Virginia Housing HCV HOTMA Fact Sheet:

WHAT IS HOTMA

HOTMA stands for the Housing Opportunity Through Modernization Act. It is a federal law that changes some of the rules used to determine who qualifies for the Housing Choice Voucher (HCV) Program and how a family's share of the rent is calculated. HOTMA does not end the HCV Program or automatically change a family's assistance. Your housing agency will let you know when the new rules apply to you and whether additional information is needed. **The new HOTMA rules will take effect for all applicants and participants on January 1, 2027.**

WHAT IS CHANGING?

HOTMA made several important changes to the HCV Program's rules including:

What income is counted and not counted;

How income is calculated and verified;

How often certain changes in income are reviewed;

What assets families must report;

Limits on the assets and real property a family may have;

Deductions used to calculate a family's adjusted income; and

Hardship protections that may be available.

WHEN WILL HOTMA AFFECT ME?

The new rules will be applied at your next annual reexamination or another review of your household's income and eligibility. You will receive written notice if your rent or assistance changes. For applicants, the new rules start in January 1, 2027.

QUESTIONS?

HOTMA can affect each household differently. Contact ___________________________________ at ____ if you:

- Have questions about the new rules;
- Need help understanding a notice or form;
- Believe a change will cause financial hardship; or
- Need reasonable accommodation.