



OFFICE OF PUBLIC & INDIAN HOUSING

September 29, 2023

Dear Executive Director,

I am pleased to announce the publication of implementation guidance for public housing authorities regarding HOTMA Sections 102 and 104, which revise regulations related to income and assets. ([PIH Notice 2023-27/H Notice 2023-10 "Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 \(HOTMA\)"](#))

- **Section 102** changes requirements related to income reviews for Public Housing and Section 8 programs.
- **Section 104** sets maximum asset limits and establishes exclusions from net family assets for Public Housing and Section 8 applicants and participants. (*Note: HUD is reviewing certain sections of the asset limitation requirements and will be providing guidance in the near future on this topic.*)

Additionally, I am announcing today that HUD will not require PHAs to update their Public Housing Admissions and Continued Occupancy Policy (ACOP) or Housing Choice Voucher Administrative Plans by January 1, 2024. Instead, HUD expects PHAs to update those discretionary policies by the time they implement HOTMA.

We made this change after hearing from PHAs from across the country following my July 18 message about HOTMA compliance. We recognize that PHAs need additional time to train staff and make necessary changes, and we want to ensure PHAs can manage this transition successfully.

To that end, I want to reinforce that we are committed to supporting PHAs in a variety of ways. To date, HUD has provided support for PHAs and stakeholders through webinars, technical assistance, and answering direct questions through the HOTMAquestions@hud.gov mailbox.

HUD published a [PHA Discretionary Policies List](#) on the HOTMA Resources webpage to help PHAs think about the policies they need to set in their Admissions and Continued Occupancy Plans (ACOP) and/or Administrative Plans (Admin Plan). **In September, HUD posted an update to this document, so please check that you are updating your policies in accordance with the latest version.**

In the coming months, HUD will be supporting PHAs by:

- Posting a series of webinar trainings on the [HOTMA Resources page](#), including a Notice Overview, and individual topic trainings, such as Net Family Assets and Calculating Income.
- Sharing sample ACOP and Admin Plan policies that PHAs may use to update their plans.
- Releasing the new HUD-50058 form "Family Report, MTW Family Report, MTW Expansion Family Report 2577-0083" on the HOTMA Resources webpage, which will allow PHAs to see all of the new data collection fields that will be integrated into the Housing Information Portal (HIP).
- Providing additional technical guidance to PHAs and their software vendors in early October to help them develop updated software products that incorporate these changes.
- Releasing a series of vignettes and fact sheets specifically for program participants to help them understand the new policies and how they might be impacted. The TA provider will also post sample forms that PHAs may use.
- Answering questions that you send us at HOTMAquestions@hud.gov.

We thank you for your engagement and your efforts to advance the public housing and HCV programs with these changes. We are confident that HOTMA will make our programs stronger for the millions of families we serve, and we are committed to helping PHAs with this vital transition.

Many thanks,

A handwritten signature in blue ink that reads "Richard J. Monocchio". The signature is written in a cursive, flowing style.

Richard J. Monocchio
Principal Deputy Assistant Secretary
Office of Public and Indian Housing