

## ACOP Updates – Summary of Changes to be effective 02/01/2025

Pg. 16, 17, and 85 updated community-based to site-based waiting list

Pg. 85 1. A) removed – only 1 unit offer will be given – applicants choose which waiting list they would like to be on.

- a) ~~If that offer is rejected, the PHA will make another offer of a unit (where their race does not predominate) of appropriate size, amenities, and need for accessible features, if applicable, to the qualified applicant based on the applicant's site-based waiting list position in another development.,~~

Pg 82 – Occupancy Standard – updated to include unborn children when pregnancy reaches the second trimester.

1. Every family member, regardless of age, will be counted as a person. For the purpose of establishing the unit size for a family, an unborn child will be counted as a member of the family household, once the pregnancy reaches the second trimester (verified from a health care provider).

Pg 68 –

Removed - Families eligible for and participating in EID prior to May 9, 2016 will continue to be eligible for the lifetime 48-month period.

Added - A family cannot qualify for EID after January 1, 2024. Families currently on EID will remain on EID until their 24-month period has expired.

Pg 27. Authorization for the Release of Information/Privacy Act Notice

Added - Failure to Sign Consent Form: Your failure to sign the consent form may result in the denial of eligibility or termination of assisted housing benefits, or both. Denial of eligibility or termination of benefits is subject to the HA's grievance procedures and Section 8 informal hearing procedures.

Revocation of consent: If you revoke consent, the PHA will be unable to verify your information, although the data matches between HUD and other agencies will continue to automatically occur in the Enterprise Income Verification (EIV) System if the family is not terminated from the program. Revocation of consent may result in the denial of eligibility or termination of assisted housing benefits, or both.

Updated references from HUD 9886 to HUD 9886-A (also on Pg 20 and 45)

Housekeeping Standards Pg 160 – 161 Updated wording

**Ceilings:** should be clean, free of dirt, grease, holes, cobwebs, and fingerprints.

**Woodwork (to include baseboards, stairways, window sills, etc.):** should be clean, free of dust, dirt, grease, holes, cobwebs, gouges, or scratches.

**Heating units & Water Heater Closet:** should be accessible (not blocked, no clutter) dusted and not used for storage.

**Electric Hazards:** No electrical cords running loosely across floors (they must be taped down safely); no overloads, no hazards.

**Porches** (front and rear): should be clean and free of hazards. Any items stored on the porch shall not impede or block access to the unit.

**Yards/Grassy Area:** should be free of debris, trash, indoor furniture, tires, and abandoned cars. Bikes, Ride-on toys, etc. must be stored on the porch. Items left in the yard may be picked up and disposed of by the lawn crew or maintenance personnel.

Pg 125 Over Income Families – updated language for alternative rent options and a new non public housing over income lease – added after 1. B).

1. After a family's income has exceeded one hundred twenty percent (120%) of the area median income, or a different limitation established by the Secretary, for two consecutive years, the PHA will terminate the family's assistance within six (6) months of the second income determination or charge the family a monthly rent equal to the greater of:
  - a) The applicable Fair Market Rent; or
  - b) The amount of monthly subsidy for the unit, including amounts from the operating and capital fund

Families choosing the alternative rent will be required to sign a new non-public housing over income lease no later than 60-days after the notice is provided or at the next lease renewal, whichever is sooner. The family will no longer be a public housing program participant and will become unassisted tenants once the new lease is signed.