

Major changes to Admissions and Continued Occupancy Policy (ACOP)

Prior Year version (Using Schiff template): 96 pages

Current draft (Using Nan McKay template): 469 pages (388% increase)

1. Chapter 3 -Eligibility (page 3-8): Small change in guest policy from ability to stay for 28 total calendar days to 30 total calendar days
2. Chapter 9 –Reexaminations (Page 9-16)---The due date for reporting income increases has changed from 10 days to 15 business days. In addition, HACM changed the amount of an income increase that a resident was required to report to HACM from \$85/mo (\$1020/year) to \$200/mo (\$2,400/year)
3. Chapter 10---Pet Policy: There is much more detail in the new policy in Chapter 10, though much of the rules are the same. There is clarification on the difference between an assistance animal and a pet. Also, on the differences between the rules for pets in senior/disabled highrises vs. in general occupancy (family) developments. In family developments, pets are only allowed in single-family scattered sites units, not in the other public housing developments. There is also the change in the pet deposit (for highrises, it stays the same, but is increased to \$100 for general occupancy developments). Also a new non-refundable pet fee that is only charged for the single-family scattered sites.
4. Chapter 12—Transfer policy
 - a. New definition of emergency transfer (see pages 12-1 to 12-3) and NEW policy on costs of a move (see page 12-3)-----the PHA will bear the reasonable costs of temporarily accommodating the tenant and of long term transfers , if any, due to emergency conditions related to maintenance conditions that pose an immediate verifiable threat to the life, health or safety of the resident or family members that cannot be abated or repaired timely, unless the condition was caused by the resident.
 - b. Updated detail on types of transfers that are initiated by HACM (pages 12-5 to 12-8) as described below:
 1. A transfer request that is initiated by housing management may be done for the following types of transfers:
 - (a) Emergency transfers (such as transfers due to maintenance conditions in the resident’s unit or building that pose an immediate, verifiable threat to the life, health or safety of the resident or family member that cannot be repaired or abated within 24 hours);
 - (b) Transfer for demolition, disposition, revitalization or rehabilitation of a unit; or
 - (c) Transfer in order to maintain occupancy standards based on family composition.
 - c. Changes in the types of transfers that can be requested by a resident (pages 12-9 to 12-12) as described below, including the fact that we will no longer take transfer requests that do not fit one of these definitions:
2. A transfer request may be requested by a resident in public housing and considered by HACM for the following reasons:
 - (a) Transfer to alleviate a serious or life threatening medical condition.
 - (b) Transfers due to a threat of physical harm or criminal activity

(c) Transfers related to an approved reasonable accommodation

(d) Transfers to a different unit size (larger or smaller) as long as the family qualifies for the unit according to the PHA's occupancy standards

(e) Transfers to a location closer to employment.

Besides these types, no other transfer requests will be considered by the PHA.

3. The transfer policy was also clarified on page 12-12 and copied below regarding the cost of a 504 reasonable accommodation transfer related to the need for an accessible unit:

"The resident will bear all of the costs of any transfer s/he requests. However, the PHA will bear the transfer costs in cases when the transfer is done as a reasonable accommodation to allow a resident with a disability to move to an accessible unit"

Major changes to Administrative Plan

Prior Year version (Using Schiff template): 203 pages

Current draft (Using Nan McKay template): 706 pages (247% increase)

1. Chapter 3, Eligibility: New definition of guest on page 3-7: A guest can remain in unit no longer than 30 consecutive days or a total of 90 cumulative calendar days in a 12 mo period. (the old Administrative Plan did not define it).
2. Page 4-16 (preferences) ---Added a preference to the wait list for any family that has been terminated from its HCV program due to insufficient program funding. This had never been previously addressed.
3. Chapter 5 on Briefings: Added a section on the ability to perform remote briefings (Page 5-3 to page 5-4)
4. Page 5-19: Initial voucher term---120 days
 - a. one 30 day extension allowed due to reasonable accommodation or reasons beyond a family's control
 - b. Additional language to clarify that the PHA can approve additional extensions (and there is no limit on # that could be approved). However, a request must include the reason for the extension and the participant must submit documentation to support the request and then HACM will review the extension request to determine whether to approve it.
5. Chapter 11-Reexaminations--- On page 11-13, HACM changed the amount of an income increase that a participant is required to report to HACM to \$200/mo (\$2,400/year)—under the old policy, a participant had to report ALL changes in income, regardless of amount
5. Chapter 15—Special housing types: Added Shared housing as an allowable housing type due to a request by the RAB.
6. Chapters 17 and 18 (PBV and PBV/RAD): On page 17-40 and page 18-32, added a new provision that states the PHA may place households referred from the public housing program onto the PBV wait list for PHA owned property if the public housing household has requested and been approved for a reasonable accommodation that either cannot be fulfilled by the public housing program OR cannot be fulfilled in a timely manner by the public housing program. On pages 17-41, it is also stated that such placements will also have a preference on the wait list.