

National Update CAHI

AHMA NCH Annual Conference 2025


California Affordable Housing Initiatives and CGI Federal



Generally Speaking

- Business as usual
- PBCA has submitted proposed MOR workplan to HUD HQ for review and approval. Properties scheduled per risk-based rules (and HUD SF requests)
- Continue processing CR, RA, Vouchers, claims
- Contact Center will continue to take tenant/applicant concerns and work with OA to resolve

HUD MEMO DATED 2/6/24

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- TSP must be updated for HOTMA policies **but not** implemented until TRACS 203a is released, HUD posts new documents, the site has TRACS 203a software working, and the site implements their full HOTMA policy. Their current TSP must be used until then.
 - EIV P&P must be updated per HOTMA policy. **However**, O/A should continue to use EIV with their pre-HOTMA policy.
 - O/A **MUST** not evict per the HOTMA asset limitation until the new Model Leases are posted and the family signs that new lease.
 - If an O/A chooses to implement any HOTMA policy, TRACS Software will not accommodate the changes in calculations. Therefore, O/A must use the rent override feature to update the rents per their HOTMA policy and calculations.

HOTMA CONTINUED...

- **O/As that implement any HOTMA policy – must update the tenant file with all HOTMA policies implemented as per the documentation requirement listed in the Memo distributed on 2/6/2024**
- HUD continues to provide flexibility, O/A can choose to implement any of the available passbook rates. The PBCA accepts vouchers with the chosen passbook rate and the MOR reviewer will use the O/A passbook rate when calculating income from assets.
- The remainder of the variable HOTMA allowances and thresholds posted with a 1/1/25 effective date must not be used – unless the Owner is choosing to implement these. If they choose to implement – they must manually override rents in TRACS for all certifications and update the tenant file with all HOTMA policy utilized.
- HUD email dated 6/3/2025: Full Compliance 1/1/2026

HUD HQ EMAIL 6/3/2025



HOTMA Final Rule Compliance Date Extended to January 1, 2026

Office of Housing sent this bulletin at 06/03/2025 08:42 AM EDT

Having trouble viewing this email? [View it as a Web page.](#)



HOTMA Final Rule Compliance Date Extended

Today, the Office of Multifamily Housing Programs published a [Housing Notice](#) extending the Housing Opportunity Through Modernization Act of 2016 (HOTMA) compliance date from July 1, 2025, **to January 1, 2026**, for all owners participating in HUD Multifamily project-based rental assistance programs. Full compliance with the HOTMA final rule and discretionary policies is mandatory for all certifications with a January 1, 2026, date or later.

Owners may become fully compliant with HOTMA rules and regulations prior to January 1, 2026, by using the [rent override function](#) in the Tenant Rental Assistance Certification System (TRACS). Owners should continue to follow their existing Tenant Selection Plans (TSP) and Enterprise Income Verification (EIV) policies and procedures until they are fully compliant with HOTMA.

