



GMAHA Admissions and Continued Occupancy Policy (ACOP) Revisions

Effective Date of Change: 11/01/2024

CEO

Amy S. Clark

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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:

- Added information on the Housing Opportunity through Modernization Act (HOTMA) and updated the list of resources.
- Added information to account for the implementation of the National Standards for the Physical Inspection of Real Estate (NPSIRE) to the section on the PHA's Commitment to Ethics and Service and adjusted other instances of UPCS-related language to account for NSPIRE throughout the remainder of the chapter.
- Added information on the Housing Opportunity through Modernization Act (HOTMA) to the Overview and History of the Program section.
- Revised various areas of the chapter to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic. This includes a new section on Restriction on Assistance Based on Assets.
- Clarified language on disparate impact and discriminatory effects per the final rule dated March 31, 2023.
- Chapter 6 was completely rewritten from the ground up to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic.
- As with Chapter 6, chapter 7 had to undergo a complete rewrite for HOTMA. Many of the changes were required due to updates in verification requirements outlined in Notice PIH 2023-27. This is a completely new chapter and as such contains no redlines.
- Chapter 8 has been updated for NSPIRE. This includes removal of the section on minimum heating standards, and a dramatically revised Part II, which covers inspections.
- As with Chapters 6 and 7, chapter 9 had to undergo a complete rewrite to account for HOTMA, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic. This is a completely new chapter and as such contains no redlines.
- Chapter 10 contains only one update to a cross-reference in Section 10-IV.D.
- Revised the policy in Section 12-II B. to clarify that the family will be given 15 days to vacate the unit after receipt of written notice of a required transfer.
- Refined Section 13-II.J. on Over-Income Families to account for the guidance set forth in Notice PIH 2023-03.
- Added Exhibits 13-1 through 13-6, which are sample notices for over-income families at initial notification, 12, and 24 months, for both non-public housing over-income (NPHOI) and terminate-only options.

- Added a new subsection and accompanying policy on De Minimis Errors, plus a minor clarification to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic.
- Revised the policy in Section 16-III.A. to correct the term *overpayments* to say *underpayments*.
- Revised the policy in Section 16-III.B. under Late or Missed Payments to increase the number of business days the PHA will give the family to make a late payment from 10 to 14.
- Adjusted instances of UPCS-related language to account for NSPIRE throughout the chapter.
- Added new acronyms and terms to account for HOTMA and NSPIRE.

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 October 08, 2024.

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: September 09, 2024 – October 08, 2024

