



City of North Charleston Housing Authority

"Providing Safe and Decent Housing to the Citizens of North Charleston"

Board of
Commissioners

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IMPORTANT NOTICE

October 15, 2026

NOTICE TO RESIDENTS AND HOUSING CHOICE VOUCHER PARTICIPANTS

RE: HOTMA Program Changes Effective January 1, 2027

Dear Residents and Housing Choice Voucher Participants:

The North Charleston Housing Authority (NCHA) is preparing to implement changes required under the Housing Opportunity Through Modernization Act of 2016 (HOTMA), effective January 1, 2027, for applicable housing assistance programs.

These federal requirements will affect how household income, assets, deductions, and rental contributions are reviewed and calculated.

What You Need to Know

- **Income calculations:** Certain income sources may be treated differently when determining your eligibility and rental contribution.
- **Assets:** Updated requirements will apply to the review and verification of household assets.
- **Deductions:** Certain deductions used to calculate adjusted household income may change.
- **Income reviews:** Updated requirements will apply to annual and interim income reviews, as applicable.
- **Documentation:** Households may be required to provide updated income, asset, household composition, and expense documentation when requested by NCHA.

Will My Rent Change?

Your rental contribution or housing assistance may change depending on your household circumstances and how the updated requirements apply to your program. Implementation of HOTMA does not automatically mean that every household's rent will increase or decrease.



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What Do You Need to Do?

Please continue to comply with all existing program requirements, report household changes as required, and respond promptly to requests for documentation from NCHA or your property management office. Additional information will be provided regarding any changes that specifically affect your household.

NCHA is committed to implementing these federal requirements in accordance with HUD regulations and applicable program policies while keeping residents informed throughout the process.

If you have questions, please contact your property management office or the North Charleston Housing Authority.

Thank you for your cooperation.