Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Substantial Change Yes or No?	Category	Board Discussion
1	1	1.2	The public housing program is funded by the federal government and administered by the Housing Authority of the City of Fresno and the Housing Authority of Fresno County for the jurisdiction: in the City of Fresno in and throughout Fresno County.	The public housing program is funded by the federal government and administered by the Housing Authority of the City of Fresno and the Housing Authority of Fresno County for the jurisdiction: in the City of Fresno in and throughout Fresno County.	No	Clarification Change	No
2	1	1.1	housing programs for lo-income families	housing programs for eligible low-income families	No	Clarification Change	No
3	1	1.1	FH must ensure compliance with federal laws, state laws, regulations	FH must ensure compliance with federal laws, state laws, local laws, regulations	No	Clarification Change	No
4	1	1.1	Code of Federal Regulations	Code of Federal Regulations (CFR)	No	Clarification Change	No
5	1	1.1	Equal Opportunity Housing	Equal Opportunity in Housing	No	Clarification Change	No
6	1	1.1	Missing	Violence Against Womens Act Reauthorization Ace of 2022 (VAWA)	No	Clarification Change	No
7	1	1.2	The vision of FH is an engaged city, where all residents have access to quality housing that contricutes to vibrant communities and where all residents are enpowered to achieve their educational and economic goals	The Vision of FH is thriving, inclusive communities where every individual has access to afforable, safe, and sustainable housing, fostering a foundation for personal growth, health, and communial well-being	No	Clarification Change	No
8	1	1.2	Throughout the City of Fresno	Throughout Fresno County	No	Clarification Change	No
9	2	2.1	Fair Housing Act (42.U.S.C.)	Fair Housing Act, 42 U.S.C. §§ 3601–3619, 3631	No	Clarification Change	No
10	2	2.1	Section 504 of the Rehabilitation Act of 197	Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794	No	Clarification Change	No
11	2	2.1	Part III: Prohibition of Discrimination Against Serving Limited English Proficientcy Persons (LEP). This part details current requirements related to LEP persons the obligations of FH to ensure meaningful access to the public housing program and its activities by persons with limited English proficiency (LEP). This part incorporates the Final Guidance to Federal Financial Assistance Recipients regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons published January 22, 2007, in the Federal Register	Part III: Limited English Proficient Persons (LEP). This part details current requirements related to LEP persons .	No	Clarification Change	No
12	2	2.2.2	such a manner as to be easily readable from a wheelchair.	locations that are easily readable and accessible to individuals using mobility devices.	No	Clarification Change	No
13	2	2.2	the Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014 20.	removed: the Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014 20.	No	Clarification Change	No
14	2	2.3.1	[24 CFR 8].	24 CFR 8.21–8.27	No	Clarification Change	No
15	2	2.3.1	[24 CFR 966.7(b)].	[24 CFR § 966.7(b)].	No	Clarification Change	No
16	2	2.3.1	"If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the housing authority."	If you or any member of your household has a disability and requires a reasonable accommodation in order to fully access FH programs or services, please contact Fresno Housing at [phone/email}. Accommodation requests may be made at any time during your participation in our programs"	No	Clarification Change	No
17	2	2.3.1	An applicant or resident can contact the local property management office for request for accommodation for person with disabilities.	An applicant or resident may contact the local property management office to request a reasonable accommodation for a household member with a disability.	No	Clarification Change	No
18	2	2.4	PART III: IMPROVING ACCESS TO SERVICES FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY (LEP)	PART III: IMPROVING ACCESS TO SERVICES FOR PERSONS WITH Serving LIMITED ENGLISH PROFICIENtCY (LEP) Persons	No	Clarification Change	No
19	2	2.4.1	2.4.1 LIMITED ENGLISH PROFICIENCY (LEP) TRANSLATION SERVICES	2.4.1 OVERVIEW [OAG Memo 7/14/25 and EXECUTIVE ORDER 14224]~~LIMITED ENGLISH PROFICIENCY (LEP) TRANSLATION SERVICES~~	No	Clarification Change	No
20	2	2.4.1	Language for Limited English Proficiency Persons (LEP) can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by the public housing program. In certain circumstances, failure to ensure that LEP persons can effectively participate in or benefit from federally assisted programs and activities may violate the prohibition under Title VI against discrimination on the basis of national origin. This part incorporates the Final Guidance to Federal Assistance Recipients Regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons, published January 22, 2007, in the Federal Register.	In March 2025, Executive Order 14224 revoked Executive Order 13166, which had directed agencies to enhance access to federal programs for persons with limited English proficiency (LEP) and required tailored guidance for recipients of federal funding under Title VI of the Civil Rights Act of 1964. Executive Order 14224 also declared English as the official language of the United States.	No	Clarification Change	No

21	2	2.4.1	FH will take affirmative steps to communicate with people who need services or information in a language other than English. These will be referred to as Persons with Limited English Proficiency (LEP). LEP is defined as persons who do not speak English as their primary language and who have a limited ability to read, write, speak or understand English. For the purposes of this ACOP, LEP persons are public housing applicants and resident families, and parents and family members of applicants and resident families.	In response, on July 14, 2025, the Office of the Attorney General (OAG) issued a memo on the implementation of EO 14224, which rescinded all prior guidance to federal agencies regarding Title VI of the Civil Right Act's prohibition against national origin discrimination affecting LEP persons. The memo presents a legal analysis that finds language is not an immutable characteristic entitled to Title VI protection and decoupling LEP persons from national origin discrimination. The memo states that, where allowed by law, agencies should determine which of their programs and policies might serve the public at large better if operated exclusively in English. The OAG memo also states that agencies are not required to amend, remove, or otherwise stop production of all multilingual documents, products, or other services prepared or offered. Further, many states and localities have laws regarding language services to be provided to non-English speaking persons that may apply to the PHA.	No	Clarification Change	No
22	2	2.4.1	to all eligible persons, including those who have limited English proficiency because of their national origin. FH has analyzed its operations and the populations it serves and has developed a Language Assistance Plan (LAP), which is part of our Five-Year Plan/Annual	Language for Limited English Proficiency Persons (LEP) can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by the public housing program	No	Clarification Change	No
23	2	2.4.2	2.4.2 Oral Translation	2.4.2 ORAL and written communication ~~TRANSLATION~~	No	Clarification Change	No
24	2	2.4.2	FH may have multilingual staff to assist non-English speaking families in Spanish and Hmong and may orally translate documents into Spanish and Hmong. If multilingual staff is not available to interpret for these families, FH will use a telephone language interpretation service, which offers translation in over 100 languages, to communicate effectively with clients.	~~FH may have multilingual staff to assist non-English speaking families in Spanish and Hmong and may orally translate documents into Spanish and Hmong. If multilingual staff is not available to interpret for these families, FH will use a telephone language interpretation service, which offers translation in over 100 languages, to communicate effectively with clients.~~ FH oral and written communications with families will generally be conducted in English. For applicants and participants who may require language assistance, the FH will encourage families to bring an advocate, family member, friend, or other adult representative to assist in communications. The FH will also utilize available resources such as bilingual staff, community volunteer resources, responsible use of artificial intelligence technology, and/or machine translation to assist families with communication.	No	Clarification Change	No
