



# Guide Update 24-09: Expanded Housing Choice

Effective: 10/15/24

## Summary of Changes

### HIGHLIGHTS

**Effective for all Mortgage Loans Committed as of October 15, 2024**, requirements for Expanded Housing Choice (EHC) were updated to:

- expand EHC availability to all markets without Source of Income Protections for Housing Choice Voucher renters;
- clarify EHC eligibility; and
- streamline asset management requirements.

### Primary Changes

- Moved the EHC requirements from Part II, Chapter 1: Attributes and Characteristics into a newly created Part III, Chapter 23: Expanded Housing Choice.
- Clarified EHC eligibility.
- Expanded EHC beyond Texas and North Carolina to all markets without Source of Income Protection legislation effective
  - currently, or
  - within 2 years after the Mortgage Loan Origination Date.
- Required properties have at least 40% of units within the applicable HUD
  - Fair Market Rent, or
  - Small Area Fair Market Rent.
- Updated Part V, Chapter 4: Asset Management: Loan Document Administration, Section 418.07: Expanded Housing Choice to:
  - remove references to the Payment Guaranty (Pricing Incentive Recapture) (Form 6020.PIR);
  - require you to collect an annual rent roll using new Streamlined Rent Roll (Form 4241); and



- allow you to request the Annual Loan Agreement Certification (Expanded Housing Choice) (Form 6620.Supplemental.Expanded Housing Choice).

## Questions

Please contact Susan Filanowicz at (202) 752-1039, or [susan\\_filanowicz@fanniemae.com](mailto:susan_filanowicz@fanniemae.com), with any questions.