

**Charter Oak Communities
Housing Choice Voucher Administrative Plan
Amendments June 2026**

Chapter	
Introduction	<ul style="list-style-type: none"> Revised to account for most recent HOTMA guidance and updated NSPIRE compliance date.
Chapter 1 – Overview of the Program and Plan	<ul style="list-style-type: none"> Contains clarifications for the HOTMA Voucher Final Rule, particularly as relevant to the contents of the plan.
Chapter 2 – Fair Housing and Equal Opportunity	<ul style="list-style-type: none"> Revised equal access language to account for Executive Order 14168. Revised policy language on serving limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
Chapter 3 – Eligibility	<ul style="list-style-type: none"> Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38. Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
Chapter 4 – Applications, Waiting List, and Tenant Selection	<ul style="list-style-type: none"> Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
Chapter 5 – Briefings and Voucher Issuance	<ul style="list-style-type: none"> Revised language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. Clarified language to reflect updated VAWA forms.
Chapter 6A – Income and Subsidy Determinations	<ul style="list-style-type: none"> Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset. Various policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. Revised language on treatment of student financial assistance as it was removed from 2026 HUD appropriations.
Chapter 6B – Income and Subsidy Determinations Under HOTMA 102/104	<ul style="list-style-type: none"> Removal of policy language regarding the Earned Income Disallowance, as this has now fully sunset. Updates for inflationary adjustments.
Chapter 7A – Verifications	<ul style="list-style-type: none"> Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. Addition of a section on streamlined income determinations. Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25. Clarified language to reflect updated VAWA forms.
Chapter 7B – Verifications Under HOTMA 102/104	<ul style="list-style-type: none"> Policy clarifications on the treatment of income based on answers received from Hotmaquestions@hud.gov. Updates for inflationary adjustments. Clarifications on citizenship or eligible immigration status in accordance with HUD Secretary Letter 12/16/25. Clarified language to reflect updated VAWA forms.

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Chapter 8A – Housing Quality Standards and Rent Reasonableness Determinations	<ul style="list-style-type: none"> • Updated NSPIRE compliance date. • Revised section on NSPIRE standards applicable to HQS to account for requirements in Notice PIH 2024-26, REV-1. • Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later.
Chapter 8B – National Standards for the Physical Inspection of Real Estate (NSPIRE) and Rent Reasonableness Determinations	<ul style="list-style-type: none"> • Updated NSPIRE compliance date. • Updated citations related to life-threatening deficiencies. • Revised additional content to bring policies current to HAP contracts executed or renewed June 6, 2024 or later.
Chapter 9 – General Leasing Policies	<ul style="list-style-type: none"> • Added section on PHA Leasing Assistance for Families in accordance with Notice PIH 2022-18
Chapter 10 – Moving with Continued Assistance and Portability	<ul style="list-style-type: none"> • This chapter contains only minor updates to bring the content current.
Chapter 11A & 11B – Reexaminations and Reexaminations under HOTMA 102/104	<p>Both A and B chapters contain:</p> <ul style="list-style-type: none"> • Policy clarifications based on answers received from Hotmaquestions@hud.gov. • Revised policy language on limited English proficient (LEP) persons in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. • 11B only has had the last two sections reorganized for better subject flow with no substantive changes.
Chapter 12 – Termination of Assistance and Tenancy	<ul style="list-style-type: none"> • Contains clarifications on compliance of consent to release of information per Notice PIH 2024-38. • Revised to account for updated HUD guidance on use of arrest records set forth in Notice PIH 2025-26.
Chapter 13 – HCV Owners	<ul style="list-style-type: none"> • Added section on owner incentive/retention payments in accordance with Notice PIH 2022-18.
Chapter 14 – Program Integrity	<ul style="list-style-type: none"> • Revised amount of federal awards required to have an independent audit.
Chapter 15 – Special Housing Types	<ul style="list-style-type: none"> • Added section on use of exception payment standards in line with Notice PIH 2025-12.
Chapter 16 – Program Administration	<ul style="list-style-type: none"> • Clarified reasonable accommodation language in line with Notice PIH 2025-12. • Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25. • Clarified record retention language on equal access to account for Executive Order 14168.

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	<ul style="list-style-type: none"> Revised language on medical and disability records citing Notice PIH 2010-26. Clarified language to reflect updated VAWA forms and included sample versions of new forms.
Chapter 17 – Project-Based Vouchers (PBV)	<ul style="list-style-type: none"> Revised language on language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
Chapter 18 – Project-Based Vouchers (PBV) under the Rental Assistance Program (RAD)	<ul style="list-style-type: none"> Multiple sections of this chapter have been revised to align with Notice PIH 2019-23, REV-4. Updated language in accordance with the 2/26/25 interim final rule rescinding the 30-day notice of nonpayment of rent.
Chapter 19 – Special Purpose Vouchers	<ul style="list-style-type: none"> Updated FUP and FYI sections to bring current with Notice PIH 2025-08. Revised language regarding limited English proficient persons and language assistance in accordance with Executive Order 14224 and Office of Attorney General (OAG) Memo 7/14/25.
Glossary	<ul style="list-style-type: none"> Revised definitions to reflect updated VAWA forms.
Appendix	<ul style="list-style-type: none"> Revised appendix to remove policies incorporated prior to the HOTMA full compliance date.
Temporary Policy Supplement for Emergency Housing Vouchers (EHVs)	<ul style="list-style-type: none"> Revised TPS for EHV with updated information contained in Notices PIH 2025-07 and PIH 2025-19.