25	2	2.4.3	Written Translation In accordance with Executive Order 13166, "Improving Access to Services for persons with Limited English Proficiency (LEP)", FH will determine whether it is feasible to provide translation of vital documents written in English into other languages FH will consider the following factors, as described in FH Language Assistance PLAN (LAP) Exhibit 21.1: Number of applicants and participants in the jurisdiction who do not speak English and speak the other language. Estimated cost to FH per client of translation of English written documents into the other language. The avilability of local organizations to provide translation services to non-English speaking families.	~~Written Translation In accordance with Executive Order 13166, "Improving Access to Services for persons with Limited English Proficiency (LEP)", FH will determine whether it is feasible to provide translation of vital documents written in English into other languages FH will consider the following factors, as described in FH Language Assistance PLAN (LAP) Exhibit 21.1: Number of applicants and participants in the jurisdiction who do not speak English and speak the other language. Estimated cost to FH per client of translation of English written documents into the other language. The avilability of local organizations to provide translation services to non-English speaking families.~~ Removed entire section	No	Clarification Change	No
26	3	3.2	In order to be deemed eligible for admission to public housing, an applicant must meet the following criteria: Meets the definition of a family as defined by HUD and FH. Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E) Has an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD and posted separately at FH Provides a Social Security number for all family members, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will notify the FH upon receipt of a Social Security number Meets the Suitability Criteria as set forth in this chapter Has no outstanding debt to any housing authority Sign consent authorization documents for each adult in the household.	In order to be deemed eligible for admission to public housing, an applicant must meet the following criteria: Meets the definition of a family as defined by HUD and FH. Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E) Has an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD and posted separately at FH Provides a Social Security number for all family members, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will notify the FH upon receipt of a Social Security number Meets the Suitability Criteria as set forth in this chapter Has no outstanding debt to any housing authority Sign consent authorization documents for each adult in the household. FH must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or FH. Upon the FH's full implementation of HOTMA, meet net asset and property ownership restriction requirements.	No	Clarification Change	No
27	3	3.4.1	[24 CFR 5.105 (a)(2), 24 CFR 5.403 Notice PIH 2023-27, and FR Notice 2/14/23]	[24 CFR 5.105 (a)(2), 24 CFR 5.100, 24 CFR 5.403 ~~FR 02/03/2012 and NOTICE PIH 2014-20]~~ Notice PIH 2023-27, and FR Notice 2/14/23]	No	Clarification Change	No

28	3	3.4.16	A Foster Adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction. A Foster Child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction. Foster children and foster adults that are living with an applicant or resident family are considered household members but not family members. The income of foster children/adults is not counted in family annual income and foster children/adults do not qualify for a dependent deduction [24 CFR 5.603 and HUD-50058 IB, pp. 13-14].	A Foster Adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction. A Foster Child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction. Foster children and foster adults that are living with an applicant or resident family are considered household members but not family members. The income of foster children/adults is not counted in family annual income and foster children/adults do not qualify for a dependent deduction [24 CFR 5.603 and HUD-50058 IB, pp. 13-14]. A foster child or foster adult may be allowed to reside in the unit if their presence would not overcrowd the unit.	No	Clarification Change	No
29	3	3.4.22	Added entire section to clarify absent student	3.4.22 ABSENT STUDENT When someone who has been considered a family member attends school away from home, the person will continue to be considered a family member unless information becomes available to the FH indicating that the student has established a separate household or the family declares that the student has established a separate household.	No	Clarification Change	No
30	3	3.5.3	3.5.3 Using Income Limits for Eligibility [24 CFR 960.201]	3.5.3 Using Income Limits for Eligibility [24 CFR 960.201 and notice pih 2023-27]	No	Clarification Change	No
31	3	3.5.5	In order to receive assistance, a family member must be a U.S. citizen, a citizen of the Freely Associated States of the Marshall Islands, the Federated States of Micronesia, and Palau, or an eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD. Housing assistance is available only to individuals who are U.S. citizens, U.S. nationals (herein referred to as citizens and nationals), or noncitizens that have eligible immigration status. At least one family member must be a citizen, national, or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance. All applicant families must be notified of the requirement to submit evidence of their citizenship status when they apply	In order to receive assistance, a family member must be a U.S. citizen, a citizen of the Freely Associated States of the Marshall Islands, the Federated States of Micronesia, and Palau, or an eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD. Housing assistance is available only to individuals who are U.S. citizens, U.S. nationals (herein referred to as citizens and nationals), or noncitizens that have eligible immigration status. At least one family member must be a citizen, national, or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance. All applicant families must be notified of the requirement to submit evidence of their citizenship status when they apply	No	Clarification Change	No
32	3	3.5.5	Added entire section	Declaration [24 CFR 5.508] HUD requires each family member to declare whether the individual is a citizen, a national, or an eligible noncitizen, except those members who elect not to contend that they have eligible immigration status. Those who elect not to contend their status are considered to be ineligible noncitizens. For citizens, nationals and eligible noncitizens the declaration must be signed personally by he head, spouse, cohead, and any other family member 18 or older, and by a parent or guardian for minors. The family must identify in writing any family members who elect not to contend their immigration status (see Ineligible Noncitizens below). No declaration is required for live-in aides, foster children, or foster adults. Added entire section	No	Clarification Change	No

33	3	3.5.5	Added entire section	U.S. Citizens and Nationals U.S. citizens or U.S. nationals (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury. In general, citizens and nationals are required to submit only a signed declaration that claims their status. However, HUD regulations permit the PHA to request additional documentation of their status, such as a passport. HUD strongly encourages PHAs to require that families provide proof of citizenship by such means as birth certificates, naturalization certificates, passports, or other documentation [HUD Secretary Letter 12/16/25]. ·Family members who declare citizenship or national status will not be required to provide additional documentation unless the FH receives information indicating that an individual's declaration may not be accurate. Added entire section	No	Clarification Change	No