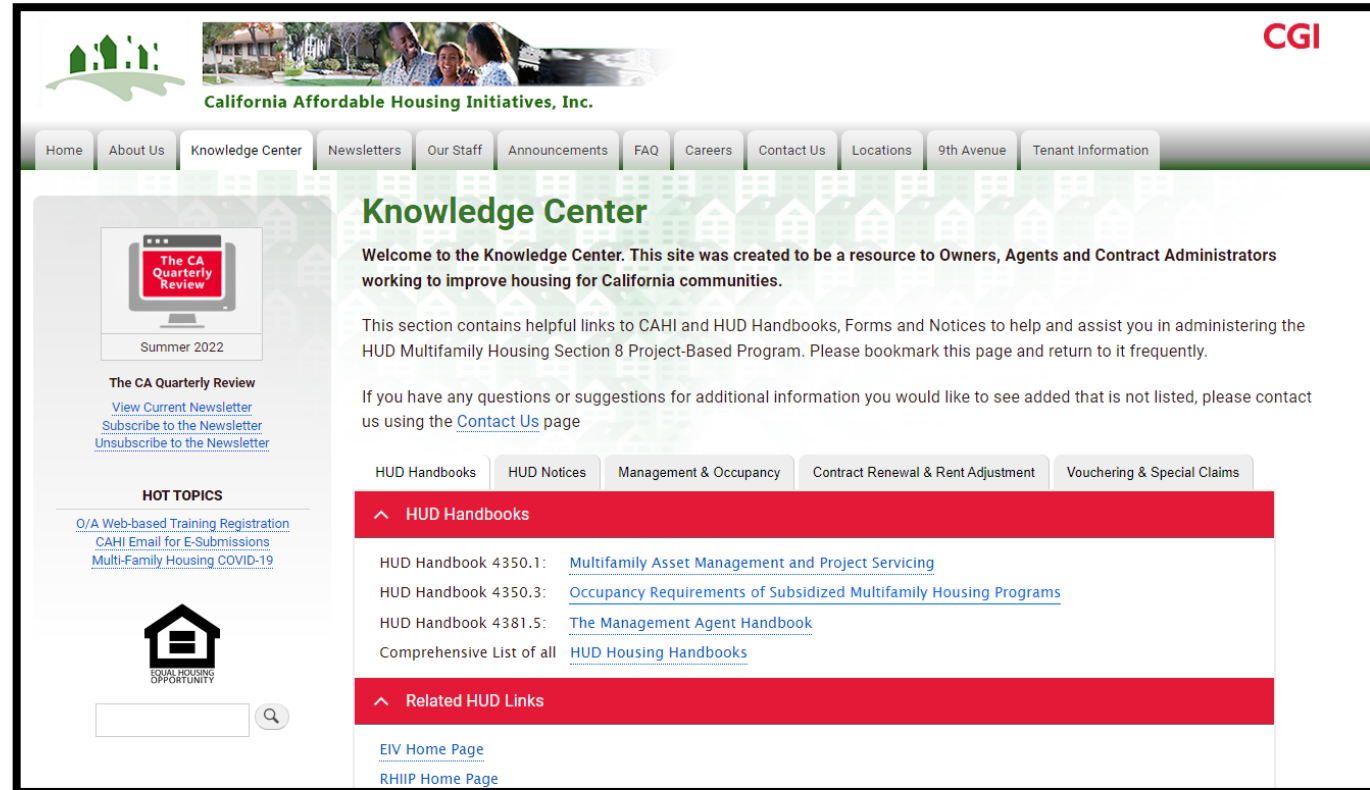
For questions regarding this notice please contact MFH_HOTMA@hud.gov.

HOTMA Implementation

- HUD 2023-10
 - First update MFH Owner's software to be 203A compliant
 - Once a MFH Owner's software is 203A compliant *then*
 - 60 days notice to tenants that their lease will be modified at the end of the lease term *after* the expiration of the 60 days' notice.
 - Once proper notice is given, MFH Owners must begin using the revised Model Leases at the expiration of a family's lease term.
- HUD 2/2024 Memo on what an OA is to do while waiting for HUD to update TRAC and publish applicable forms (see slides 4 and 5)

Resources

- CAHI Website – Knowledge Center www.cahi-Oakland.org



The screenshot displays the CAHI Knowledge Center website. At the top, there is a navigation bar with links: Home, About Us, Knowledge Center, Newsletters, Our Staff, Announcements, FAQ, Careers, Contact Us, Locations, 9th Avenue, and Tenant Information. The main header features the CAHI logo and a banner image of three people. Below the navigation bar, the 'Knowledge Center' section is highlighted. It includes a welcome message, a description of the section's purpose, and a list of links to various resources. A sidebar on the left contains a section for 'The CA Quarterly Review' with links to view, subscribe, and unsubscribe to the newsletter. Below this, there is a 'HOT TOPICS' section with links to O/A Web-based Training Registration, CAHI Email for E-Submissions, and Multi-Family Housing COVID-19. At the bottom of the sidebar is a search bar and a logo for 'EQUAL HOUSING OPPORTUNITY'.

Knowledge Center

Welcome to the Knowledge Center. This site was created to be a resource to Owners, Agents and Contract Administrators working to improve housing for California communities.

This section contains helpful links to CAHI and HUD Handbooks, Forms and Notices to help and assist you in administering the HUD Multifamily Housing Section 8 Project-Based Program. Please bookmark this page and return to it frequently.

