

Proposed Summary of Changes
2027 Housing Choice Voucher (HCV) Administrative Plan
Effective January 1, 2027

Below is a summary of changes incorporated into the 2027 HCV Administrative Plan. The 2027 Administrative Plan reflects the most comprehensive update to the Housing Choice Voucher (HCV) Program in recent years. The revisions are primarily driven by implementation of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), updated HUD regulations, implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE), and revisions to several special-purpose voucher programs.

The Plan also incorporates numerous local policy decisions made by Fresno Housing to improve program administration, increase consistency, and clarify existing operational practices.

Full Implementation of HOTMA Sections 102 and 104:

Chapter 6A: (Pre-HOTMA) Income and Subsidy Determinations

- This chapter will be removed.

Chapter 6B (HOTMA) Income and Subsidy Determinations, already included in the Administrative Plan, will take effect.

- Income and asset calculations
 - o New methodology for calculating annual income.
 - o Updated treatment of business income and self-employment.
 - o Revised student financial assistance calculations
 - o Updated treatment of assets and imputed asset income
 - o New hardships provisions
 - o Updated treatment of fixed income
- Asset Limitations
 - o Updated limits at admission. The amount is listed in HUD's current year Inflation-Adjusted Values table
- Income exclusions and deductions
- Elimination of Earned Income Disallowance (EID).

Chapter 7A: (Pre-HOTMA) Verification

- This chapter will be removed.

Chapter 7B (HOTMA) Verification, already included in the Administrative Plan, will take effect.

- Verification requirements
 - o New HOTMA verification hierarchy
 - o Updated EIV requirements
 - o New verification timeframes
 - o Updated self-certification policies.

Chapter 11A: (Pre-HOTMA) Reexaminations

- This chapter will be removed.

Chapter 11 B (HOTMA) Reexaminations Under HOTMA, already included in the Administrative Plan, will take effect.

- Annual and Interim reexaminations

- Updated effective date requirements
- New interim reporting percentage thresholds.
- Revised voucher size adjustment procedures.

Chapter 2: Fair Housing and Equal Opportunity

- Section 2-III.A Limited English Proficiency (LEP)
 - Updated policy to reflect new federal guidance on language access. Added language declaring English as the official language, while acknowledging Title VI and state/local language access obligations.

Chapter 3: Eligibility

- Section 3-I.L Absent Family Members- Definitions of Temporarily and Permanently Absent
 - Reduced the temporary absence period from 180 consecutive days to 60 consecutive days. A family member absent for more than 60 consecutive days will generally be considered permanently absent and removed from the household, unless an exception applies.

Chapter 6B: Income and Subsidy Determinations (HOTMA)

- Section 6-I.B Household Composition and Income- Temporarily Absent Family Members
 - Reduced the temporary absence period from 180 consecutive days to 60 consecutive days. A family member absent for more than 60 consecutive days will generally be considered permanently absent and removed from the household, unless an exception applies.

Chapter 12: Termination of Assistance and Tenancy

- Section 12-I.E Insufficient Funding
 - Adds detailed contract-termination priorities after all reasonable cost-saving measures are exhausted. Families assisted the longest are generally terminated first, excluding elderly and disabled families, while required special-purpose voucher families are terminated last.

Other Changes

This document serves as a summary of changes and does not represent all changes incorporated in the Administrative Plan. For full details of changes, the public can access the Proposed Summary of Changes (Excel) online.

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