34	3	3.5.5	Added entire section	Eligible Noncitizens Eligible noncitizens (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury. In addition to providing a signed declaration, those declaring eligible noncitizen status must sign a verification consent form and cooperate with PHA efforts to verify their immigration status as described in Chapter 7. The documentation required for establishing eligible noncitizen status varies depending upon factors such as the date the person entered the U.S., the conditions under which eligible immigration status has been granted, the person's age, and the date on which the family began receiving HUD-funded assistance. Lawful residents of the Marshall Islands, the Federated States of Micronesia, and Palau, together known as the Freely Associated States, or FAS, are eligible for housing assistance under section 141 of the Compacts of Free Association between the U.S. Government and the Governments of the FAS [Public Law 106-504]. Added entire section	No	Clarification Change	No
35	3	3.5.5	Mixed Families: A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro- rated and that they may request a hearing if they contest this determination.	Mixed Families: A family is eligible for admission as long as at least one member is a citizen, national, or eligible noncitizen. Families that include eligible and ineligible individuals are considered mixed families. Such families will be given notice that their assistance will be prorated, and that they may request a hearing if they contest this determination. See Chapter 6 for a discussion of how rents are prorated, and Chapter 14 for a discussion of grievance hearing procedures. ~~A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro- rated and that they may request a hearing if they contest this determination.~~	No	Clarification Change	No
36	3	3.6.1	This part covers the following topics: ·Screening ·Required denial of admission ·Other permitted reasons for denial of admission ·Criteria for deciding to deny admission ·Prohibition against denial of admission to victims of domestic violence, dating violence, sexual assault, , stalking, or human trafficking, regardless of sex, gender identity, or sexual orientation	This part covers the following topics: ·Screening ·The asset limitation in public housing ·Required denial of admission ·Other permitted reasons for denial of admission ·Criteria for deciding to deny admission ·Prohibition against denial of admission to victims of domestic violence, dating violence, sexual assault, , stalking, or human trafficking, regardless of sex, gender identity, or sexual orientation	No	HUD Mandatory	No
37	3	3.6.8	Added entire section	3.6.8 RESTRICTION ON ASSISTANCE BASED ON ASSETS [24.CFR 5.618} There are two circumstances under which a family is ineligible for the program based on asset ownership. First, assistance may not be provided to any family if the family's net assets exceed the HUD-published asset limitation amount (adjusted annually by HUD). •This amount is listed in HUD's current year Inflation-Adjusted Values tables. Second, the family has real property that is suitable for occupancy by the family as a residence and the family has: •A present ownership interest in the real property; •A legal right to reside in the real property; and •The effective legal authority to sell (based on state or local laws of the jurisdiction where the property is located) the real property. FH does not have the discretion not to enforce or provide limited enforcement of the asset limitation at admission. However, the real property restriction does not apply in the following circumstances: •Any property for which the family is receiving assistance for a manufactured home under 24 CFR 982.620 or under the HCV Homeownership program; •Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property;	No	HUD Mandatory	No
38	4	4.4.4	HCV/PBV Preference If an HCV/PBV family's HAP contract is being terminated due to an owner failing to make required repairs, within the required time frame, and the family is unable to lease a new unit within the term of the voucher, the family will receive a preference to be placed in an appropriate-sized public housing unit once available.	~~HCV/PBV Preference~~ HCV Abatement-Affected Family Preference (2 points) The FH will provide a preference for an HCV family whose HAP contract is being terminated due to an owner failing to make required repairs within the required time frame, and who were unable to lease a new unit within the term of the voucher. ~~If an HCV/PBV family's HAP contract is being terminated due to an owner failing to make required repairs, within the required time frame, and the family is unable to lease a new unit within the term of the voucher, the family will receive a preference to be placed in an appropriate-sized public housing unit once available.~~	No	HUD Required	No

39	4	4.4.15	Added entire section	Interviews will be conducted in English. For applicants who may require language assistance, the FH will encourage families to bring an advocate, family member, friend, or other adult representative to assist in communications. The FH will also utilize available resources such as bilingual staff, community volunteer resources, responsible use of artificial intelligence technology, and/or machine translation to assist families with communication	No	Clarification Change	No
40	4	4.4.17	4.4.17PREFERENCE DENIAL If upon verification FH determines that the family does not qualify for the preference claimed, the family does not receive the preference and the pre-application may be cancelled or put back on the interest list; unless the family was selected during the final draw, in which case the pre-application may be cancelled. The family will be notified in writing when this occurs, and advised of the family's right to request an informal review. For additional information, refer to Chapter 14.	4.4.17PREFERENCE DENIAL If the family is claiming a waiting list preference, the family must provide documentation to verify their eligibility for a preference (see Chapter 7). If the family is verified as eligible for the preference, the FH will proceed with determination. If the FH determines the family is not eligible for the preference, the family will be placed back on the interest list according to the date and time of their application. ~~If upon verification FH determines that the family does not qualify for the preference claimed, the family does not receive the preference and the pre-application may be cancelled or put back on the interest list~~; unless the family was selected during the final draw, in which case the pre-application may be cancelled. The family will be notified in writing when this occurs, and advised of the family's right to request an informal review. For additional information, refer to Chapter 14.	No	Clarification Change	No
41	4	4.3.1	Grammar Changes		No	Grammer Changes	No
42	5	5.3	24 CFR 1.4(b)(2)(ii); 24 CFR 960.208	Removed the CFR	No	Clarification Change	No
43	6	6.2.3	·When EIV is obtained and the family does not dispute the EIV employer data, FH will use current tenant-provided documents to project annual income. When the tenant-provided documents are pay stubs, FH will make every effort to obtain current and consecutive pay stubs dated within the last 60 days.	When EIV is obtained and the family does not dispute the EIV employer data, based on information provided in the family annual reexamination declaration and family-provided documents, FH will use current tenant-provided documents to project annual wages ~~income~~. When the tenant-provided documents are pay stubs, FH will make every effort to obtain current and consecutive pay stubs dated within the last 60 days	No	Clarification Change	No
44	6	6.2.7	An independent contractor is defined as an individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor if the payer has the right to control or direct only the result of the work and not what will be done and how it will be done [24 CFR 5.603(b)]. This may include individuals such as third-party delivery and transportation service providers and "gig workers" like babysitters, landscapers, rideshare drivers, and house cleaners. Income earned as an independent contractor is not considered nonrecurring income.	An independent contractor is defined as an individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor if the payer has the right to control or direct only the result of the work and not what will be done and how it will be done [24 CFR 5.603(b)]. This may include individuals such as third-party delivery and transportation service providers and "gig workers" like babysitters, landscapers, rideshare drivers, and house cleaners. Income earned as an independent contractor is not considered nonrecurring income and therefore included in annual income unless otherwise excluded by regulation.	No	Clarification Change	No
