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## Arizona Department of Housing 2024 Information Bulletin

REGARDING PROGRAMS: Rental Compliance

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)

INFORMATION BULLETIN No. 67-24

ISSUED: September 24, 2024

RE: HOTMA Implementation Date Extended / 2025 Inflationary Adjustments  
and Passbook Savings Rate

HUD has issued [Notice H 2024-09](#), extending the full HOTMA implementation date for **Multifamily Programs** until **July 1, 2025**. The previous deadline per HUD Notice H 2023-10 was January 1, 2025.

All Multifamily Programs must be fully compliant by **July 1, 2025**, but until then, they must be “as compliant as possible.” As previously stated, HOTMA-related errors noted during an audit between now and July 1, 2025, will be noted as observations with corrective actions.

HUD CPD guidance for HOME, the NHTF, and other HUD grant programs is still pending.

### [2025 Inflationary Adjustments and Passbook Savings Rate \(effective January 1, 2025\)](#)

Funding recipients under the programs covered below, including Multifamily and Public and Indian Housing programs, must use the HUD-published values when determining income, net family assets, and adjusted income for income examinations per the HOTMA Final Rule and implementation guidance.

#### **Income and Asset Factors (in general, these factors apply to all HOTMA-affected programs)**

- **Imputed asset income threshold.** The asset income threshold 2025 will be \$51,600 versus the 2024 threshold of \$50,000.
- **Non-necessary personal property inclusion threshold.** For 2025, the threshold above which the total value of non-necessary personal property is included in net family assets will be \$51,600 versus the 2024 threshold of \$50,000.
- **Asset self-certification threshold.** The threshold for asset self-certification has increased to \$51,600, compared to \$50,000 in 2024.
- **Earned income exclusion for dependent adult full-time students.** For 2025, the deduction remains unchanged at \$480 per dependent.
- **Adoption assistance exclusion.** For 2025, the deduction is unchanged at \$480 per child.

- **Passbook Savings Rate Update.** HUD has updated the passbook savings rate. The new 2025 passbook rate will be 0.45%, up from the current 2024 rate of 0.4%.

**Adjusted Income Factors (in general apply to HUD subsidized rent programs)**

- **Asset Limitation.** This asset limitation threshold has increased to \$103,200, compared to \$100,000 in 2024.
- **Mandatory deduction for elderly and disabled families.** The mandatory deduction for elderly and disabled households will remain at \$525 in 2025.
- **Mandatory deduction for a dependent.** The dependent deduction amount for 2025 remains unchanged at \$480.

If you have any questions, contact Corinna Waddell, Compliance Program Manager, at 602-771-1068 or [corinna.waddell@azhousing.gov](mailto:corinna.waddell@azhousing.gov).



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