



OFFICE OF PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

Date: December 30, 2025

Dear Lender Letter 2025-09

To: All Tribes
All Tribally Designated Housing Entities
All Section 184 Approved Lenders and Servicers
All Section 184A Approved Lender and Servicers
Department of Hawaiian Home Lands

Subject Amendment to Dear Lender Letter [2025-04](#)

Purpose The purpose of this Dear Lender Letter (DLL) is to amend DLL 2025-04 regarding loss mitigation options.

Effective Date This DLL is effective upon publication.

Public Feedback HUD welcomes feedback from interested parties for a period of 30 calendar days from the date of issuance. To provide feedback on this policy document, please email the Office of Loan Guarantee at Section184Comments@HUD.gov. HUD will consider the feedback in determining the need for future updates.

Affected Programs This guidance applies to the Section 184 Indian Housing Loan Guarantee program and Section 184A Loan Guarantee for Native Hawaiian program.

Background

On May 12, 2023, HUD issued [Dear Lender Letter \(DLL\) 2023-04](#), which updated the Section 184/184 loss mitigation options ” to address the impacts many Americans experienced financially from the long-lasting effects of the pandemic. On August 31, 2023, HUD issued [DLL 2023-09](#), which made technical corrections to DLL 2023-04.

On March 6, 2025, HUD issued [DLL 2025-04](#) which extended the loss mitigation options in DLL 2023-04, as amended by DLL 2023-09, **through December 30, 2025**, and stated these loss mitigation options must be completed no later than January 31, 2026.

HUD anticipates releasing updated Section 184/184A loss mitigation options in early 2026. Once the updated loss mitigation options are published, DLL 2023-04 and related DLLs shall be rescinded.

To prevent Lenders and Servicers from having to revert to the prior loss mitigation options under PIH Notice 2014-11 for a period of a short period of time, HUD is extending the effective date of DLL 2023-04 from January 1, 2025 until to issuance of new loss mitigation options.

Summary of Changes

The loss mitigation options outlined in Dear Lender Letter 2023-04, as amended, may be offered beyond December 30, 2025.

Amendment to DLL 2025-04

The last sentence in the “Extension of Loss Mitigation Options” section is revised to read:

These loss mitigation options may continue to be offered until rescinded by a future DLL. When loss mitigation options are offered, they must be completed no later than 30 days from the date the Borrower executes the loss mitigation documents.

Questions

Any questions regarding this DLL may be directed to Section184Comments@hud.gov.

Signature

A handwritten signature in blue ink, appearing to read "Benjamin Hobbs", is positioned above a horizontal line.

Benjamin Hobbs
Principal Deputy Assistant Secretary
Public and Indian Housing