Wake County Housing Authority
P: 919.269.6404
F: 919.269.2196
100 Shannon Drive
Zebulon, NC 27597
WakeCountyHA.org

Important Notice:
Changes to How Income and Assets Are Reviewed (HOTMA)

For Public Housing Residents and Housing Choice Voucher (HCV) Participants

TO: All Public Housing Residents and Housing Choice Voucher Participants

FROM: Ava Hewitt, Housing Director, Wake County Housing Authority (WCHA)

DATE: November 3, 2026

RE: Changes to how income and assets are reviewed beginning January 1, 2027

What Is Changing?

A federal law called the Housing Opportunity Through Modernization Act of 2016 (HOTMA) changes how HUD-assisted housing programs count income and assets, decide eligibility, and figure rent. HUD requires WCHA to follow these rules in Public Housing and the HCV program. How HOTMA affects your household depends on your situation.

This is ONLY for Information Purposes. It is not a rent-change notice, and it does not end your assistance.

Keep paying the rent on your current rent notice and keep following WCHA's written reporting instructions. If WCHA proposes any change to your rent or assistance, you will get an individual written notice that explains it.

Key Date: January 1, 2027

HUD requires WCHA to use the HOTMA income and asset rules for every income review (annual or interim) with an effective date on or after January 1, 2027. Recertification work starts earlier, so you may get HOTMA-based paperwork before January 1. Any rent change will be sent to you in writing with the new amount and the date it starts.

Questions? We are here to help.

Contact your HCV Case Manager or Public Housing Property Manager, or call **919-269-6404**

Fax 919-269-2196 • Info@hacwnc.org

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Mon, Tue, Thu, Fri 8:30 AM–5:00 PM (Closed 12–1 PM) • Wed and Fri: By Appointment Only

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What You Need to Do

- **Respond to WCHA requests on time.** Return your recertification forms and requested documents by the deadline on your notice through ***the RENT CAFÉ PORTAL.*** These may include pay stubs, benefit letters, bank and investment statements, and proof of unreimbursed medical or disability-assistance expenses. Keep copies.
- **Sign the consent form.** Each adult household member must sign *HUD Form 9886-A (Authorization for Release of Information)* when WCHA asks.
- **Report changes as instructed.** Report changes in household members and income by the deadlines and methods in your lease, program rules, and WCHA's written instructions. If your income goes down, contact your case manager or property manager and ask for a review. WCHA will decide whether an interim reexamination is required.
- **Tell us about all assets.** Report every asset WCHA asks about, even if you think it may be excluded. WCHA will decide how HUD rules apply. Incomplete or inaccurate information can affect your assistance.

2027 Key Numbers

Item	2027 Amount	What it means
Net family asset limit	**$109,797**	HUD's limit on net family assets for eligibility (see "Good to Know").
Asset threshold	**$54,898**	Not a limit on what you may own. It affects when WCHA must calculate income from certain assets and when it may accept your written statement of your assets.
Elderly/disabled family deduction	**$575 per family**	Lowers the income used to figure rent. It is not a cash payment or a dollar-for-dollar rent reduction.
Dependent deduction	**$525 per dependent**	Lowers the income used to figure rent. It is not a cash payment or a dollar-for-dollar rent reduction.
Medical and disability-assistance expenses	**Over 10% of annual income**	Eligible unreimbursed expenses above this level can be deducted. It was 3% before HOTMA.
Dependent student earnings and adoption assistance	**$525**	Amounts over $525 are excluded: earned income of a dependent full-time student, and adoption assistance payments.

Amounts are HUD's 2027 inflation-adjusted values. They apply to income reviews effective on or after January 1, 2027.

Need help with this notice? WCHA will provide reasonable accommodation, accessible formats, and free language assistance on request. NC Relay: 711. **Equal Housing Opportunity.** In accordance with federal law and HUD policy, WCHA is prohibited from discriminating on the basis of race, color, national origin, age, disability, sex, or familial status. To file a complaint of discrimination, write to HUD Director, Office of Civil Rights, 451 7th Street S.W., Washington, DC 20410, or call (202) 708-1112 (voice) or (202) 708-1455 (TTY). HUD is an equal opportunity provider and employer.