45	6	6.2.10	Alimony and Child Support FH must count alimony awarded as part of a divorce or separation agreement or child support amounts awarded by the court. FH will count court-awarded amounts for alimony and/or child support unless the FH verifies that: ·The payments are not being received as awarded and/or ·The family has made reasonable efforts to collect amounts due, including filing with courts or agencies responsible for enforcing payments.	Alimony and Child Support Annual income includes "all amounts received," not the amount that a family may be legally entitled to receive but which they do not receive. For example, a family's child-support or alimony income must be based on payments received, not the amounts to which the family is entitled by court or agency orders [Notice PIH 2023-27]. The FH will count all regular payments of alimony or child support awarded as part of a divorce or separation agreement unless the family certifies and the FH verifies that the payments are not being made. Family Claims No Payments Being Received: In order to verify that payments are not being made, the FH will review child support payments over the last three months. If no payments have been made in the past three months and there are no lump sums, the FH will not include alimony or child support in annual income. Payments Being Received: If payments are being made regularly, the FH will use the amount received during the last 12 months (excluding any lump sums received). If payments have been made for a period less than 12 months, the FH will average all payments that have been made. Lump Sum Payments: At new admission or interim recertification, if any lump sum payments were made in the past 12 months, the FH will determine the likelihood of the family receiving another similar payment within the next 12 months before deciding whether or not this amount will be included in the calculation of annual income. If the FH determines and can appropriately verify that the family in all likelihood will not receive a similar payment, then the amount will not be considered when projecting annual income. If the FH determines that it is likely that the family will receive a similar payment and can appropriately verify it, the amount will be included when projecting annual income. ~~FH must count alimony awarded as part of a divorce or separation agreement or child support amounts awarded by the court.~~ ~~FH will count court-awarded amounts for alimony and/or child support unless the FH verifies that:~~ ~~·The payments are not being received as awarded and/or~~ ~~·The family has made reasonable efforts to collect amounts due, including filing with courts or agencies responsible for enforcing payments.~~	No	Clarification Change	No

46	6	6.2.13	Added entire section	STATE PAYMENTS TO ALLOW INDIVIDUALS WITH DISABILITIES TO LIVE AT HOME [24 CFR 5.609(b)(19)] Payments made by or authorized by a state Medicaid agency (including through a managed care entity) or other state or federal agency to an assisted family to enable a member of the assisted family who has a disability to reside in the family's assisted unit are excluded. Authorized payments may include payments to a member of the assisted family through state Medicaid-managed care systems, other state agencies, federal agencies, or other authorized entities. The payments must be received for caregiving services a family member provides to enable another member of the assisted family who has a disability to reside in the family's assisted unit. Payments to a family member for caregiving services for someone who is not a member of the assisted family (such as for a relative that resides elsewhere) are not excluded from income. Furthermore, if the agency is making payments for caregiving services to the family member for an assisted family member and for a person outside of the assisted family, only the payments attributable to the caregiving services for the caregiver's assisted family member would be excluded from income.	No	HUD Mandatory	No
47	6	6.2.14	Added entire section	CIVIL RIGHTS SETTLEMENTS [24 CFR 5.609(b)(25); FR Notice 2/14/23] Regardless of how the settlement or judgment is structured, civil rights settlements or judgments, including settlements or judgments for back pay, are excluded from annual income. This may include amounts received because of litigation or other actions, such as conciliation agreements, voluntary compliance agreements, consent orders, other forms of settlement agreements, or administrative or judicial orders under the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act (Section 504), the Americans with Disabilities Act, or any other civil rights or fair housing statute or requirement. While these civil rights settlement or judgment amounts are excluded from income, the settlement or judgment amounts will generally be counted toward the family's net family assets (e.g., if the funds are deposited into the family's savings account or a revocable trust under the control of the family or some other asset that is not excluded from the definition of net family assets). Income generated on the settlement or judgment amount after it has become a net family asset is not excluded from income. For example, if the family received a settlement or back pay and deposited the money in an interest-bearing savings account, the interest from that account would be income at the time the interest is received. Furthermore, if a civil rights settlement or judgment increases the family's net family assets such that they exceed the HUD-published threshold amount ($52,787for 2026), then income will be imputed on the net family assets pursuant to 24 CFR 5.609(a)(2). If the imputed income, which HUD considers unearned income, increases the family's annual adjusted income by 10 percent or more, then an interim reexamination of income will be required unless the addition to the family's net family assets occurs within the last three months of the family's income certification period and the PHA or owner chooses not to conduct the examination.	No	HUD Mandatory	No
48	6	6.3.1	Assets Disposed Ofof for Less than Fair Market Value [24 CFR 5.603(b)] HUD regulations require FH to count as a current asset any business or family asset that was disposed of for less than fair market value during the two years prior to the effective date of the examination/reexamination, except as noted below.	Assets Disposed Ofof for Less than Fair Market Value [24 CFR 5.603(b)] FH must include the value of any business or family assets disposed of by an applicant or participant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application or reexamination, as applicable, in excess of the consideration received for the asset. An asset moved to a retirement account held by a member of the family is not considered to be an asset disposed of for less than fair market value. [Notice PIH 2023-27]. The family must certify whether any assets have been disposed of for less than fair market value in the preceding two years. ~~HUD regulations require FH to count as a current asset any business or family asset that was disposed of for less than fair market value during the two years prior to the effective date of the examination/reexamination, except as noted below.~~	No	Clarification Change	No
49	6	6.3.2	Added entire section	Checking and Savings Accounts [Notice PIH 2023-27] HUD considers bank accounts as non-necessary items of personal property. Whether or not non necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets. • When the combined value of net family assets is greater than the HUD-published threshold amount, which is adjusted annually and listed in HUD's current year Inflation Adjusted Values tables 52,787 for 2026), checking and/or savings accounts would be counted toward net family assets. •When the combined value of all non-necessary personal property does not exceed the HUD-published threshold amount, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's checking and/or savings accounts would not be considered when calculating net family assets. However, actual income from checking and savings accounts is always included in a family's annual income, regardless of the total value of net family assets or whether the asset itself is included or excluded from net family assets, unless that income is specifically excluded.	No	HUD Mandatory	No

