



December 16, 2024

PH PROGRAM NEWS

HUD Posts Over-Income Limit FAQs and Calculator Tool

The Department of Housing and Urban Development ([HUD](#)) has [posted](#) a frequently asked questions ([FAQs](#)) document titled "Limitation on Public Housing Tenancy for Over-Income Families per the Housing Opportunity Through Modernization Act of 2016 (HOTMA)." The 14-page document, dated December 2024, contains 40 questions and answers and will be updated periodically as additional questions are asked and addressed or existing questions are revised. HUD also [posted](#) an [Over-Income Calculator Tool](#).

As you know, [Section 103 of HOTMA](#) establishes an income limitation for continued occupancy in public housing. The statute requires that after a family's income has exceeded the over-income limit for two consecutive years or 24 consecutive months, a PHA must either terminate the family's tenancy within six months or charge the family the alternative non-public housing rent.

GENERAL NEWS

HUD Posts Semiannual Regulatory Agenda

The Office of Information and Regulatory Affairs has made its semiannual regulatory agenda available for viewing at [RegInfo.gov](#). The Fall 2024 [agenda for HUD](#) includes but is not limited to the following, along with **tentative** publication dates:

- [Proposed Rule](#) "Inspector Certification for the National Standards for the Physical Inspection of Real Estate (NSPIRE) Inspections (FR-6471)" (June 2025)
- [Proposed Rule](#) "Public Housing Evaluation and Oversight: Changes to the Public Housing Assessment System (PHAS) (FR-6356)" (November 2024)
- [Proposed Rule](#) "Housing Opportunity Through Modernization Act of 2016 – Capital Fund Replacement Reserve Funds (FR-6093)" (March 2025)
- [Proposed Rule](#) "Promoting Success in the Housing Choice Voucher Program (FR-6470)" (April 2025)
- [Proposed Rule](#) "Utility Consumption Adjustments for Small and Predominantly Rural PHAs and Operating Fund Rule Energy Incentives" (April 2025)
- [Proposed Rule](#) "Section Eight Management Assessment Program (SEMAP) Revised Performance Indicators and Assessments (FR-6463)" (April 2025)
- [Final Rule](#) "Tenant-Based Rental Assistance -- Enhanced Vouchers (FR-5585)" (December 2024)



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