

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

| <b>Chapter</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Introduction                                                                                                               | <ul style="list-style-type: none"> <li>Revised to account for full HOTMA compliance date.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Chapter 1 – Overview of the Program and Plan                                                                               | <ul style="list-style-type: none"> <li>Revised program history section to include full HOTMA compliance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Chapter 2 – Fair Housing and Equal Opportunity                                                                             | <ul style="list-style-type: none"> <li>Clarified language as to what requirements apply in light of recent executive orders 14168 regarding gender, gender identity and sex.</li> <li>Update proposed rule language.</li> <li>Elaborated policy language on how to file a discrimination complaint.</li> <li>Clarified language regarding enforcement actions on national origin discrimination per FHEO memo 9/19/25.</li> </ul>                                                                                                            |
| Chapter 3 – Eligibility                                                                                                    | <ul style="list-style-type: none"> <li>Removed language calling out policy that will apply upon the HOTMA compliance date.</li> <li>Added CFR citations throughout.</li> <li>Added clarification regarding criminal background checks per Notice PIH 2012-28.</li> </ul>                                                                                                                                                                                                                                                                     |
| Chapter 5 – Briefings and Voucher Issuance                                                                                 | <ul style="list-style-type: none"> <li>Clarified that COC may rescind the voucher for insufficient funds with HUD approval.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                       |
| Chapter 6 – Income and Subsidy Determinations                                                                              | <ul style="list-style-type: none"> <li>Chapter 6.A. has been removed.</li> <li>Chapter 6.B. becomes Chapter 6 and includes the following changes: <ul style="list-style-type: none"> <li>Minor clarifications regarding student financial assistance.</li> <li>Clarifications regarding alimony and child support per Notice PIH 2023-27 and answers received from Hotmaquestions@hud.gov.</li> <li>Clarifications on phased-in relief for hardship exemptions based on answers received from Hotmaquestions@hud.gov.</li> </ul> </li> </ul> |
| Chapter 7 – Verifications                                                                                                  | <ul style="list-style-type: none"> <li>Chapter 7.A. has been removed.</li> <li>Chapter 7.B. becomes Chapter 7 and includes the following changes: <ul style="list-style-type: none"> <li>Changes to policy regarding Deceased Tenants Reports per Notice PIH 2026-11.</li> <li>Minor clarifications regarding verification of student financial assistance.</li> </ul> </li> </ul>                                                                                                                                                           |
| Chapter 8A – Housing Quality Standards and Rent Reasonableness Determinations                                              | <ul style="list-style-type: none"> <li>Removal of incorrect language on rent increases.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Chapter 8B – National Standards for the Physical Inspection of Real Estate (NSPIRE) and Rent Reasonableness Determinations | <ul style="list-style-type: none"> <li>Removal of incorrect language on rent increases.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Chapter 9 – General Leasing Policies                                                                                       | <ul style="list-style-type: none"> <li>Updated the terms of assisted tenancy for the initial lease term, set at one year.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Chapter 11 – Reexaminations and Reexaminations under HOTMA 102/104 | <ul style="list-style-type: none"> <li>• Chapter 11.A. has been removed.</li> <li>• Chapter 11.B. becomes Chapter 11 and includes the following changes: <ul style="list-style-type: none"> <li>○ Updated language regarding notification and participation in the annual recertification process to detail and specify portal requirements.</li> <li>○ Changes regarding conducting interim reexaminations per Notice PIH 2023-27, revision 3.</li> <li>○ Less than 30-day change limitation for interim processing</li> </ul> </li> </ul> |
| Chapter 12 – Termination of Assistance and Tenancy                 | <ul style="list-style-type: none"> <li>• Revisions regarding death of a sole family member and family absence from the unit per Notice PIH 2026-11.</li> <li>• Removed language calling out policy that will apply upon the HOTMA compliance date.</li> <li>• Policy revisions regarding insufficient funding per Notice PIH 2026-12, Revision 2.</li> </ul>                                                                                                                                                                                |
| Chapter 13 – HCV Owners                                            | <ul style="list-style-type: none"> <li>• Added policy language to comply with HUD requirements and for ease of administration.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |
| Chapter 17 – Project-Based Vouchers (PBV)                          | <ul style="list-style-type: none"> <li>• Removed HUD language regarding voucher are of use.</li> <li>• Updated owner termination of tenancy.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                     |
| Chapter 19 – Special Purpose Vouchers                              | <ul style="list-style-type: none"> <li>• Removed language on SSN and citizen status verification for the Stability Voucher program per Notice PIH 2026-05.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       |
| Glossary                                                           | <ul style="list-style-type: none"> <li>• Updated acronyms section.</li> <li>• Removed pre-HOTMA definitions and language calling out definitions that will apply upon the HOTMA compliance date.</li> </ul>                                                                                                                                                                                                                                                                                                                                 |
| Appendix                                                           | <ul style="list-style-type: none"> <li>• Removed appendix.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |