



NOTICE

Release Date: September 20, 2024

HUD MFH Notice H 2024-09 HOTMA Compliance Implementation Update

The U.S. Department of Housing and Urban Development (HUD) - Office of Multifamily Housing Programs (MFH) published Housing Notice H 2024-09 on September 20, 2024. The Notice extends the Housing Opportunity Through Modernization Act of 2016 (HOTMA) compliance date stated in Section 6.2 of Notice H 2023-10, to July 1, 2025, for Sections 102 and 104. Owner/Agents (O/A) must be fully compliant with updated income and asset documentation requirements for income, by July 1, 2025.

Missouri Housing Development Commission (MHDC) recognizes that O/As need time to implement significant program and system changes to prepare for HOTMA compliance. The HOTMA effective date is still January 1, 2024. If MHDC finds that the O/A is not fully implementing HOTMA as of January 1, 2024, MHDC may consider this as an “observation,” rather than non-compliance, however, beginning July 1, 2025, full implementation and compliance with HOTMA will be expected and required. Note, if the O/A is not fully implementing HOTMA as of January 1, 2024, and it results in a qualification issue (e.g., an applicant would otherwise qualify under HOTMA changes, but the O/A did not implement them), it will be subject to further review by MHDC. Certifications with an effective date of July 1, 2025, or later must comply with HOTMA requirements (Notice H 2023-10). MHDC encourages Multifamily Housing Partners to read the newly updated Housing Notice in full (www.hud.gov).

HUD MFH will soon release a series of frequently asked questions (FAQ) documents addressing stakeholder questions concerning the implementation of HOTMA. HUD MFH will also publish a series of forms, including the 50059 and Model Leases that have been revised to reflect HOTMA requirements, for review and comment. Please continue to submit your questions to MFH_HOTMA@hud.gov.

Weblink:

Additional HOTMA guidance and training can be found on HUD’s HOTMA webpage and on the MHDC HOTMA Manual at MHDC.com

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