



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF HOUSING &
 LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

To: Regional Administering Agencies
 From: Elizabeth Rourke
 Date: 11/21/2025
 Re: Administrative Plan Update

EOHLC’s Administrative Plan has recently been updated to reflect the HOTMA implementations required by [PIH Notice 2024-38](#). Additionally, typographical errors that were identified after the last publishing date have been corrected, certain existing language has been clarified, and the policy changes below, which were introduced in the past year, have been included.

I would like to call your attention to the highlighted portion, which is a new and fairly significant change to how we currently process interims.

Previously, we instructed staff entering interim reexaminations to use the payment standard from the last regular reexam for the interim as well. Effective immediately, we are no longer going to follow this policy, and we will be using the payment standard that is in effect at the time that the interim is being completed, in keeping with the HOTMA requirement as written in [PIH Notice 2024-34](#) and Yardi software programming.

Section(s)	Title	Description	Effective Date
5.5.2	Extensions of Voucher Term	Amended voucher extensions to grant extensions only as a reasonable accommodation for a person with a disability.	08/29/2025
6.19 7.2.1 7.3.5.7	Income from Excluded Sources Household Composition and Income Earned Income of Full-Time Students	Altered the existing MTW policy by requiring RAAs exclude full-time student earnings in excess of \$480 instead of all earnings.	05/01/2025
7.12.3	Elderly or Disabled Family Deduction	Rolled back the application of the MTW elderly and disabled deduction of \$650 due to IMS/PIC constraints.	01/24/2025
10.2	Utility Allowances	Explained the discontinuation of the MTW Pilot UA Program	05/01/2025
12.4.1	Reexamination Cycle	Reintroduced annual regular reexaminations to all MTW vouchers, doing away with the biennial and triennial reexamination cycles	01/01/2026 & 07/01/2026
12.10.2.1	Payment Standards	Revised the policy to use the current payment standard at an Interim Reexam rather than the one used on the last Regular Reexam.	Concurrent with Yardi Go-Live.
16.2.14	Notice of Final Decision	Removed the language that gives the option for final appeal to EOHLC.	03/10/2025

Please view the updated Admin Plan on our website: <https://www.mass.gov/info-details/section-8-plans>.