

HABC

MTW Public Housing Specialist: Book Changes Handout

Page #	PPT	Change
Day 1/Book 1		
Add to 1-20	47	▪ Notice PIH 2026-15 was issued 5/14/26 ▪ HUD will begin enforcing compliance with all provisions of HOTMA 102/104 starting January 1, 2027 for some PHAs
Add to 1-20	48	▪ Not applicable to: ▪ MTW PHAs ▪ Even if the MTW PHA uses the “regular” (non-MTW) 50058 ▪ HUD will issue a compliance deadline for MTW PHAs with a separate deadline ▪ HOTMA will apply “sometime in 2027” ▪ PHAs who exclusively use HUD FRS
Replace 1-23 to 1-25	55	▪ HUD is in the process of removing the Equal Access Rule in accordance with Executive Order 14168 ▪ Removed from HCV GB 5/7/25 ▪ Proposed rule issued in April ▪
Replace 1-26	59	▪ EO 14224 was published March 2025 ▪ Revoked EO 13166 on access for individuals with LEP ▪ Declared English the official language in the U.S. ▪ In response, Office of the Attorney General (OAG) issued an Implementation of EO 14224 Memo ▪ Rescinded all prior guidance to federal agencies regarding Title VI’s prohibition against national origin discrimination affecting LEP persons
Replace 1-26	60	▪ “Recipients of federal financial assistance are reminded that the denial of language assistance services can be evidence of discrimination on the basis of national origin or disability under certain circumstances.” ▪ DOJ published rescission of prior LEP Guidance and requirements
Replace 1-26	61	▪ PHAs should make decisions as they deem necessary to fulfill their mission and efficiently provide services ▪ PHAs are not required to amend, remove, or otherwise stop production of documents, products, or other services prepared or offered in languages other than English

Day 2/Book 1		
Replace 2-89 and 2-90	48	HUD has rescinded guidance listed in your book on use of criminal records
Replace 2-118	94	▪ \$250 rent credit to applicants who agree to lease a “hard to lease” unit ▪ Status = ready to lease ▪ and ▪ There has been at least 1 prior unit refusals for the current vacancy ▪ Must stay in the unit for one year ▪ Except for reasonable accommodation, unit condition, and/or personal safety
Add to 2-118	95	▪ If family moves and doesn’t qualify for an exception, they are charged \$250 ▪ HOH required to sign a Receipt of Lease Incentive Acknowledgement form ▪ Keep a copy in the tenant file with a copy to finance ▪ HABC may offer an upgrade as a credit for zero or minimal income residents. ▪ i.e. a ceiling fan or air conditioner
Replace 3-12	129	▪ Late fee will be assessed on the 6th day of the month
Add to 4-2	168	▪ Regardless of income reported by other family members, HABC conducts reexams annually when any adult family member reports: ▪ Zero income ▪ Minimal income ▪ \$2,400 annual gross income or less per year ▪ Child support income ▪ TCA income solely
Add to 4-4	168	▪ Effective 1/1/2027, HABC will require households who solely receive Temporary Cash Assistance (TCA) through the department of social services to recertify annually rather than biennially.
N/A	195	Removed: A voluntary rent reduction is requested within the limit on voluntary interim reexams;
Remove 4-18	200	Removed earned income disallowance since no longer applicable
Remove 4-20 to 4-21	198	Effective 1/1/26, HABC no longer limits voluntary interims. Households must report some changes in between regular reexaminations. Households may report decreases in income without penalty or need to verify financial hardship.
Remove 4-20 to 4-21	199	Zero income and minimal income households and individuals must report increases within 30 days. All households must report changes in family composition within 30 days.

Replace Q 8 and 9 on 4-25	207	Recommend updating questions 8 and 9 with the below changes: 8. Amber Lee is on a biennial reexamination schedule. Her annual reexamination was completed on 2/1/25. On 6/1/25, Amber reports that her income has decreased and provides documentation of the change. Can HABC conduct an interim reexamination? a. Yes, families may request an interim reexamination when there is a change in circumstances. ** b. No, families on a biennial reexamination schedule cannot have an interim until their next regular reexamination. c. Yes, but only if the family has not had an interim during the current calendar year. 9. Greta Green is on a biennial reexamination schedule. She reports that she lost her job and will no longer receive her employment income. What should HABC do before processing the interim reexamination? a. Deny the request because Greta is on a biennial reexamination schedule. b. Require Greta to wait until her next regular reexamination. c. Obtain appropriate documentation of the change in income and process the interim according to HABC policy. ** d. Automatically remove the employment income based solely on Greta's verbal statement.
Add to 4-29	218	Add: Only one parent qualifies for exemption if two parent household
Day 3, Part I/Book 1		
Add to 5-1	4	▪ FHEO Notice 2020-01 was rescinded by FHEO memo 9/17/25 ▪ Nothing to replace former guidance so we will use the prior framework for discussion
5-2 through 5-6	N/A	▪ Remove reference to FHEO Notice 2020-01
Chapter 7	N/A	▪ Delete Q47 ▪ The answer to the question in the study guide references \$500 incentive credit. Effective 1/1/2026 the leasing credit was reduced to \$250
Day 3, Part II/Book 2		
2-14	54	▪ If there will be a known change in income after the recertification is effective: ▪ If income will increase after the recertification is effective, do not factor in the increase ▪ If income will decrease after the recertification is effective, apply each amount to the appropriate part of the 12-month period

2-14	55	▪ Employer reports that a full-time employee who has been receiving \$8 an hour will begin receiving \$8.25 in the 8th week after the effective date of the reexam ▪ Because this is an increase in income, annualize income using \$8/per hour ▪ Factor in the raise at the family's next annual
2-14	56	▪ Molly works as a teacher 9 months out of the year earning \$4,000 per month ▪ The remaining 3 months of the year she collects unemployment of \$3,000 per month ▪ $\\$4,000 \times 9 = \\$36,000$ ▪ <u>$+ \\$3,000 \times 3 = \\$9,000$</u> ▪ \$45,000
2-14	59	▪ Helen works for Uber ▪ Last months she made \$1,500 ▪ The month before that she made \$1,950 ▪ The month before that she made \$2,000 ▪ Use an average of her monthly income to calculate her income
Remove 2-26 and 2-27	N/A	▪ The EID has sunset and is no longer applicable
Day 4/Book 2		
Update 3-2	90	▪ The passbook rate for 2026 is .40% ▪ The passbook rate for 2027 is 0.38%
Update 6-2	223	▪ HABC has a minimum rent of \$25 ▪ This minimum rent policy has not been implemented yet
Update 6-3	227	▪ HABC has a minimum rent of \$25 ▪ This minimum rent policy has not been implemented yet
Update 6-5	234	▪ HABC has a minimum rent of \$25 ▪ This minimum rent policy has not been implemented yet