



The Oregon Affordable Housing Management Association Presents

Bite-Sized HOTMA

Comprehensive HOTMA training in digestible portions!

April 22 & 29, 2026 – LIVE WEBINAR

HUD has postponed mandatory HOTMA enforcement until January 1, 2027, but the statute's effective date of January 1, 2024 has created an uneven and confusing transition period for HUD-assisted properties. While most Owners have not implemented HOTMA changes pending HUD enforcement and updated TRACS software, some Owners have adopted select provisions—often without system support—and PBCAs have issued inconsistent guidance, particularly regarding changes to income and asset definitions. HUD properties layered with LIHTC face additional compliance challenges due to differing implementation timelines.

These sessions focus on what Owners and agents of HUD Multifamily properties need to understand now: what HOTMA requires, what HUD has deferred, what may be implemented early, and what should wait until HUD systems and enforcement are in place. Each session reviews key HOTMA, available resources, and practical preparation strategies so participants can move forward with clarity and reduced risk. This training reflects current HUD guidance as of the presentation date; final implementation decisions must follow HUD and PBCA-issued written instructions and system readiness.

→TAKE ONE OR BOTH! *The April sessions are the final two of our six-part course. You do **not** have to have taken the first four classes in order to attend the April webinars. The webinars will be recorded, so if you can't attend one of the sessions, we'll make sure you receive the recording. ←*

AGENDA & TIME FRAME PER SESSION

SESSION #5: HOTMA Interims, (April 22, 10 AM to 11:30 AM)

Covers changes to lease terms, the 10% adjusted income threshold for increases, owner discretion on decreases, restrictions on reviewing increases in earned income, owner options with EIV, non-interim re-examinations, and new limitations on retroactive rent reductions.

SESSION #6: HOTMA Section 8 Asset Restrictions, New Forms, EIV, De Minimis Errors, and SSN Verification, (April 29, 1 PM to 2:30 PM)

This session details the net cash value cap, restrictions on real estate suitable for occupancy, admission criteria, owner options for current residents, cure opportunities, timelines, and exceptions. It also reviews new forms (leases, HUD50059, HUD-9887, HUD-9887A), implementation guidelines, the impact of minor errors on owners and tenants, suspension of EIV Income Discrepancy reports, enhanced verification methods for Social Security Numbers, and required topics for tenant selection plans.

Our Instructor: Gwen Volk has provided training and consulting services in 36 states through **Gwen Volk, InFocus, Inc.** and is one of the most highly respected trainers in the nation. She has extensive knowledge and experience in Section 42 low-income housing tax credit, tax-exempt bond, HOME, Section 8, 236, 202 PAC, 202/811 PRAC and Rural Development programs.

Tech Advice: Please participate on a desktop or a laptop. An ethernet connection is preferable.

To Register: Please fill out, “save,” and email this fillable form to oregonahma@frontier.com or, print, fill out, and scan the form, emailing it to oregonahma@frontier.com

Registration Deadline: For Session #5: April 21. For Session #6: April 28. FOR BOTH: April 21.

Course Fees:

- PER SESSION: For AHMA members: \$85; For Non-members: \$125
- **OR, with a discount:**
- BOTH SESSIONS: For AHMA members: \$160; For Non-members: \$240

The webinars will be recorded, so if you can't attend one of the sessions, we'll make sure you receive the recording.

Payment Options: **(WE DON'T INVOICE.)**

- Pay by PayPal on this page of our website:
http://www.oregonaffordablehousingmanagement.com/education_schedule.htm
- You can use PayPal as a guest if you don't have a PayPal account. Just follow the instructions in the PayPal shopping cart.
- Or, send your check to Oregon AHMA, P.O. Box 1135, Forest Grove, Oregon 97116
- Payment Deadlines: For Session #5: April 21. For Session #6: April 28. FOR BOTH: April 21.
- No refunds after this date; substitutions are welcome!
- Login is contingent upon receipt of payment.

CEUs: Each webinar fulfills 1.5 CEUs for those with broker or property management licenses.

Questions? Contact Oregon AHMA Executive Director Maggie Meikle at oregonahma@frontier.com

Please fill out this section of the form. (*Bite-Sized HOTMA*)

Name _____ Email Address _____

Attending April 22 session: **Attending April 29 session:** **ATTENDING BOTH:**

Name _____ Email Address _____

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Contact Person _____ Email Address _____