources to benefit tenants and residents and lower housing costs. The rule also streamlines and modernizes the program by easing regulatory requirements, significantly reducing burden on owners and developers of HOME-assisted housing and participating jurisdictions.

Sources:

- [HUD FACT SHEET: HOME Investment Partnership Program Final Rule](#)
- [Federal Register: HOME Investment Partnerships Program: Program Updates and Streamlining](#)



Did You Know?

Medical Expenses: New Mileage Rates Posted for 2025



Many times our residents have medical expenses that include automobile expenses. If you are calculating medical expenses that include that type of transportation, this is vital information.

The Internal Revenue Service has issued its 2025 standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical and moving purposes.

Beginning January 1, 2025, the standard mileage rates for the use of a car (which includes vans, pickups and panel trucks) is:

- 21 cents per mile driven for medical or moving purposes (the same as in 2024)
- 70 cents per mile for business use
- 14 cents per mile driven in service of charitable organizations

Source Reference: [2025 Standard Mileage Rates](#)

PMCS News

Our Team is Growing!

We are excited to announce that PMCS welcomed Heather Gates to our PMCS team in April! Heather comes to us with over 20 years of experience in the affordable housing industry and has assumed the role of Compliance Specialist. Over the past month, we have been working with Heather to fully train her on our internal processing, systems, forms, and software.

Heather is a pleasure to work with and is known to always have a smile on her face and is a true team player.

We welcome Heather and are thankful to have her on our PMCS team! Please join us in welcoming Heather to our team of affordable housing experts.



Just For Fun!

EIV Word Search



Find the following words in the puzzle.

Words are hidden and .

ADULT	DECEASED	HUD	PRINT	SUMMARY
AGREEMENT	DETAIL	IDENTIFIER	PROCEDURES	TENANT
ANNUAL	DISCREPANCY	INCOME	PROJECTION	TERMINATION
BENEFITS	EIV	INTERVIEW	QUARTERLY	TRACS
CALCULATION	FAILED	MANAGEMENT	REPAYMENT	VERIFICATION
CERTIFICATION	FILE	MULTIFAMILY	REPORT	VOUCHER
COMPLIANCE	HANDBOOK	POLICY	SITE	WAGES
DATABASE	HOUSEHOLD	PRESCREENING	SUBSIDY	

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