



July 15, 2024

Dear Affordable Housing Subsidy Agencies and Housing Providers,

We are reaching out to advocate for the adoption of uniform tenant eligibility requirements in alignment with specific provisions of the federal Housing Opportunity Through Modernization Act (HOTMA). Given the significant impact of HOTMA on properties across California, it is crucial to ensure consistent and fair housing practices statewide.

As owners and managers committed to equitable access to affordable housing, we believe that adopting uniform tenant eligibility requirements is essential for fair and transparent housing practices. Many properties throughout California are directly impacted by HOTMA, highlighting the immediate need to align policies with nationally adopted standards.

We commend the proactive approach taken by the California Tax Credit Allocation Committee (CTCAC) and the California Department of Housing and Community Development (HCD), both of which have aligned their policies with specific HOTMA guidelines.

If Affordable Housing Subsidy Agencies and Housing Providers do not adopt HOTMA guidelines, the work of owners and managers will become exceedingly difficult and nearly impossible to implement effectively. Differing eligibility criteria would complicate implementation, leading to confusion and potential unfair practices.

Therefore, we respectfully urge all Affordable Housing Subsidy Agencies and Housing Providers to follow the lead of CTCAC and HCD in implementing HOTMA guidelines, particularly focusing on provisions related to:

- Income inclusions and exclusions
- Calculating income from assets
- Student financial aid
- Child support and alimony
- Acceptable forms of verification and verification hierarchy

Implementing these guidelines will streamline the housing application process, promote fair and equitable housing practices, improve the efficiency of our mutual housing efforts, and create better affordable housing opportunities for applicants.

Recognizing the challenges posed by legacy programs, we emphasize the benefits of uniform policies and procedures. Adhering to HOTMA guidelines will ensure consistency and fairness in housing eligibility determinations.



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We respectfully urge all Affordable Housing Subsidy Agencies and Housing Providers to take proactive steps to:

- Review and update existing tenant eligibility requirements to align with the specific implementation dates and provisions of HUD's HOTMA guidelines as adopted by CTCAC and HCD.
- Provide a grace period similar to what HUD, CTCAC, and HCD have adopted, allowing for future adjustments regarding potential HUD modifications as they continue to clarify and update their manual.

This request also aligns with the spirit of California AB 2006 regarding compliance monitoring, specifically aligning processes among CTCAC, HCD, and the California Housing Finance Agency (CalHFA). Their collaborative efforts in streamlining compliance monitoring processes have set a positive example for ensuring regulatory compliance and cost efficiency for all affordable housing communities.

We strongly believe that these actions will significantly contribute to promoting fair housing practices, enhancing housing eligibility, and ensuring proper regulatory compliance with applicable programs.

Thank you for your attention to this matter. We eagerly anticipate your positive response and welcome further dialogue as we continue our efforts to streamline and develop consistent policies for implementing these pivotal changes in affordable housing policies.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stacy Smith'.

Stacy Smith
President, AHMA-NCH

A handwritten signature in black ink, appearing to read 'Michelle Cuevas'.

Michelle Cuevas
President, AHMA-PSW