

Summary of ACOP Changes to Public Housing Admissions and Continued Occupancy Plan  
Effective July 1, 2026

ACOP Plan Section	Heading	Revision
TOC	Table of Context	Edits made to page numbers.
Chapter 6 III A	Overview of Income Based Rent Calculations	The minimum rent for this locality is \$50
Chapter 6B.	HOTMA 102/104 Income & Assets	<p>HUD published a final rule on February 14, 2023, revising regulations related to income, assets, adjusted income, verification, and reexams (among others) to implement Sections 102 and 104 of HOTMA. While the new regulations were effective January 1, 2024, HUD has delayed the compliance date for HOTMA 102/104. Initially, <b>HUD published a delayed compliance date of January 1, 2025, but HUD again delayed the compliance date for HOTMA 102/104 and no new date has been provided.</b></p> <p>HUD stated that PHAs may update their policy documents before determining the date at which they will transition to all HOTMA Section 102 and 104 policies. HUD stated that in order to update their policy documents for HOTMA in this circumstance, PHAs may create an appendix that contains the HOTMA policies that will be incorporated at a later date.</p> <p><b>Chapter 6.B.</b></p> <p><b>INCOME AND RENT DETERMINATIONS UNDER HOTMA 102/104</b></p> <p>[24 CFR Part 5, Subparts E and F; 24 CFR 960, Subpart C]</p> <p><b>INTRODUCTION</b></p> <p>This chapter is applicable upon the PHA’s HOTMA 102/104 compliance date. Prior to this date, the PHA will follow policies as outlined in Chapter 6.A. of the model policy.</p> <p>A family’s annual income is used to determine their income eligibility for the public housing program and is also used to calculate the amount of the family’s rent payment. The PHA will use the policies and methods described in this chapter to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. This chapter describes HUD regulations and PHA policies related to these topics in four parts as follows:</p>

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		<p><u>Part I: Annual Income.</u> HUD regulations specify the sources of income which are excluded from the family’s annual income. These requirements and PHA policies for calculating annual income are found in Part I.</p> <p><u>Part II: Assets.</u> HUD regulations specify the types of assets which are excluded from a family’s annual income. These requirements and PHA policies for calculating income from assets are found in Part II.</p> <p><u>Part III: Adjusted Income.</u> Once annual income has been established, HUD regulations require the PHA to subtract from annual income any of five mandatory deductions for which a family qualifies and allow the PHA to adopt additional permissive deductions. These requirements and PHA policies for calculating adjusted income are found in Part III.</p> <p><u>Part IV: Calculating Rent.</u> This part describes the statutory formula for calculating total tenant payment (TTP), the use of utility allowances, and the methodology for determining family rent payment. Also included here are flat rents and the family’s choice of rent.</p>
Chapter 12	PART II PHA Required Transfers	<p>Under Demolition, Disposition, Revitalizations, or Rehabilitation Including Rental Assistance Demonstration (RAD) Conversions Transfers:</p> <p><u>Planned Public Housing Dispositions Activities:</u> Craycroft Towers and Lee Street Duplexes-1635 N. Craycroft Rd and 5411 E. Lee St.</p> <p><u>Proposed Disposition of scattered-site public housing units pursuant to Section 18 of the U.S. Housing Act of 1937.</u> The Project consists of 216 scattered-site dwelling units currently assisted under the Public Housing program. Upon HUD approval of the Section 18 application, the units will be removed from the Public Housing inventory and most of the units will be assisted under PBV Housing Assistance Payments (HAP) contracts. Limited rehabilitation, reconfiguration, or tenant eligibility changes may necessitate temporary or permanent relocation.</p>

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		<p>The Phase 2 project consists of a variety of scattered-site dwelling units currently assisted under the Public Housing program. Upon HUD approval, units will be disposed of through sale including both market sales and affordable homeownership sales. Removal of these homes from the Public Housing inventory will necessitate permanent relocation of affected households who will be entitled to HUD Tenant Protection Vouchers provided such vouchers are awarded by the Department of Housing and Urban Development and the household meets voucher eligibility requirements.</p>																		
Chapter 13	13-II.J. Over-Income Families	<p>Updated the 2025 HUD Over Income limits.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Family Size</th> <th style="padding: 5px;">1</th> <th style="padding: 5px;">2</th> <th style="padding: 5px;">3</th> <th style="padding: 5px;">4</th> <th style="padding: 5px;">5</th> <th style="padding: 5px;">6</th> <th style="padding: 5px;">7</th> <th style="padding: 5px;">8</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><b>Over-Income Limit</b></td> <td style="padding: 5px;">80,760</td> <td style="padding: 5px;">92,280</td> <td style="padding: 5px;">103,800</td> <td style="padding: 5px;">115,320</td> <td style="padding: 5px;">133,800</td> <td style="padding: 5px;">133,800</td> <td style="padding: 5px;">143,040</td> <td style="padding: 5px;">152,280</td> </tr> </tbody> </table>	Family Size	1	2	3	4	5	6	7	8	<b>Over-Income Limit</b>	80,760	92,280	103,800	115,320	133,800	133,800	143,040	152,280
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Chapter 13		<p><b>Updated the 2025 HUD income limits as of 2/8/2025</b></p>																		

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		<b>Very Low-Income Limit (VLIL)</b> 50% of Median*							
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
		\$35,400	\$40,450	\$45,500	\$50,550	\$54,600	\$58,650	\$62,700	\$66,750
Chapter 16	Part VII: Violence Against Women Act (VAWA): 16-1 to 16-4	<p>Updated HUD Forms</p> <ul style="list-style-type: none"> <li>• Notice of Occupancy Rights under VAWA (Form HUD-5380)</li> <li>• Model Emergency Transfer Plan for Victims (Form HUD-5381)</li> <li>• Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking, and Alternate Documentation (Form HUD -5382)</li> <li>• Emergency Transfer Request for Certain Victims of Domestic Violence, Sexual Assault or Stalking (Form HUD -5383)</li> </ul>							