

Dear Residents,

The Housing Opportunity Through Modernization Act (HOTMA) introduces several important changes to improve fairness and flexibility in housing assistance programs. Here's what you need to know:

Income Calculation Adjustments

- **Fairer Rent Calculations:** HOTMA updates how we calculate your income to ensure rent is determined more fairly. This means your rent will better reflect your financial situation.
- **Inclusion of Regular Contributions and Gifts:** Regular financial support you receive, such as contributions from family or friends, will now be included in your income calculations. Please report any regular contributions you receive.
- **Exclusion of Certain Income Types:** Certain types of income, like student financial aid, will not be counted in your income calculations. If you are a student, your financial aid will not affect your rent.
- **Impact on Your Rent:** These changes might affect your rent amount. We will notify you in advance and explain how your new rent is calculated.
- **Open Communication:** We encourage you to communicate any regular contributions or gifts you receive, as well as any changes in your financial situation, so we can ensure your rent is calculated accurately.

Asset Limitation Adjustments

- **Asset Caps:** There are now limits on the value of assets you can hold without affecting your eligibility for housing assistance.
- **Income from Assets:** Only the income generated from your assets, such as interest from savings or dividends from stocks, will be counted in your rent calculations, not the total value of the assets.
- **Purpose of Changes:** These changes ensure fairness by focusing on the actual income you receive from your assets.
- **Impact on Eligibility and Rent:** Your eligibility and rent may be affected. We will provide detailed information if there are any changes.
- **Examples of Exclusions:**
 - Personal property
 - Savings account
 - Real property
 - Cash settlement
 - Trust funds

Inspection and Property Standards

- **Regular Inspections:** You can expect more frequent and consistent property inspections. These inspections help us ensure that your home meets higher safety and quality standards.

- **Enhanced Standards:** Our goal is to promptly identify and address any issues, maintaining a safe and comfortable living environment for you.
- **Maintenance and Repairs:** We are committed to addressing maintenance and repair issues promptly. Please report any issues you notice in your home.

Flexible Use of Housing Assistance for Voucher Holders

- **Portability of Vouchers:** Your vouchers can now be moved more easily across different areas. This flexibility allows you to relocate for better job opportunities or other reasons.
- **Expanded Housing Eligibility:** More types of housing are now eligible for assistance, giving you more options for where you can live.
- **Support:** If you are considering a move, explore your options and let us know if you need assistance.

Simplified Recertification Processes

- **Triennial Recertification:** Residents with fixed incomes must recertify every three years instead of annually.
- **Verification Frequency:** Fixed-income sources require verification every three years. However, non-fixed-income sources will still need annual verification.
- **Residents with Fixed and Non-Fixed Income:** If you have a mix of fixed and non-fixed income sources, we will verify and adjust the non-fixed income annually, while the fixed income will follow the three-year verification cycle.
- **COLA - Cost of Living Adjustment:** The COLA is an annual adjustment to your income based on inflation and other factors. For example, if you receive Social Security benefits, the COLA applied to your benefits each year will be used to adjust your income.
- **Documentation:** You will need to provide official documents that verify your income sources. This could include statements from Social Security, pension plans, annuity providers, or any other documents that show your fixed income and any adjustments.
- **Benefits of Streamlined Process:** This process reduces the frequency of income verifications from annually to every three years, lessening the administrative burden on both you and us.

Rent Adjustments

- **Consistent Calculations:** Rent calculations are now more consistent and predictable, ensuring fairness for all residents.
- **Caps on Rent Increases:** There are caps on how much your rent can increase, protecting you from sudden, large hikes.
- **Stability:** These changes provide greater stability in your housing costs. Reach out if you have any concerns or questions about rent adjustments.

Streamlined Eligibility Criteria

- **Clearer Guidelines:** Eligibility criteria are now clearer and easier to understand. They outline the specific income levels, family compositions, and other factors determining whether a family qualifies for assistance. We are committed to providing detailed information and resources to help you understand these criteria, ensuring you feel supported and less overwhelmed.
- **Automatic Requalification:** Some residents will automatically requalify for assistance based on predefined criteria. If your situation has remained stable and within the eligibility guidelines, you may not need to reapply every time. We will notify you if you qualify for automatic requalification.
- **Continuous Assistance:** These changes help ensure continuous assistance for those who need it. If you are unsure about your eligibility status, please ask.
- **Support:** Our team can review your case and guide what steps you need to take to ensure you receive the assistance you need.

Our goal is to be transparent and support you through these changes. If you have any questions about how your income is calculated, please don't hesitate to contact us.

Contact Information:

For any questions or additional support, please get in touch with our office at:

Phone:

Email:

Office Hours:

Thank you!