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| --- | --- |
| Date: |       |

|  |  |  |  |
| --- | --- | --- | --- |
| Property Name: |       | Telephone: |       |
| Address: |       | Fax: |       |
| City, State, Zip: |       | TTD/TTY: |       |
| Site Web Page: |       | Email: |       |

|  |  |
| --- | --- |
| To Name of HOH |       *and all other residents named on the lease and in possession of the premises shown below* |
| Unit # |       |
| Address: |       |
| City, State, Zip: |       |

Dear      :

On , you met with property staff to discuss your continued eligibility for HUD Section 8 housing assistance based on HUD’s new eligibility criteria.

Under the Housing Opportunity Through Modernization Act (HOTMA), HUD introduced Section 8 Asset Restrictions making applicants and residents ineligible for assistance if:

1. The net cash value of all included assets exceeds $100,000; and/or
2. Any family member owns real property suitable for occupancy that the member has the right to sell (certain exceptions apply).

This rules applies to all Section 8 programs including PBRA RAD and 202/8.

In HUD's revised HSG Notice 2023-10 HUD has altered previous guidance.

Once an owner/agent implements HOTMA, **when reviewing applicant eligibility,** the owner/agent must deny admission and/or assistance to applicants who own real property suitable for occupancy (some exceptions apply) and/or applicants whose net cash value of included assets exceed $100,000 (as adjusted).

*Note: Special Rules apply for PBRA RAD Conversions.*

**For existing residents,** HUD has determined thatowners have discretion with respect to the application of the Asset Restrictions at Annual Recertification or Interim Recertification. In light of HUD’s new guidance, the owner/agent has determined that eligibility rules based on Asset Restrictions will not be applied when completing Annual Recertification or Interim Recertification. Your HUD housing assistance will not be terminated based on the net cash value of family assets or ownership of Real Property suitable for occupancy.

In reference to HOTMA changes, keep in mind that while the changes are effective on 1/1/2024, but HUD has extended the implementation deadline so that owner/agents have until site software is updated to fully comply with HOTMA changes. Site software updates must be implemented no later than 1/1/2025.

**Consideration of the Need for Reasonable Accommodation**

If you have a disability, you have the right to request a reasonable accommodation to assist in facilitating any meeting with the owner/agent.

**Protections Provided Through the Violence Against Women Act**

HUD provides protections for survivors of domestic violence, dating violence, stalking and sexual assault. This is true for women and men and is true for persons affiliated with the victims who experience imminent threat. If you would like additional information about the property VAWA policy, please reference the property House Rules or contact the property staff.

**Questions Concerning this Notice**

The owner/agent is dedicated to providing decent, safe, and affordable housing to our residents.

If you have difficulty understanding English, please request our assistance and we will ensure that you are provided with meaningful access based on your individual needs.

Si tiene dificultades para comprender el inglés, solicite nuestra ayuda y nos aseguraremos de que se le proporcione un acceso significativo en función de sus necesidades individuales.

*(Note from RBD – this Spanish translation was provided by a Microsoft translator tool. Be sure to verify with someone who speaks Spanish. If Spanish is not the alternative language described in your Language Assistance Plan, change this to comply with your LAP or add other languages. Please delete this note before completing edits to this document.)*

Your response to this notice does not preclude you from exercising other avenues available if you believe that you are being discriminated against on the basis of race, color, religion, sex, national origin, familial status, or handicap.

If you have any questions about this notice, please contact the management office.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Property Manager

Cc: Applicant/Resident File

The owner/agent does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development’s regulations implementing

Section 504 (24 CFR, part 8 dated June 2, 1988).

Name

Address

City                                      State                            Zip

Telephone - Voice

Telephone – TTY

*See HUD Handbook 4350.3 Revision 1, Paragraph 2-29-c-3 & 4 for information about the requirements to include this information*