50	6	6.4.2	DEPENDENT DEDUCTION An allowance of $480 is deducted from annual income for each dependent (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of $25) [24 CFR 5.611(a)(1)]. A dependent is defined as any family member other than the head, spouse, or cohead who is under the age of 18 or who is 18 or older and is a person with disabilities or a full-time student. Foster children, foster adults, and live-in aides are never considered dependents [24 CFR 5.603(b)].	DEPENDENT DEDUCTION An allowance of ~~$480~~ 500 is deducted from annual income for each dependent (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of $25) [24 CFR 5.611(a)(1)]. A dependent is defined as any family member other than the head, spouse, or cohead who is under the age of 18 or who is 18 or older and is a person with disabilities or a full-time student. Foster children, foster adults, and live-in aides are never considered dependents [24 CFR 5.603(b)].	No	Clarification Change	No
51	6	6.4.3	ELDERLY OR DISABLED FAMILY DEDUCTION A single deduction of $525 is taken for any elderly or disabled family (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of $25) [24 CFR 5.611(a)(2)]. An elderly family is a family whose head, spouse, cohead, or sole member is 62 years of age or older, and a disabled family is a family whose head, spouse, cohead, or sole member is a person with disabilities [24 CFR 5.403].	ELDERLY OR DISABLED FAMILY DEDUCTION A single deduction of ~~$525~~550 is taken for any elderly or disabled family (which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, rounded to the next lowest multiple of $25) [24 CFR 5.611(a)(2)]. An elderly family is a family whose head, spouse, cohead, or sole member is 62 years of age or older, and a disabled family is a family whose head, spouse, cohead, or sole member is a person with disabilities [24 CFR 5.403].	No	HUD Mandatory	No
52	6	6.4.1	(a) Mandatory deductions (1) $480 for each dependent (adjusted annually by HUD, rounded to the next lowest multiple of $25); (2) $525 for any elderly family or disabled family (adjusted annually by HUD, rounded to the next lowest multiple of $25);	(a) Mandatory deductions (1) ~~$480~~ 500 for each dependent (adjusted annually by HUD, rounded to the next lowest multiple of $25); (2) ~~$525~~ 550 for any elderly family or disabled family (adjusted annually by HUD, rounded to the next lowest multiple of $25);	No	HUD Mandatory	No
53	6	6.4.4	Added entire section	Before placing health, medical, or disability expense bills and documentation in the tenant file, FH will redact all personally identifiable information. If the FH receives documentation from a verification source that contains the individual's specific diagnosis, information regarding the individual's treatment, and/or information regarding the nature or severity of the person's disability, FH will immediately dispose of this confidential information; this information will never be maintained in the individual's file. If the information needs to be disposed of, FH will note in the individual's file that verification was received, the date received, and the name and address of the person/organization that provided the verification. Under no circumstances will the FH include an applicant's or resident's medical records in the file [Notice PIH 2010-26].	No	Clarification Change	No
54	6	6.4.5	The disability expense deduction is capped by the amount of "earned income received by family members who are 18 years of age or older and who are able to work" because of the expense [24 CFR 5.611(a)(3)(ii)]. The earned income used for this purpose is the amount verified before any earned income disallowances or income exclusions are applied.	The disability expense deduction is capped by the amount of "earned income received by family members who are 18 years of age or older and who are able to work" because of the expense [24 CFR 5.611(a)(3)(ii)]. The earned income used for this purpose is the amount verified before any ~~earned income disallowances or~~ income exclusions are applied.	No	Clarification Change	No
55	6	6.4.6	The earned income used for this purpose is the amount of earned income verified after any earned income disallowances or income exclusions are applied.	The earned income used for this purpose is the amount of earned income verified after any ~~earned income disallowances or~~ income exclusions are applied.	No	HUD Mandatory	No
56	6	6.2.1	[Notice PIH 2023-27	[Notice PIH 2023-27] Revision 3.	No	Clarification Change	No
57	6	6.2.3	Known Changes in income	Known Changes in Income example:	No	Clarification Change	No
58	6	6.2.4	Athletic Scholarship (PIH 2005 16)	~~Athletic Scholarship (PIH 2005-16):~~	No	Clarification Change	No
59	6	6.2.6	Earned Income Disallowance [24 CFR 960.255]	Removed this section	No	Clarification Change	No
60	6	6.2.13	Earned income tax credit (EITC) refund payments received on or after January?1,?1991 (26 U.S.C. 32(j)). This exclusion also applies to assets.	~~Earned income tax credit (EITC) refund payments received on or after January?1,?1991 (26 U.S.C. 32(j)). This exclusion also applies to assets.~~	No	Clarification Change	No
61	6	6.4	HCV verbage	remvoed HCV section	No	Clarification Change	No
62	6	6.4	spelling correction (medical)	FH will consider them health and medical care expenses	No	Clarification Change	No

63	7	7.3.1	In order to prevent program abuse, FH will require applicants to furnish verification of legal identity for all family members. The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required. ·Certificate of birth, naturalization papers ·Current, valid driver's license ·Current, valid State issued ID card ·U.S. military discharge (DD 214) ·U.S. passport Documents considered acceptable for the verification of legal identity for minors may be one or more of the following: ·Certificate of birth ·Adoption papers ·Custody agreement	The FH will require families to furnish verification of legal identity for each household member. Verification of Legal Identity for AdultsVerification of Legal Identity for Children Certificate of birth, naturalization papers Church issued baptismal certificate Current, valid driver's license or Department of Motor Vehicle identification card U.S. military discharge (DD 214) Current U.S. passport Current government employer identification card with pictureCertificate of birth Adoption papers Custody agreement Health and Human Services ID Certified school records If a document submitted by a family is illegible for any reason or otherwise questionable, more than one of these documents may be required. If none of these documents can be provided and at the FH's discretion, a third party who knows the person may attest to the person's identity. The certification must be provided in a format acceptable to the FH and be signed by the family member whose information or status is being verified. Legal identity will be verified for all applicants at the time of eligibility determination and in cases where the FH has reason to doubt the identity of a person representing themselves to be a tenant or a member of a tenant family. ~~In order to prevent program abuse, FH will require applicants to furnish verification of legal identity for all family members. The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required. ·Certificate of birth, naturalization papers ·Current, valid driver's license ·Current, valid State issued ID card ·U.S. military discharge (DD 214)~~	No	Clarification Change	No
64	7	7.3.6	Added the entire section	FH offers a preference for families in the HCV families whose HAP contract is being terminated due to an owner failing to make required repairs within the required time frame, and who were unable to lease a new unit within the term of the voucher, described in Section 4-III.B. The FH will verify this preference through review of internal HCV program records. FH also offers a preference to a family that includes a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking who are seeking an emergency transfer under VAWA from the FH's Housing Choice Voucher program or other covered housing program operated by the FH as described in Section 4-III.B. FH will verify this preference through review of internal records, and will follow VAWA documentation requirements outlined in Section 16-VII.D	No	HUD Mandatory	No
