

Housing Choice Voucher Program (HCV(Administrative Plan – HOTMA Phase 2

The Housing Opportunity through Modernization Act of 2016 (HOTMA) was signed into law on July 29, 2016. HOTMA makes numerous amendments to Sections 3, 8, and 16 of the United States Housing Act of 1937 (1937 Act), including significant changes to income calculation, net family assets, and income reviews. HUD finalized HOTMA rulemaking in 2023 to put Sections 102, 103, and 104 into effect through revisions to HUD’s regulations found in 24 CFR Part 5 and 24 CFR Part 891. On September 18, 2024, HUD announced that PHAs will not be required to be compliant with HOTMA Section 102 and 104 income and assets provisions by January 1, 2025. These income and asset provisions and the new inspection requirements require access to new HOTMA-compliant HUD-50058 forms in the Housing Information Portal (HIP), which has not-yet-released replacement by HUD.

HACA revised the HCV Administrative Plan – HOTMA Phase 2 to include HOTMA income and asset changes and changes to the inspection requirements from Housing Quality Standards to National Standards for the Physical Inspection of Real Estate (NSPIRE) requirements. HACA will wait until HUD notifies HACA that the Housing Information Portal (HIP) and all program and system changes are completed prior to implementing HCV Administrative Plan - HOTMA Phase 2. HACA will notify program participants of the date at which the HOTMA policies identified in the HCV Administrative Plan HOTMA - Phase 2 regarding income, assets and the NSPIRE inspection requirements will become effective.

Throughout the Housing Choice Voucher (HCV) Plan- HOTMA Phase 2, replaced references to Housing Quality Standards (HQS) with National Standards for the Physical Inspection of Real Estate (NSPIRE).

Chapter 3 - Eligibility		
3-I.B Family Household	56	Revised the definition of family based on HOTMA requirements.
	57	Added policy based on Notice PIH 2017-08 regarding VASH voucher and if a veteran is the perpetrator of domestic violence the victim is eligible to receive a regular HCV voucher.
3.I.K Foster Children and Foster Adults	62	Revised definition of foster children and foster adults
3.III. C. Restrictions on Assistance Based on Assets	80-81	Per HOTMA, added asset Limitation for New Admissions – PHA’s must deny admission of an applicant for the following: Net family assets exceeding \$100,000 (adjusted annually for inflation) The family has a present ownership interest in, legal right to reside in, and the effective legal authority to sell, real property that is suitable for occupancy by the family as a residence.

**SUMMARY of REVISIONS to HCV ADMINISTRATIVE PLAN – HOTMA Phase 2
September 2024**

Chapter 7 – Verification – Value of Assets	203 & 215	Per HOTMA revised policy to allow for self-certification of Assets at \$50,000 less
Chapter 8 - Inspections	230-266	Update the Chapter with new National Standards for the Physical Inspection of Real Estate (NSPIRE) requirements and replace references to Housing Quality Standards (HQS)
Chapter 11 Reexaminations	299-300 329-338	Updated policy per HOTMA that requires for annual reexaminations of a families’ income, the PHA must consider the previous 12-month period.
	302	Revised policy on notices to tenants and requirements to return documents.
	302-306	Includes updated policy on how to calculate income and income from assets.
	307-308, 311, 313-328	Includes updates to interim policy per HOTMA.
Glossary of Terms	653-684	Updated Glossary of Terms with new HOTMA requirements outlined by Nan McKay’s Revision Service