



February 22, 2023

GENERAL NEWS

HUD Publishes NSPIRE Opt-Out FAQs

The Department of Housing and Urban Development ([HUD](#)) has [posted](#) a three-page document containing the answers to eight frequently asked questions about the [NSPIRE](#) opt-out process. The file, dated February 21, 2023, also includes a general information section.

On January 27, we [reported](#) that HUD published a [notice](#) in the *Federal Register* informing Multifamily Housing program participants who are currently in the demonstration that between April 1, 2023, and September 30, 2023, HUD intends to conduct an inspection using the NSPIRE standards and scoring. This inspection will be considered an inspection of record. HUD's FAQs clarify that NSPIRE inspections of record will begin to take place no earlier than July 1, 2023.

Demonstration participants who do not wish to be subject to an NSPIRE inspection of record before October 1, 2023, may choose to opt out of the NSPIRE demonstration by submitting a request via email to NSPIRE-Demo-OptOut@hud.gov no later than March 1, 2023. Participants who opt out of the demonstration will be subject to a Uniform Physical Condition Standards (UPCS) inspection of record.

According to the January 25 *Federal Register* notice, the demonstration will end for Public Housing participants on June 30, 2023, the day before HUD intends to begin inspections under NSPIRE for Public Housing. For Multifamily Housing participants, the demonstration will end on September 30, 2023, one day before HUD intends the NSPIRE final rule to take effect for Multifamily Housing. If these dates change, HUD will provide information through an additional *Federal Register* notice.

HUD Announces HOTMA Income and Assets Training Series

On the [HUD Exchange News](#) webpage, HUD [announced](#) that it will be holding a series of trainings, titled "HOTMA Income and Assets." The trainings will cover the changes that PHAs need to apply due to HUD's final rule implementing sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

The training series will include three sessions. The first session, scheduled for March 2, 2023, at 2:00 p.m., will discuss Section 103, which implements the new statutory requirements for PHAs regarding over-income families in public housing. Click [here](#) for more details and to register. The other two sessions, scheduled for April 6 and April 13, will discuss the changes made to PHA income reviews and asset limitations. Registration is not available yet.

As you recall, on February 14, HUD published the [final rule](#) implementing Sections 102, 103, and 104 of HOTMA. These sections make extensive changes to the United States Housing Act of 1937, particularly those affecting income calculation and reviews. You can find related information on the [HOTMA resources](#) webpage.



For help with your PIH Alert subscription, email [Laurie Durrett](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).

