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COMBINED PUBLIC HEARING NOTICE

SIGNIFICANT AMENDMENT TO THE FY 2027 ANNUAL PLAN & CONCURRENT REVISIONS TO THE FY 2027 HCV ADMINISTRATIVE PLAN

NOTICE IS HEREBY GIVEN that a joint public hearing will be held by the Caribou Housing Authority (CHA) to receive public comment on a proposed Significant Amendment to the FY 2027 CHA Annual Plan and concurrent, comprehensive revisions to the FY 2027 Housing Choice Voucher (HCV) Administrative Plan. These coordinated updates integrate mandatory federal Housing Opportunity Through Modernization Act (HOTMA) regulations effective January 1, 2027. All interested individuals are invited to attend, review the drafts, and provide testimony.

Public Hearing Event Details

Subject Matter	Review of the FY 2027 HCV Administrative Plan and mandatory HOTMA Policy Updates
Date of Hearing	Monday, November 23, 2026
Time of Hearing	5:30 PM
Location	Caribou Municipal Building Council Chambers 25 High Street Caribou ME 04736

Summary of Major Policy Revisions

The 2027 Administrative Plan has been updated to comply with HUD Notice PIH 2026-15 and HOTMA Sections 102 and 104. Major regulatory changes open for public comment include:

- **Asset Limitation Policies:** Implementation of the \$100,000 net family asset cap and real property ownership restrictions for program eligibility.
- **Asset Self-Certification:** Increase of the self-certification threshold, for the current calendar year.

- **Deduction & Hardship Changes:** Increase of the Elderly/Disabled family deduction to \$525, the Dependent deduction to \$500, and adjustment of the Medical/Disability expense threshold to 10% alongside new multi-year hardship phase-in policies.
- **Income Determination:** Transitioning annual reexaminations to a historical 12-month look-back methodology using actual income received.
- **Interim Reexaminations:** Adoption of federal thresholds defining strict triggers for mandatory and restricted mid-cycle income adjustments.

Public Participation & Comments

All program participants, landlords, and members of the public are invited to review the modifications and provide testimony through the following methods:

- 1) **Oral Testimony:** Speak during the public comment section of the live hearing. Comments are limited to [e.g., 3 minutes] per person.
- 2) **Written Comments:** Submit written remarks prior to the final board vote.
 - **Email:** Send to lpourde@cariboumaine.org with the subject line "2027 Admin Plan Public Comment".
 - **Mail/Drop-off:** Deliver to Caribou Housing Authority, 25 High Street, Caribou ME 04736
 - **Submission Deadline:** Written comments must be received by 4:00 PM on Friday, November 20, 2026.

Document Inspection

A draft copy of the complete 2027 Administrative Plan showing all proposed HOTMA policy adoptions are available for public inspection at the Housing Authority's main office located at 25 High Street between the hours of 8:00 AM – 4:30 PM, Monday through Friday.

The Housing Authority does not discriminate on the basis of race, sex, color, religion, marital status, national origin, age, pregnancy, disability, ancestry, or sexual orientation. If you require a reasonable accommodation or a foreign language interpreter to participate, please contact the Authority office at (207) 493-5971 at least 48 hours prior to the event.

Date of Public Notice: October 9, 2026