

2025 HCV Admin Plan Updates

Effective January 1, 2024, the Final Rule implementing Sections 102, 103 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) of 2016 takes into effect and the updates in the Housing Choice Voucher Administrative Plan meet these HUD requirements to update the Administrative Plan with the regulation changes.

Not all rules have gone into effect and more will be taking effect as of July 1, 2025.

The following are updated policy changes to the Housing Authority of Mayfield's Admin Plan.

3.1 Verification of Disability (MHA)

1. If not noticeable, the MHA will conduct a verification process for reasonable accommodation every 2 years at the tenants recertification.

6.9 Enterprise Income Verification (EIV) National Depository (HOTMA compliance)

1. Families will be denied if assets are over \$100,000
2. Own property that can be lived in.

15.1 Levels of Verification Methods (Income) (HOTMA compliance)

1. Self Employment – Net income will be counted. Business expenses will not be deducted from the Self Employment.

24.0 Annual Recertifications (MHA)

1. Decrease of income reported within 30 days.
2. Procedures for Timely and Untimely reporting

25.0 Inspections (HOTMA)

1. National Standards for the Physical Inspection of Real Estate (NSPIRE). (Still has not been fully implemented by HOTMA)

27.1 Minimum Rent (HOTMA)

1. Hardship Exemptions for people unable to pay rent due to Medical or Disability expenses.
2. Income changes will be down during an Interim if the income decreases by 10% of the adjusted annual income.

34.1 Income Exclusions (24 CFR 5.609 (b) and (c)) (HOTMA)

1. Medicaid amounts to keep family members living at home
2. Veterans aide / attendant care
3. Non-revocable trusts (payments received)
4. Temporary Income (Census Bureau, lasting less than 180 days), federal or state payments for economic stimulus or recovery, state or federal tax refunds, donations for food, clothing or toiletries from food bank or similar organizations, lump sum payments from lottery or contest winnings.

36.1 Childcare Expenses (HOTMA)

1. Removing seeking employment as a childcare expense.

36.4 Elderly / Disabled Allowance (HOTMA)

1. Deduction will increase to \$525 (has not happened yet)