

**HOUSING AUTHORITY OF FULTON COUNTY (HAFC)
HOUSING CHOICE VOUCHER DEPARTMENT**

IMPORTANT NOTICE TO ALL HCV PARTICIPANTS

SUBJECT: HOTMA CHANGES TO INCOME, ASSETS, DEDUCTIONS, AND INTERIM REEXAMINATIONS

Dear Housing Choice Voucher Participant:

The Housing Authority of Fulton County (HAFC) is implementing updated requirements under the **Housing Opportunity Through Modernization Act of 2016 (HOTMA)**. These federal changes affect how your household income is calculated, which deductions may be allowed, how certain assets are reviewed, and when changes to your household must be processed.

WHAT IS CHANGING?

1. INCOME CALCULATIONS

HOTMA changes how certain income is counted when determining your eligibility and rent. Some types of income are excluded under the new rules, while other income must be included. Your income will be reviewed according to applicable HUD regulations and HAFC policy.

2. ASSETS AND PROPERTY

New federal rules establish limits and additional requirements concerning certain household assets and real property ownership. Some households may qualify for exceptions. You must provide accurate information about reportable assets when requested.

3. DEDUCTIONS

HOTMA changes certain deductions used to calculate adjusted income. Eligible elderly or disabled households and families with qualifying expenses may be affected by changes to allowable deductions. Applicable deductions will be determined using HUD requirements and HAFC policy.

4. INTERIM REEXAMINATIONS

Interim Reexaminations are reviews conducted between your regularly scheduled annual reviews. Under updated HUD guidance, changes involving the addition or removal of household members generally require an Interim Reexamination, subject to applicable exceptions. Income changes will be reviewed under HUD requirements and HAFC's Administrative Plan.

5. YOUR RENT PORTION MAY CHANGE

Because income, assets, and allowable deductions are reviewed under the applicable rules, your portion of the rent may increase, decrease, or remain the same. Every household is evaluated individually.

WHAT YOU MUST DO

- Report household composition changes within the timeframe required by HAFC.
- Obtain HAFC approval before adding or removing household members when required.
- Report income changes as required by HAFC policy.
- Provide complete and accurate information and all requested supporting documents.
- Complete and return Annual & Interim Reexamination paperwork by the deadline provided.

IMPORTANT REMINDER: Failure to comply with reporting requirements or provide requested documentation may affect your housing assistance.

HAFC appreciates your cooperation as we implement these federal requirements and continue to administer the Housing Choice Voucher Program fairly and consistently.

Sincerely,

Housing Choice Voucher Department

