



GMAHA Housing Choice Voucher (HCV) Administrative Plan Revisions Effective Date of Change: September 01, 2025

The Greater Metropolitan Area Housing Choice Voucher (HCV) Administrative Plan has been brought current with all recent HUD requirements and guidance, including the following.

Chapter 1

- Added information on the HOTMA Voucher Final Rule to the Overview and History of the Program.
- Updated terminology from NSPIRE to “minimum quality standards” per the HOTMA Voucher Final Rule.
- Added policies on increases and decreases in the payment standard to the list of required plan contents.

Chapter 2

- Added additional examples to the list of reasonable accommodation types.

Chapter 3

- Called out and added policies that will be effective prior to the PHA’s HOTMA 102/104 compliance date.
- Called out and added policies for HOTMA 102/104 that will become effective upon the PHA’s compliance date.
- Clarified policy language on live-in aides to better align with fair housing best practices.
- Added families eligible for VASH to the list of eligible applicant families.
- Clarified language regarding the EIV Income Report

Chapter 4

- This chapter contains only minor corrections and clarifications

Chapter 5

- Clarified fair housing and NSPIRE-related language throughout the chapter to bring the content current with the HOTMA Final Rule.

Split Chapter 6 into two chapters: 6.A and 6.B.

- Chapter 6.A. incorporates HOTMA 102/104 changes required to be implemented by July 1, 2025, per
- Notice PIH 2024-38 Review and edit this chapter as needed to reflect your current PHA policy.
- Chapter 6.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and
- contains changes made to the previously released version of Chapter 6. This includes:
- Clarifications and corrections regarding student financial assistance requirements under HOTMA.
- Clarifications regarding the treatment of alimony and child support.
- Clarifications regarding amounts adjusted annually under inflation under HOTMA.
- Updates to the list of federally mandated income exclusions.
- Clarifications regarding necessary and non-necessary personal property.
- Clarifications regarding health and medical care expenses.
- Required changes for the HOTMA Voucher Final Rule, including changes regarding increases and decreases in payment standards. Policies effective prior to and upon specific effective dates
- are explicitly called out.
- Additions to the section on applying utility allowances regarding flat fees and PBV
- developments.

Split Chapter 7 into two chapters: 7.A and 7.B.

- Chapter 7.A. incorporates HOTMA 102/104 changes required to be implemented by July 1, 2025, per
- Notice PIH 2024-38.
- Chapter 7.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 7.

CEO

Amy S. Clark

BOARD OF COMMISSIONERS

Thomas Meyer Chairman

Rebecca McReynolds
Vice-Chairman

John Welling

Audrey Porter

Katie King

621 17th Avenue
East Moline, IL 61244
309.755.4527
www.gmaharic.org

- Changes regarding the use of consent forms, specifically as related to HUD-9886-A.
- Clarifications regarding amounts adjusted annually under inflation under HOTMA.
- Policy revisions for streamlined income determinations from fixed sources of income.
- Certain updates for Notice PIH 2023-27 regarding verification requirements, use of EIV + self-certification, verification of net family assets, and treatment of zero-income families.

A
policy

full
and

Split Chapter 8 into two chapters: 8.A and 8.B.

- Chapter 8.A represents the policies the PHA will use prior to the NSPIRE compliance date while still operating under HQS and contains only those changes prior to 2023 that fall outside the scope of NSPIRE. This includes:
 - An explainer regarding the use of HQS until such time as NSPIRE becomes effective.
 - Additions regarding NSPIRE requirements that are applicable to HQS prior to transitioning to NSPIRE.
 - Various revisions for the HOTMA Voucher Final Rule. Policies effective prior to and upon specific effective dates are explicitly called out.
- Chapter 8.B represents the policies the PHA will use upon the NSPIRE compliance date and contains changes made to the previously released version of Chapter 8. This includes:
 - Updates for Notice PIH 2024-26.
 - An explainer on the continued use of the term *housing quality standards*.
 - Various revisions for the HOTMA Voucher Final Rule. Policies effective prior to and upon specific effective dates are explicitly called out.

Chapter 9

- Revisions to revert back to using the term *housing quality standards* as per the HOTMA Voucher Final Rule.
- Clarification regarding permitting the family to submit more than one request for tenancy approval at a time.
- Clarification regarding PHA-owned units.
- Clarifications regarding HAP contract execution.

Chapter 10

- Added section on family moves due to unit deficiencies per the HOTMA Voucher Final Rule.
- Clarified policy regarding voucher issuance and term of the voucher

Chapter 11

- Chapter 11.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 11.

Chapter 12

- Added a callout to state that the section on failure to provide consent is effective upon the PHA's HOTMA 102/104 compliance date.
- Added a section on the asset limitation with a callout effective upon the PHA's HOTMA 102/104 compliance date.
- Clarification regarding insufficient funding.
- Reverted references to *housing quality standard* Also in 13,14, 15

Chapter 16

- Required revisions for the HOTMA Voucher Final Rule, including extensive revisions concerning payment standards and the use of SAFMRs.
- Reverted references to *housing quality standards*.

Chapter 17

- This chapter has undergone an extensive rewrite for the HOTMA Voucher Final Rule.

Chapter 18

- Reverted references to *housing quality standards*.
- Citation updates for Notice PIH 2019-23, REV-4, as amended by RAD Supplemental Notice 4B.
- Multiple revisions for the HOTMA Voucher Final Rule throughout the chapter. Policies effective prior to and upon specific effective dates are explicitly called out.

Chapter 19

- Multiple clarifications to the section on FUP vouchers.
- Extensive changes to the VASH section to account for the requirements set forth in the *Federal Register* on August 13, 2024.
- Extensive changes to the Mainstream section to account for the requirements set forth in Notice PIH 2024-30.

in regard to the proposed changes to the Policy may be submitted to the GMAHA central office listed below through the thirty (30) day comment period ending August 21, 2025.

Persons with disabilities requiring assistance or alternative format, or wishing to Comments in alternative formats, can contact our office at 309-755-4527, ext. 406 or TTY 1-800-545-1833 ext. 820.

Amy S. Clark, Executive Director/CEO

Posting Period: July 22, 2025 – August 21, 2025

**If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact our office at the number listed above.*

