Tenmast WinTen2+

Version 4.34.0
Rural Development HOTMA

April 2025

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Background

WinTen2+ now supports the Final Rule "Housing Opportunity Through Modernization Act of 2016: Implementation of Sections 102, 103, and 104" for the **Rural Development** program type.

Compliance Reference: [USDA Rural Development Unnumbered Letters](#), "Housing Opportunity Through Modernization Act (HOTMA) – published 8/19/2024."

HOTMA compliance dates

As of the date this document was last updated (4/10/2025), the published HOTMA compliance date for **Rural Development** certifications is **7/1/2025**. Rural Development certifications effective on or after this date must follow the HOTMA Sections 102 and 104 certification rules.

The latest USDA Rural Development Multi-Family Housing Release Notes published on 1/15/2025 indicates that the MINC Application will implement HOTMA changes effective 7/1/2025.

Enabling HOTMA features in your database

In an upcoming WT2+ release, agencies will be able to enable the new HOTMA features from the Project Policy screen. If your agency requires these features to be enabled before the next WT2+ release, please create a support case for an MRI representative to enable Rural Development HOTMA in your database.

Upcoming HOTMA features

In an upcoming WT2+ release, the following HOTMA features will be available:

- Project Policy screen will be modified to allow agencies to "enable" HOTMA features.
- Certification reports will include the HOTMA indicator so users can easily identify which certifications use HOTMA calculations.
- The Household screen's Certification tab will have the HOTMA indicator available in column chooser.

WT2+ now supports both calculations

When Rural Development HOTMA is enabled in your database, the system will support both pre-HOTMA and HOTMA-compliant certification calculations. In WT2+, HOTMA features are enabled with an effective date.

For example, if HOTMA for Rural Development is effective for 7/1/2025 in your database, certifications with an effective date prior to 7/1/2025 will use pre-HOTMA calculations. Certifications with an effective date on or after 7/1/2025 will use HOTMA-compliant calculations.

If a certification with an effective date on or after the HOTMA effective date was finalized *prior* to enabling HOTMA, the certification will need to be re-opened or voided to use the HOTMA-compliant calculations.

Updated RD 3560-8 form

The RD 3560-8 form (Rev 11-24) will print from the certification screen's top toolbar for HOTMA-compliant certifications. Pre-HOTMA certifications will generate the previous RD 3560-8 form.

Updated MINC file format

The MINC XML file format has been updated to include the new data element, <imputed_incm_assets>.

Inflationary adjustments

The following certification values will now be defined on **Project Policy Setup** and can be annually updated by your agency when the new amounts are published on HUD's website.

- Elderly/Disabled deduction

- Dependent deduction

- Asset passbook rate

- Imputed asset threshold

Medical/Disability threshold

The allowance for unreimbursed medical/disability threshold for HOTMA certifications has increased from 3% to 10%.

The **medical expense threshold** field has been added to the certification's expenses panel. On HOTMA certifications, users can select a phased percentage of 3%, 5%, or 7.5% for tenants who qualify for hardship relief.

Line 19c will calculate according to the selected threshold percentage.

New imputed asset calculation

On HOTMA-compliant certifications, income from assets will calculate following the HOTMA asset calculation rule.

The new imputed asset calculation rule:

- ○ If the certification's **net assets total** is equal to or greater than the **imputed asset threshold**:

  - ▪ Assets where actual income cannot be calculated will calculate an imputed amount by multiplying the cash value by the asset passbook rate.

  - ▪ Assets where actual income *can* be calculated will not calculate an imputed amount.

  - ▪ Actual asset income plus imputed asset income equals the total income from assets.

Person asset wizard – new field added for imputed assets

A new checkbox field has been added to the person asset wizard, labeled "actual income cannot be calculated (HOTMA)." **Check this box if an asset qualifies for the imputed calculation.**

Certification asset grid & field changes

The certification **asset grid** has been modified to display the HOTMA asset calculations. Changes include:

- "Value" column renamed to "Cash Value"

- "Income" column renamed to "Actual Income"

- **New column:** "Imputed Income (HOTMA)"

    - If net family assets (field 15) is equal to or greater than the imputed asset threshold, an imputed income (HOTMA) amount will be calculated for assets where actual income cannot be calculated.

The certification **asset fields** have been modified to accommodate the RD 35680-8 form changes. Changes include:

- **New field:** Imputed asset threshold

    - This field pulls its value from Project Policy Setup.

- **Field 16's** label has changed from "Imputed Income from Assets" to "Total actual asset income."

    - Users can hover over field 16's label to see help text.

- **Field 17's** label has changed from "Income from assets" to "Total imputed asset income."

    - Users can hover over field 17's label to see help text.

- **Field 18** "Income Contributed by Assets" has been modified for HOTMA certifications to sum fields 16 and 17.