



MANAGEMENT BULLETIN #638

DATE 10/5/2026
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TO: Owners and Agents of IHDA Assisted and Financed Properties
CC: IHDA Asset Management Staff
FRO Implementation of HOTMA for Mod Rehab, Section 8, and Public Housing
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RE:

SUMMARY:

IHDA is continuing to provide guidance and support related to the Housing Opportunity Through Modernization Act (HOTMA), which was implemented for most HUD programs on January 1, 2025. However, per [HUD Notice H 2025-7](#), the implementation date for Section 8, including Moderate Rehabilitation (Mod Rehab), and Public Housing was extended to January 1, 2027. For developments preparing to implement HOTMA, you can access the official announcement and detailed information on the HUD Federal Register via the following link: [HUD Federal Register HOTMA Announcement](#). For a comprehensive overview of all HOTMA changes, you can visit HUD's dedicated HOTMA page: [HUD HOTMA Guidelines](#).

HOTMA guidelines and requirements for Tenant Selection Plans (TSP) for Section 8 and Public Housing will also be effective January 1, 2027. For IHDA-administered Mod Rehab developments, the IHDA-provided template will be available in the coming weeks on the [IHDA website](#). In addition, HUD has published Annual Inflationary Adjustments and Passbook Rates for [Fiscal Year 2027](#). Going forward, inflationary adjustments will be published annually around August. IHDA will also provide updated formats for Tenant Income Certifications (TIC) and Asset Certification Forms on incorporating HOTMA guidelines. Expect follow-up communication once all forms are available.

Thank you for your attention to this critical update and your continued partnership. For questions regarding Mod Rehab, please contact modrehabwaitlist@ihda.org. For all other questions, please contact your Asset Manager.



Asset Management | 111 E. Wacker Dr. Ste 1000 | Chicago, IL 60601 US

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