National Housing Compliance

HOTMA
TSP New Requirements

New rules must be included in the TSP by 5-31-2024

New HOTMA Topics	Required in TSP	Check if Updated
SSN Disclosure Requirement	O/As may accept self-certification of SSN and at least one third-party document such as bank statement, utility bill or cell phone bill, benefit letter, etc. that contains the name of the individual.	
Student Financial Assistance	Assistance received from 479B of the higher Education Act (HEA) are excluded.	
Asset Cap for Sec. 8 only	Total Net assets not to exceed $100K. ***(Adjusted to $109,797 effective 1/1/27).***	
Discretionary Authority	Must be stated whether the O/A will enforce the asset limitation for existing tenants.	
Real Property Rule for Sec. 8 and 202/8	Applicable to new applicants. Owners may choose not to enforce asset limitation at annual and interim re-examination.	
	Owners may deny admission to applicants who own real property suitable for occupancy and/or whose total net cash value of included assets exceeds $100,000. ***(Adjusted to $109,797 effective 1/1/27).***	
	Household is not eligible for assistance at move-in or recertification if it has ownership interest in, legal right to reside in, and legal authority to sell real property that is suitable for occupancy. (Exceptions apply)	
	O/A has the option to delay enforcement of asset disqualifiers.	
Means-Tested Verification	Owner must describe policies for using Means-Tested verification (Safe Harbor) income determinations.	
New Verification Hierarchy	1) UIV 2) Web-based State 3) Third-party or EIV+Self Certification 4) Third-party Verification Form 5) Oral Verification 6) Self-certification	
Streamlined Determination of Fixed Income	Streamlining use (Optional), stated in the TSP if implemented.	
Streamlined Verification of Assets	Streamlining use (Optional), stated in the TSP if implemented.	
	If O/A accepts a family's self-certification of net family assets equal to or less than $50K at admission and/or at recertification **(*Adjusted to $54,898 effective 1/1/27)***.	

De Minimis Errors in Income Determinations	Occur when calculation of Adjusted Income is incorrect by $30 or less per month ($360/year). O/A must repay the family if overcharged back to the Effective Date. TSP must state how the O/A will repay or credit the family.	
How O/A will Repay/Credit the Tenant when Overcharged	If the tenant failed to report timely resulting in overpayment of rent, the TSP must state if rent decrease is effective on the first of the month following the change requiring the IR, or on the date of the most recent certification or re-certification.	
Hardship Exemptions	Description of the required changes in circumstances that render a family eligible for Health & Medical Care, Reasonable Attendant Care, and Auxiliary apparatus hardship exemption. If the extension of the 90-day financial hardship exemption is allowable, and how many times the extension can be provided to the families.	
	If O/A will continue the phase-in relief for new admissions if the family was provided phase-in relief in the assisted housing prior to the current unit.	
	Description of the required changes in circumstances that render a family eligible for the childcare hardship exemption. If the extension of the 90-day financial hardship exemption is allowable, and how many times the extension can be provided to the families.	
9887/9887A	Owner may establish a policy to proceed with termination of assistance or denial of admission if the HH member revokes previously signed consent form.	
	Requirement to sign the 9887 when a family member turns 18 between certifications.	
Interim Recertification	Policy for the timeframe of when tenants must report a change of income, family composition and/or other, to be considered timely.	
	The 10% threshold used to determine if an IR is required for adjusted income increases. Owners may not establish a different threshold for increases in adjusted income.	
	If the O/A will conduct an IR for income increases reported within three months from an AR.	
	The percentage threshold used to determine if an IR is conducted for income decreases. Cannot be over 10% and cannot be determined in a dollar amount.	
	Whether it is for earned and unearned income increases.	
	If the family previously had an IR performed for a decrease in annual adjusted income since the last AR, TSP must state whether the O/A chooses to include earned income increases to determine whether the 10% threshold is met for increases in adjusted income.	