

Tenmast WinTen2+

Version 4.34.2 Enabling HOTMA on the Project Policy screen

May 2025

Background

Tenmast WinTen2+'s **Project Policy** setup screen has been enhanced to support calculation changes published in HUD's Final Rule "Housing Opportunity Through Modernization Act of 2016: Implementation of Sections 102, 103, and 104."

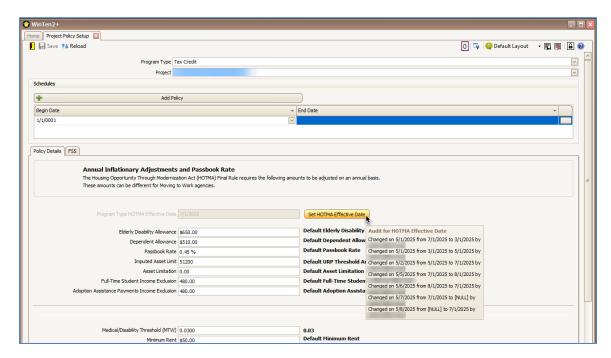
On the **Project Policy** setup screen, users can now enable HOTMA compliant calculations by program type in their agency's database and easily update inflationary adjustment values.

Enabling HOTMA-Compliant Calculations

Which users can change the HOTMA effective date?

Users with security access to the **Project Policy** setup screen can set, change, or clear the HOTMA effective date for any program type that supports HOTMA calculations in WT2+.

An **audit log** has been added to capture changes to the HOTMA effective date. Hover your mouse over the "Set HOTMA Effective Date" button to view the audit log.



Enabling HOTMA-compliant calculations for a program type

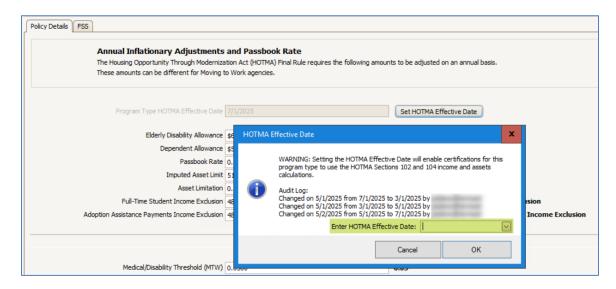
On **Project Policy** setup, enable HOTMA-compliant calculations for a program type by clicking the "Set HOTMA Effective Date" button.

Note: While the "Program Type HOTMA Effective Date" field is available on all policy screens, WT2+ doesn't support setting different HOTMA effective dates for projects within a program type.

Clicking the "Set HOTMA Effective Date" button will open a prompt for the user to change the effective date. Key in the "HOTMA Effective Date" (certification effective date) and click **OK**.

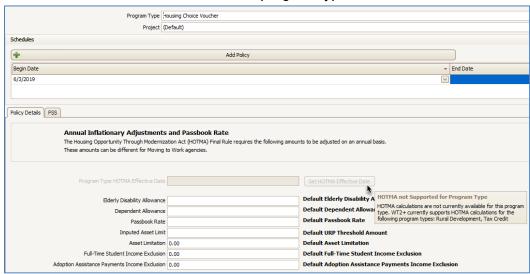
If a HOTMA Effective Date was set in error, a user can clear the date by leaving the "Enter HOTMA Effective Date" blank on the HOTMA Effective Date prompt and click **OK**.

On the **Project Policy** setup screen's top toolbar, click **Save** to lock in your change.



Considerations for enabling HOTMA

- In WT2+, HOTMA can only be enabled for program types that actively support the collection and submission of HOTMA-compliant certification calculations.
 - If a program type doesn't (yet) support HOTMA, users will not be able to enable HOTMA in the database for that program type.



- When Project Policy setup is changed to enable HOTMA, please advise any users that are currently logged into WT2+ to log out and log back in to see the changes.
- Certifications that were *finalized* prior to enabling HOTMA will not be changed by the system when the HOTMA effective date is set.
 - Finalized certifications that should use HOTMA-compliant calculations will need to be reviewed, and either re-opened or voided to correct the certification data.
- In process certifications that have an effective date equal to or greater than the HOTMA effective date will reflect the HOTMA-compliant calculations.
- Certifications finalized with an effective date less than the "HOTMA effective date" will use pre-HOTMA certification calculations.

Inflationary Adjustments

The **Project Policy** setup screen now groups inflationary adjustment fields together at the top of the policy record so they can be more easily updated by your agency when the new amounts are published on <u>HUD's website</u>.