65	7	7.2.7	Alimony or Child Support Payments Acceptable methods of verification include, in this order: Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules or, ·A notarized letter from the persons paying the support or, ·Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received or, ·If payments are irregular, the family must provide appropriate court or welfare agency documents supporting the family's claim that the amount they are actually receiving is less child support/alimony than was ordered	Alimony or Child Support Payments Acceptable methods of verification include, in this order: •Copies of the receipts and/or payment stubs for the 12 months prior to PHA request •Third-party verification form from the state or local child support enforcement agency •Third-party verification form from the person paying the support •Family's self-certification of amount received Note: Families are not required to undertake independent enforcement action ~~·Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules or,~~ ~~·A notarized letter from the persons paying the support or,~~	No	Clarification Change	No

66	7	7.2.10	Medical and Disabled Assistance Expenses Health and medical care expenses will be verified through: Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below: ·Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical costs to be incurred by the family and regular payments due on Medical bills; and (b) if those expenses will be reimbursed by insurance or a government agency. ·Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family. ·Written confirmation from the Social Security Administration's of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.	Health and Medical Care Expense Deduction ~~Medical and Disabled Assistance Expenses~~ Health and medical care expenses will be verified through: Written third-party documents provided by the family, such as pharmacy printouts or receipts. FH will make a best effort to determine what expenses from the past are likely to continue to occur in the future. FH will also accept evidence of monthly payments or total payments that will be due for health and medical care expenses during the upcoming 12 months. Written third-party verification forms, if the family is unable to provide acceptable documentation. If third-party or document review is not possible, written family certification as to costs anticipated to be incurred during the upcoming 12 months. Before placing bills and documentation in the tenant file, FH will redact all personally identifiable information. If FH receives documentation from a verification source that contains the individual's specific diagnosis, information regarding the individual's treatment, and/or information regarding the nature or severity of the person's disability, FH will immediately dispose of this confidential information; this information will never be maintained in the individual's file. If the information needs to be disposed of, FH will note in the individual's file that verification was received, the date received, and the name and address of the person/organization that provided the verification. Under no circumstances will FH include an applicant's or resident's medical records in the file [Notice PIH 2010-26]. In addition, FH must verify that: •The household is eligible for the deduction. •The costs to be deducted are qualified medical expenses. •The expenses are not paid for or reimbursed by any other source. •Costs incurred in past years are counted only once. ~~Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below:~~ ~~·Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical costs to be incurred by the family and regular payments due on Medical bills; and (b) if those expenses will be reimbursed by insurance or a government agency.~~ ~~·Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family.~~ ~~·Written confirmation from the Social Security Administration's of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.~~	No	Clarification Change	No
67	7	7.2.10	Auxiliary Apparatus: Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus. In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment will be required. NOTE: Disability expenses are allowable deductions only if the expenses enable a member of the household age 18 and over (including the disabled member) to go to work.	Auxiliary Apparatus: Expenses for auxiliary apparatus will be verified through: Written third-party documents provided by the family, such as billing statements for purchase of auxiliary apparatus, or other evidence of monthly payments or total payments that will be due for the apparatus during the upcoming 12 months. Third-party verification form signed by the provider, if family-provided documents are not available. If third-party or document review is not possible, written family certification of estimated apparatus costs for the upcoming 12 months. In addition, FH must verify that: oThe family member for whom the expense is incurred is a person with disabilities (as described in 7-II.F above). oThe expense permits a family member, or members, to work (as described in 6-II.E.). oThe expense is not reimbursed from another source (as described in 6-II.E.). ~~Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.~~ ~~In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment will be required.~~	No	HUD Mandatory	No
68	8	ng & Inspec	Grammar Changes		No	Grammer Changes	No
70	9	9.1	Standards for Continued Occupancy. This part lists the criteria a resident must meet to be eligible for continued occupancy.	Part I: Annual Reexaminations for Families Paying Income-Based Rents. This part discusses the requirements for annual reexamination of income and family composition. Full reexaminations are conducted at least once a year for families paying income-based rents. ~~Standards for Continued Occupancy. This part lists the criteria a resident must meet to be eligible for continued occupancy.~~	No	Clarification Change	No

71	9	9.1	Annual Reexaminations for Families Paying Income Based Rents or Flat Rent. This part discusses the requirements for annual reexaminations of income and family composition. Full reexaminations are conducted once a year for families paying income-based rent. Full reexaminations are conducted once every three years for families paying Flat Rent. This part also contains FH policies for conducting annual updates of family composition for flat rent families. FH may perform reexaminations for households on fixed income, as defined by HUD on a triennial basis.	Part II: Reexaminations for Families Paying Flat Rents. This part contains the FH's policies for conducting full reexaminations of family income and composition for families paying flat rents. These full reexaminations are conducted at least once every three years. This part also contains the FH's policies for conducting annual updates of family composition for flat rent families ~~Annual Reexaminations for Families Paying Income Based Rents or Flat Rent. This part discusses the requirements for annual reexaminations of income and family composition. Full reexaminations are conducted once a year for families paying income-based rent. Full reexaminations are conducted once every three years for families paying Flat Rent. This part also contains FH policies for conducting annual updates of family composition for flat rent families. FH may perform reexaminations for households on fixed income, as defined by HUD on a triennial basis.~~	No	Clarification Change	No
72	9	9.3.1	For those families who choose to pay income-based rent, FH will conduct a reexamination of income and family composition annually [24 CFR 960.257]. For families who choose to pay flat rents, FH must conduct a reexamination of family composition annually, and must conduct a reexamination of family income once every 3 years [24 CFR 960.257(a)(2)]. Policies related to the reexamination process for families paying flat rent are located in Section 9.28 of this chapter.	For those families who choose to pay income-based rent, FH will conduct a reexamination of income and family composition annually [24 CFR 960.257]. With the exception of over-income families, who must have their income reviewed at 12 and 24 months, f~~F~~or families who choose to pay flat rents, FH must conduct a reexamination of family composition annually, and must conduct a reexamination of family income once every 3 years [24 CFR 960.257(a)(2)]. Policies related to the reexamination process for families paying flat rent are located in Part II ~~Section 9.28~~ of this chapter.	No	HUD Mandatory	No
