Proposed Summary of Changes
2027 Admissions and Continued Occupancy Policy (ACOP)
City and County
Effective January 1, 2027

Below is a summary of changes to be incorporated into the 2027 Admissions and Continued Occupancy Policy (ACOP). The changes in **Green** text represent HUD regulation and/or regulatory changes mandated per HUD's Public and Indian Housing (PIH) Notices or regulatory changes. Changes highlighted in **Yellow** represent significant proposed changes. Significant changes are those that impact the eligibility and admissions policies as delineated by HUD. Changes in Blue represent additional changes suggested by staff. Staff recommendations are discretionary at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners. Changes in Orange represent changes suggested during public comment period. *These recommendations may change during Public Comment.*

Staff Recommendation- Significant Change
N/A

Staff Recommendation – Blue
Chapter 1
1. 1.2 Housing Authority Overview & Mission - Updated Fresno Housing's vision statement to align with our current strategic plan.

Chapter 3
2. 3.4.22 Absent Student- Added definition of absent student to this section.

Chapter 10
3. 10.3.5 Management Approval of Pet- Updated the pet approval requirements to clarify that residents must obtain written FH approval before bringing a pet onto the property. Simplified and reorganized the pet registration, annual renewal, and pet identification requirements for clarity and consistency

Chapter 10
4. 10.4 Part III: Assistance Animals and Pet-Related charges and damages for all developments- Removed the pet deposit requirements and related procedures to comply with applicable California security deposit laws. Updated the policy to clarify that residents are responsible for the actual and reasonable costs of repairing assistance animals and pet-related damages in accordance with the lease, HUD requirements, and applicable law.

Required Changes- Green

1. Section 2.4.1- Overview English Proficiency- Updated to reflect guidance issued by the Office of the Attorney General regarding the implementation of Executive Order 14224, which designates English as the official language of the United States and provides federal agencies with discretion regarding language assistance services.
2. Section 2.4.2 Oral and Written Communication- Updated this section to clarify that FH's oral and written communications with families are generally conducted in English and to specify the language assistance options available to applicants and participants who need assistance.
3. Section 3.5.5 Citizenship/Eligible Immigration Status-Clarified definitions of U.S Citizen and Nationals, Eligible Noncitizen and Ineligible Noncitizen.
4. Section 3.5.5 Mixed Families- Clarified definition of Mixed family
5. 4.4.4 Local Preferences [24 CFR 960.206]- Added the HCV Abatement-Affected Family Preference (2 points). This preference allows Housing Choice Voucher (HCV) families whose HAP contract is ending because the owner failed to make required repairs to receive preference on the Public Housing interest list.
6. 4.4.14 Full application process- Updated interview procedures to clarify language requirements and available assistance options for applicants needing communication support.
7. 4.4.17 Preference Denial- Clarified preference verification and the process when an applicant is not eligible for a selected preference.
8. 6.2.6 Earned Income Disallowance-HOTMA Removed Earned Income Disallowance provisions due to HOTMA eliminating this requirement.
9. 6.2.10 Periodic and Determinable Allowances Alimony and Child Support- HOTMA Clarified that only the amount actually received is counted as income, not the amount the family may be entitled to receive, in accordance with Notice PIH 2023-27.
10. 6.2.13 State Payments to Allow Individuals with Disabilities to Live at Home- Clarified that state Medicaid or other authorized state agency payments that help a family member with a disability live at home are not counted as income.

11. 6.2.14 Civil Rights Settlements- Added a section to clarify that money received from a civil rights settlement or court judgment is not counted as annual income. However, if the family keeps the money as an asset (such as in a bank account), it may be counted as a family asset. Any interest or other income earned from the asset may be included in annual income, and if the family's assets exceed HUD's asset limit, an interim reexamination may be required.

12. 6.3.1 Assets, Assets Disposed of for less than Fair Market Value- HOTMA -Clarified when an asset is considered to have been sold or transferred for less than its fair market value, consistent with Notice PIH 2023-27.

13. 6.3.2 Types of Assets-HOTMA Clarified that interest or other actual income earned from checking and savings accounts must be counted as annual income, even when the account balance is excluded from net family assets under the HOTMA asset threshold rules.

14. 6.4.2 Dependent Deduction-Updated dependent deduction from $480 to $500 adjusted annually by HUD

15. 6.4.3 Elderly or Disabled Family Deduction-Updated elderly family or disabled family deduction from $525 to $550 adjusted annually by HUD.

16. 6.4.4 Health and Medical Care Expense Deduction. -_Updated to clarify disability verification requirements, including limits on requesting medical information and procedures for handling confidential disability-related documentation in accordance with Notice PIH 2010-26.

17. 7.2.7 Verification of Income (Alimony or Child support payments)- Updated the verification requirements for alimony and child support income to clarify the acceptable forms of documentation and the order in which verification must be obtained.

18. 7.2.7 Verification of Income (Student Financial Assistance) HOTMA- Updated student financial assistance requirements to reflect HOTMA changes, including verification of assistance sources, amounts, and applicable educational costs used to determine countable income.

19. 7.2.7 Verification of Allowable Deductions from Income (Health and Medical Care Expense Deduction)- Updated disability verification requirements, including limits on requesting medical information and procedures for handling confidential disability-related documentation in accordance with Notice PIH 2010-26.

20. 7.2.7 Verification of Allowable Deductions from Income (Auxiliary Apparatus) Updated auxiliary apparatus expense verification requirements to clarify acceptable documentation methods and required eligibility criteria. Clarified that FH must verify the expense is related to a family member with a disability, enables the family member(s) to work, and is not reimbursed from another source.

21. 9.4 Reexaminations for families paying flat rents- Added entire section to provide overview, full reexamination of family income and composition, annual update, scheduling and conducting annual updates.

22. Chapter 10 Assistance Animals and Pets- Updated to add the term Assistance Animals throughout section.

23. 16.4.2 Repayment Policy- Clarified repayment plan requirements, including the requirement to remain current on monthly rent and limiting repayment amounts to no more than 40% of monthly adjusted income outlined in PIH notice 2018-18.