If you have any questions or suggestions for additional information you would like to see added that is not listed, please contact us using the [Contact Us](#) page

HUD Handbooks | HUD Notices | Management & Occupancy | Contract Renewal & Rent Adjustment | Vouchering & Special Claims

HUD Handbooks

- HUD Handbook 4350.1: [Multifamily Asset Management and Project Servicing](#)
- HUD Handbook 4350.3: [Occupancy Requirements of Subsidized Multifamily Housing Programs](#)
- HUD Handbook 4381.5: [The Management Agent Handbook](#)
- Comprehensive List of all [HUD Housing Handbooks](#)

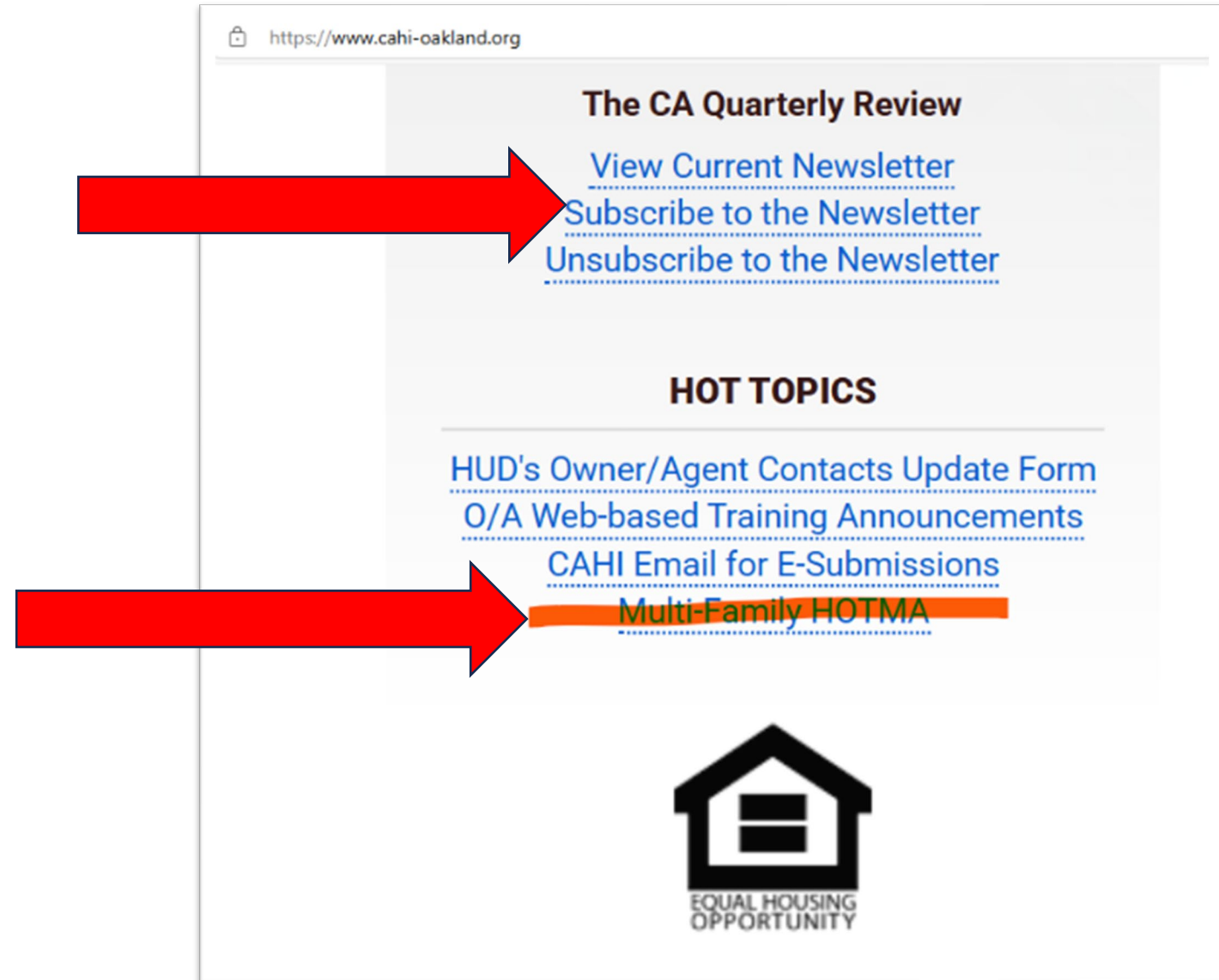
Related HUD Links

- [EIV Home Page](#)
- [RHIIP Home Page](#)



HOTMA Resources

- Also subscribe, you'll get our quarterly newsletter and you may also get occasional important announcements
- Link on CAHI's homepage to HUD's HOTMA resources



QUESTIONS?



Thank you so much for attending!