73	9	9.4.8	9.4.8 CONTINUANCE OF ASSISTANCE FOR "MIXED" FAMILIES Under the Non-Citizens Rule, "mixed" families are families that include at least one citizen or eligible -immigrant and any number of ineligible members. "Mixed" families who were participants on June 19, 1995, shall continue receiving full assistance if they meet the following criteria: The head of household, co-head or spouse is a U.S. citizen or has eligible immigrant status; AND • The family does not include any ineligible immigrants other than the head, spouse parents or children of the head, co-head or spouse.	9.4.8 CONTINUANCE OF ASSISTANCE FOR "MIXED" FAMILIES Under the Non-Citizens Rule, "mixed" families are families that include at least one citizen or eligible non-citizen ~~immigrant~~ and any number of ineligible members. "Mixed" families who were participants on June 19, 1995, shall continue receiving full assistance if they meet the following criteria: The head of household, co-head or spouse is a U.S. citizen or has eligible non-citizen ~~immigrant~~ status; AND •The family does not include any ineligible immigrants other than the head, spouse, parents or children of the head, co-head or spouse.	No	Clarification Change	No
74	9	9.4	Added entire section	REEXAMINATIONS FOR FAMILIES PAYING FLAT RENTS {24 CFR 960.253(F)} 9.4.1 OVERVIEW HUD requires that the FH offer all families the choice of paying income-based rent or flat rent at least annually. FH's policies for offering families a choice of rents are located in Chapter 6. For families who choose flat rents, FH must conduct a reexamination of family composition at least annually and must conduct a reexamination of family income at least once every three years [24 CFR 960.253(f)]. The FH is only required to provide the amount of income-based rent the family might pay in those years that the FH conducts a full reexamination of income and family composition, or upon request of the family after the family submits updated income information [24 CFR 960.253(e)(2)]. However, these regulations are not applicable to over-income families. Once an over-income determination is made, FH must conduct an interim reexamination at 12 and 24 months, as applicable, to determine if the family remains over-income [Notice PIH 2023-03]. As it does for families that pay income-based rent, FH must also review compliance with the community service requirement for families with nonexempt individuals. This part contains FH's policies for conducting reexaminations of families who choose to pay flat rents. 9.4.2 FULL REEXAMINATION OF FAMILY INCOME AND COMPOSITION For families paying flat rents, the FH will conduct a full reexamination of family income and composition once every three years. However, for flat rent families who become over-income between full annual reexaminations, FH will conduct an interim reexamination at 12 and 24 months following the initial over-income determination as needed to verify the family remains over-income. The family will continue to be given a choice between income-based and flat rent at each annual reexamination during the over-income grace period. If the family is subsequently determined to no longer be over-income: If the determination is the result of an annual reexamination, the family will be given a choice between income-based or flat rent at reexam. If the family selects flat rent, FH will resume reexamination of family income and composition once every three years. If determination is as a result of an interim reexamination, FH will conduct an annual reexamination for the family at their next scheduled annual date. If the family selects flat rent, FH will resume reexamination of family income and composition once every three years. Families will only be given the choice between income-based and flat rent at annual reexamination. 9.4.3 REEXAMINATION OF FAMILY COMPOSITION (ANNUAL UPDATE) As noted above, if full reexaminations are conducted every three years for families paying flat rents, in the years between full reexaminations, regulations require FH to conduct a reexamination of family composition ("annual update") [24 CFR 960.257(a)(2)]. Over-income families who select the flat rent are not subject to annual update as their income must be reviewed, and an interim reexamination conducted, at 12 and 24 months as applicable. The annual update process is similar to the annual reexamination process, except that the FH does not collect information about the family's income and	No	Clarification Change	No

75	9	9.5	Overview For those families paying income-based rent, FH must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes [24 CFR 966.4, 960.257]. While the basic policies that govern these calculations are provided in Chapter 6, this part lays out policies that affect these calculations during a reexamination.	Family circumstances may change during the period between annual reexaminations. HUD and FH policies define the types of information about changes in family circumstances that must be reported, and under what circumstances the FH must process interim reexaminations to reflect those changes. A family may request an interim determination of family income or composition because of any changes since the last determination. FH must conduct any interim reexamination within a reasonable period of time after the family request or when the FH becomes aware of a change in the family's adjusted income that must be processed in accordance with HUD regulations. What qualifies as a "reasonable time" may vary based on the amount of time it takes to verify information, FH generally will conduct the interim reexamination not longer than 30 days after the FH becomes aware of changes in income. Notice PIH 2023-27 changes the conditions under which interim reexaminations must be conducted, codifies when interim reexaminations should be processed and made effective, and requires related changes for annual reexaminations and streamlined income determinations. When the FH determines that an interim reexamination of income is necessary, they must ask the family to report changes in all aspects of adjusted income. ~~For those families paying income-based rent, FH must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes [24 CFR 966.4, 960.257]. While the basic policies that govern these calculations are provided in Chapter 6, this part lays out policies that affect these calculations during a reexamination.~~	No	Clarification Change	No
76	9	9.5.1	Added entire section	All families, those paying income-based rent as well as flat rent, must report all changes in family and household composition that occur between annual reexaminations (or annual updates) within 10 business days of the change. The addition of a family member as a result of birth, adoption, or court-awarded custody does not require FH approval. However, the family is required to promptly notify the FH of the addition [24 CFR 966.4 (a)(1)(v)].	No	Clarification Change	No
77	9	9.6	Updated this section	PART IV: RECALCULATING TENANT RENT OVERVIEW For those families paying income-based rent, FH must recalculate the rent amount based on the income information received during the reexamination process and notify the family of the changes [24 CFR 966.4, 960.257]. While the basic policies that govern these calculations are provided in Chapter 6, this part lays out policies that affect these calculations during a reexamination.	No	Clarification Change	No
78	9	9.6	Added entire section	DISCREPANCIES During an annual or interim reexamination, FH may discover that information previously reported by the family was in error, or that the family intentionally misrepresented information. In addition, FH may discover errors made by FH. When errors resulting in the overpayment or underpayment of rent are discovered, corrections will be made in accordance with the policies in Chapter 15.	No	Clarification Change	No
79	9	9.7	· Ending a family's EID or excluding 50 percent (decreased from 100 percent) of a famil member's increase in employment income at the start of the second 12-month EID period.	~~· Ending a family's EID or excluding 50 percent (decreased from 100 percent) of a family member's increase in employment income at the start of the second 12 month EID period.~~	No	HUD Mandatory	No
80	9	9.3.12	Included RHIPP as a required document due to section 9.3.8 of the ACOP	Meets the Suitability Criteria as set forth in this chapter	No	Clarification Change	No
