

Resident Advisory Meeting – Meeting Notes

Date: August 25, 2026

Time: 1:30 p.m.

Location: Intergovernmental Center

Meeting Discussion

The Resident Advisory Meeting included a review of the agency plan, RAD/Section 18 conversion of public housing, and community accomplishments and action steps related to creating and preserving affordable housing.

The meeting also included an overview of recent **HOTMA** changes and the new **NSPIRE** inspection protocol.

HOTMA Updates

Specific examples were provided to help residents understand how the HOTMA changes may affect them.

- **Medical Expense Threshold:** The medical expense threshold under HOTMA will increase from 3% to 10%. While the mandatory deduction will increase, fewer households may qualify to claim additional medical expenses.
- **Asset Limits:** The new \$100,000 asset limit was explained. This change applies to **new applicants** and does not affect existing tenants.
- **Earned vs. Unearned Income:** The changes related to the treatment of new earned income versus unearned income were reviewed.
- **Interim Recertifications:** The 10% threshold was discussed, along with the change that prohibits interim recertifications within three months before or after an annual recertification.

NSPIRE Inspection Protocol

A brief overview of the new NSPIRE inspection protocol and related changes was provided.

Other EDA Programs

A brief overview was also provided of additional programs offered by the EDA, including:

- Bridges
- Local Homeless Prevention Aid
- Bring It Home
- Local Affordable Housing Trust Fund

Resident Comments and Questions

Residents provided the following feedback and suggestions:

- **Safety:** Residents expressed interest in having security cameras installed near playgrounds and mailboxes.
- **Internet/Fiber Optics:** Residents expressed interest in improved fiber-optic internet options at EDA properties.

EDA Response and Follow-Up

Resident feedback continues to support the conversion of public housing units. The EDA will continue to provide opportunities for residents to learn about and better understand the new HOTMA regulations and NSPIRE inspection protocol. During the past year, NSPIRE protocols and their potential impacts were also discussed with tenants and landlords as part of the HQS inspection process. The EDA will continue to support lease compliance while working to promote safe and well-maintained housing environments for residents. Resident feedback regarding safety improvements, including cameras at playgrounds and mailboxes, as well as improved fiber-optic service, will be considered as part of ongoing property and resident service discussions.