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GMAHA Admissions and Continued Occupancy Policy (ACOP) Revisions Effective Date of Change: 09/01/2025

The Greater Metropolitan Area Housing Authority Admissions and Continued Occupancy Policy has been brought current with all recent HUD requirements and guidance, including the following:

Chapter 1

- This chapter contains only minor corrections to bring the content current.

Chapter 2

- This chapter contains only minor corrections to bring the content current.

Chapter 3

- Called out and added policies that will be effective prior to the PHA's HOTMA 102/104 compliance date.
- Called out and added policies for HOTMA 102/104 that will become effective upon the PHA's compliance date.
- Clarified language regarding the EIV Income Report.

Chapter 4

- Refined language on local preferences to account for changes brought about by the HOTMA Voucher
- Final Rule affecting public housing.

Chapter 5

- This chapter contains only minor corrections to bring the content current.

Split Chapter 6 into two chapters: 6.A and 6.B.

- Chapter 6.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 6. This includes:
 - Clarifications regarding the definition of annual income.
 - Clarifications regarding student financial assistance requirements under HOTMA.
 - Clarifications regarding periodic payments, including Social Security benefits and the treatment of alimony and child support.
 - Clarifications regarding amounts adjusted annually under inflation under HOTMA.
 - Updates to the list of federally mandated income exclusions.
 - Clarifications regarding assets, including assets disposed of for less than fair market value, necessary vs. non-necessary personal property, checking, savings, and investment accounts, and trusts.
 - Clarifications regarding health and medical care expenses, and childcare expenses.

Split Chapter 7 into two chapters: 7.A and 7.B.

- Chapter 7.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 7. This includes:
 - Changes regarding the use of consent forms, specifically as related to HUD-9886-A.
 - Clarifications regarding amounts adjusted annually under inflation under HOTMA.
 - Policy revisions for streamlined income determinations from fixed sources of income.
 - Certain updates for Notice PIH 2023-27 regarding verification requirements, use of EIV + self-certification,
 - verification of net family assets, self-certification of real property ownership, and
 - treatment of zero-income families.

Chapter 8

- This chapter contains only minor corrections to bring the content current.

Split Chapter 9 into two chapters: 9.A and 9.B.

- Chapter 9.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and
- contains changes made to the previously released version of Chapter 9. This includes:
- Minor clarifications regarding calculating annual income at reexamination.
- Minor revisions regarding non-interim reexamination transactions.

Chapter 13

- Added a callout to state that the section on failure to provide consent is effective upon the PHA's
- HOTMA 102/104 compliance date.
- Clarified language regarding over-income families.
- Added a section on the asset limitation with a callout effective upon the PHA's HOTMA 102/104
- compliance date.
- Clarified policy language regarding notice to vacate.

Chapter 15

- Added a callout to state that the section on de minimis errors is effective upon the PHA's HOTMA
- 102/104 compliance date.

Chapter 16

- Updated references regarding HUD-9886 to HUD-9886-A.

A full policy and revisions are available for review at office locations. Written comments in regard to the proposed changes to the Policy may be submitted to the GMAHA central office address listed below through the 30-day comment period ending August 21, 2025

Person with disabilities requiring assistance or alternative format, or wishing to make comments in alternative formats, can contact our office at 309-755-4527, ext. 406 or TTY 1-800-545-1833 ext. 820.

Amy S. Clark, Executive Director/CEO

Posting Period: July 22, 2025 to August 21, 2025

**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 our office at the number listed above.*