81	9	9.4.5	Absence due to medical should be 180days due to 24CFR 982.312		No	Clarification Change	No
82	10	10.2.3	10.2.3CARE AND HANDLING HUD regulations do not affect any authority FH may have to regulate service animals and assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705]. · Residents must care for service animals and assistance animals in a manner that complie with state and local laws, including anti-cruelty laws. · Residents must ensure that service animals and assistance animals do not pose a direc threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents. · When a resident's care or handling of an service animal or assistance animal violates thes policies, the FH will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the FH determines that no such accommodation can be made, the FH may withdraw the approval of a particular service or assistance animal.	10.2.3CARE AND HANDLING HUD regulations do not affect any authority FH may have to regulate service animals and assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705]. ·Residents must care for ~~service animals and~~ assistance animals in a manner that complies with state and local laws, including anti-cruelty laws. ·Residents must ensure that ~~service animals and~~ assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents. ·When a resident's care or handling of an ~~service animal or~~ assistance animal violates these policies, the FH will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the FH determines that no such accommodation can be made, the FH may withdraw the approval of a particular service or assistance animal.	No	Clarification Change	No

83	10	10.1	PART III: PETDEPOSITS AND FEES FOR ALL DEVELOPMENTS	PART III: ASSISTANCE ANIMALS AND PET-RELATED CHARGES AND DAMAGES FOR ALL DEVELOPMENTS ~~DEPOSITS AND FEES FOR ALL DEVELOPMENTS~~	No	Clarification Change	No
84	10	10.3.5	Pets will not be allowed until Management approval has been obtained in writing. Approval for the keeping of a pet shall not be extended pending the completion of these requirements. · Registration: includes a certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. · Annual Registration Renewal: must be renewed and will be coordinated with the annual reexamination date and proof of current license and inoculation must be provided at each annual reexamination. · Posting: Each pet owner must provide two color photographs of their pet(s) each year and display a "Pet Here" sticker, provided by FH, which will be displayed on the front door of the unit at all times.	~~Pets will not be allowed until Management approval has been obtained in writing. Approval for the keeping of a pet shall not be extended pending the completion of these requirements.~~ ·• Registration: includes a certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. · Annual Pet~~Renewal~~ Registration Renewal: Pet registrations must be renewed annually. The renewal process will be coordinated with the resident's annual reexamination. At each annual reexamination, residents ~~must provide current documentation verifying that the pet's license and required vaccinations are up to date.must be renewed and will be coordinated with the annual reexamination date and proof of current license and inoculation must be provided at each annual reexamination.~~ · Pet Identification and Posting Requirements~~Posting~~: Each pet owner must provide two (2) current color photographs of each approved pet annually. FH may require residents to display a "Pet Here" identification sticker, provided by FH, on the entrance door of the dwelling unit at all times to identify the presence of an approved pet. ~~Each pet owner must provide two color photographs of their pet(s) each year and display a "Pet Here" sticker, provided by FH, which will be displayed on the front door of the unit at all times.~~	No	Clarification Change	No
85	10	10.4.1	This deposit is in addition to any other financial obligation generally imposed on residents of the development [24 CFR 5.318(d)(1)]. FH may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)]. The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)]. The resident/pet owner shall be required to pay a refundable deposit of $200.00 per pet for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fee shall not apply to birds and fish. FH will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit. [24 CFR 5.318(d)(1)] FH will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, FH will provide a meeting to discuss the charges. All reasonable expenses incurred by FH as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including: ·The cost of repairs and replacements to the resident's dwelling unit; ·Fumigation and cleaning of the dwelling unit; ·Common areas of the development if applicable.	FH may require residents who own or keep approved pets in their units to comply with all applicable pet-related requirements established by FH, HUD regulations, and applicable federal, state, and local laws. The resident is responsible for all reasonable costs and expenses directly attributable to the presence of a pet in the dwelling unit or common areas, including but not limited to: • Repair or replacement of damaged property, fixtures, or other items in the dwelling unit; • Cleaning, deodorizing, pest treatment, or fumigation required due to the presence of the pet; and • Damages to common areas of the development caused by the pet. Any charges assessed for pet-related damages shall be limited to actual and reasonable costs incurred by FH and shall be handled in accordance with the lease, FH policies, HUD requirements, and applicable law. ~~FH requires residents who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the development [24 CFR 5.318(d)(1)].~~ ~~FH may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)].~~ ~~The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)].~~ ~~The resident/pet owner shall be required to pay a refundable deposit of $200.00 per pet for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fee shall not apply to birds and fish.~~ ~~FH will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit. [24 CFR 5.318(d)(1)]~~ ~~FH will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, FH will provide a meeting to discuss the charges.~~ ~~All reasonable expenses incurred by FH as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including:~~ ~~·The cost of repairs and replacements to the resident's dwelling unit;~~ ~~·Fumigation and cleaning of the dwelling unit;~~ ~~·Common areas of the development if applicable.~~	No	Clarification Change	No
86	11	11.1.2	Work Activities [42 U.S.C. 607(d)], PIH Notice 2003-17	Work Activities [42 U.S.C. 607(d)], ~~PIH Notice 2003-17~~	No	Clarification Change	No
87	11	11.1.4	11.1.4 DOCUMENTATION AND VERIFICATION [24 CFR 960.605(C)(4)] .960.607. NOTICE PIH 2017-12}	11.1.4DOCUMENTATION AND VERIFICATION [24 CFR 960.605(C)(4)] .960.607. NOTICE PIH ~~2017-12~~ 2016-08}	No	Clarification Change	No
88	12	12.2.2	FH will immediately process requests for transfers due to domestic violence, dating violence, sexual assault, , stalking, or human trafficking. FH will allow a resident to make an internal emergency transfer under VAWA when a safe unit is immediately available, If an internal transfer to a safe unit is not immediately available, FH will assist the resident in seeking an external emergency transfer either within or outside the housing program.	FH will immediately process requests for transfers due to domestic violence, dating violence, sexual assault, , stalking, or human trafficking once a full request is received and absent of any conflicting information. FH will allow a resident to make an internal emergency transfer under VAWA when a safe unit is immediately available, as applicable and without disclosing the victim's location. If an internal transfer to a safe unit is not immediately available, FH will assist the resident in seeking an external emergency transfer either within or outside the housing program.	No	Clarification Change	No
89	12	12.3.2	Demolition, Disposition, Revitalizations, or Rehabilitation	Demolition, Disposition, Revitalizations, or Rehabilitation, Including Rental Assistance Demonstration (RAD) Conversions Transfers	No	Clarification Change	No
90	12	12.5.2	Added entire sentence	Transfers and HCV abatement-affected families will take precedence over interest list admissions.	No	Clarification Change	No