



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

Special Attention of:

Public Housing Agencies
Public Housing Directors
Regional Public Housing Directors
Multifamily Asset Management Division
Directors
Multifamily Contract Administrators
Multifamily Project Owners
Multifamily Regional Center Directors

Notice PIH 2026-09

Notice H 2026-05

Issued: April 13, 2026

Expires: This notice remains in effect until amended, superseded, or rescinded.

This notice amends Notice H 2023-10/PIH 2023-27.

Cross References: Notices PIH 2024-38 and H 2025-07

Subject: Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104 Implementation Guidance – Amendment to Attachment I Related to Interim Reexaminations

I. PURPOSE

This notice announces revisions to Attachment I of [Notice H 2023-10/PIH 2023-27](#). HUD is exercising its discretion, as authorized by HOTMA,¹ to revise via notice the standard that Public Housing Agencies (PHAs) and Multifamily Housing (MFH) Owners will use to determine whether to conduct an interim reexamination of income and household composition in compliance with the requirements of Sections 102 and 104 of HOTMA.²

The prior version of Attachment I of Notice H 2023-10/PIH 2023-27, published on February 2, 2024 (now referred to as Revision 2) is superseded.

II. APPLICABILITY

This notice applies to PHAs administering Office of Public and Indian Housing (PIH) programs, including Housing Choice Vouchers, Project-Based Vouchers, Moderate Rehabilitation, Moderate Rehabilitation Single Room Occupancy, Public Housing, and the Moving to Work (MTW) Demonstration.³ It also applies to programs administered by

¹ 42 U.S.C. § 1437a(a)(6).

² Housing Opportunity Through Modernization Act of 2016; Implementation of Sections 102, 103, and 104. [88 FR 9600](#). February 14, 2023.

³ The contents of this notice apply to PHAs participating in the MTW Demonstration except where an approved

the Office of Multifamily Housing (MFH), including Section 8 Project-Based Rental Assistance, Section 202/8, Section 202/162 Project Assistance Contract, Section 202/811 Capital Advances with Project Rental Assistance Contracts, Section 236 Interest Reduction Payments, Section 811 Project Rental Assistance Demonstration, and Senior Preservation Rental Assistance Contracts.

III. DESCRIPTION OF REVISIONS

Attachment I of Notice H 2023-10/PIH 2023-27 is revised to require PHAs and MFH Owners to conduct interim reexaminations when a household adds or removes household members, including family members, foster adults, foster children, and live-in aides, regardless if the change in household composition results in a decrease, increase, or no change in the family's annual adjusted income.

PHAs and MFH Owners with a written policy to not conduct interim reexaminations for increases in annual adjusted income during the last 3 months of a recertification period are not required to conduct interim reexaminations due to the addition or removal of a household member in that period; instead, they will report such change at the next annual reexamination.

When conducting an interim reexamination, PHAs/MFH Owners must not consider any increases in earned income outside of the exceptions specified in Revision 3.

HUD is republishing Notice H 2023-10/PIH 2023-27 with the revised Attachment I as Revision 3 for ease of reference.

IV. FURTHER INFORMATION

Questions from PHAs concerning this notice should be directed to their [local field office](#) or emailed to HOTMAQuestions@hud.gov.

Questions from MFH Owners concerning this notice should be directed to their [local field office](#) or emailed to MFH_HOTMA@hud.gov.



Benjamin Hobbs
Assistant Secretary
for Public Indian Housing



Joseph M. Gormley
Performing the Delegable Duties of
the Assistant Secretary for Housing –
Federal Housing Commissioner

MTW waiver is in place. For example, MTW PHAs that previously developed a different method of measuring prior-year income as part of the Rent Reform Demonstration or Stepped and Tiered Rent Demonstration may continue to use those methods after this notice takes effect.