

PH ACOP Changes -January 1, 2027				
Chapter	Section	Title	Sub-Section / Description	
		INTRODUCTION	Removed section: "HOTMA CHANGES IN THE ACOP."	
			Added example of when a PHA should follow HUD rules, state or local laws versus federal guidance.	
			Updated information regarding resources cited in the ACOP	
1		OVERVIEW OF THE PROGRAM AND PLAN		
	1-II.A.	OVERVIEW AND HISTORY OF THE PROGRAM	Added language regarding PIH Notice 2026-15	
2		FAIR HOUSING AND EQUAL OPPORTUNITY		
	INTRO		Updated Part III Description regarding LEP persons	
	2-I.A. & B.	OVERVIEW and NONDISCRIMINATION	Update of executive orders and CFRs referenced, HUD REMOVAL of Equal Access Rule	
	2-I.C.	DISCRIMINATION COMPLAINTS	HUD REMOVAL OF Equal Access Final Rule	
	2-III.A.	SERVING LIMITED ENGLISH PROFICIENT PERSONS	Updated entire section to reflect changes related to Executive Order 14224 and OAG Memo 7/14/2025- kept all procedures in the CDA policy	
3		ELIGIBILITY		
	3-I.B.	FAMILY AND HOUSEHOLD	Removed reference to FR Notice 02/03/12 and Notice PIH 2014-20. Added reference to 24 CFR 5.100	
	3-I.J.	GUESTS	Clarifies CDA guest policy and possible exceptions.	
	3-I.K.	FOSTER CHILDREN AND FOSTER ADULTS [24 CFR 5.603]	Added: Foster children or adults are permitted to live in an assisted unit with the PHA's permission. A PHA refusal to allow a family to have a foster child or foster children may constitute a violation of the familial status provisions of the Fair Housing Act.	
	3-I.L.	ABSENT FAMILY MEMBERS	Update to CDA's policy regarding absence due to incarceration.	
	3-II.B	OCCUPANCY BY OVER-INCOME FAMILIES [24 CFR 960.503]	Added new section regarding Occupancy by Over-Income Families	
	3-II.C.	CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS [24 CFR 5, Subpart E]	Renumbered to reflect added section above.	
			Removed: Where feasible, and in accordance with the PHA's Limited English Proficiency Plan, the notice must be in a language that is understood by the individual if the individual is not proficient in English.	
			Added under 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... 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].	
			Added under 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.	
			Updated paragraphs regarding Ineligible Noncitizens to reflect changes related made by HUD.	
	3-II.D.	SOCIAL SECURITY NUMBERS [24 CFR 5.216 and 5.218, Notice PIH 2018-24]	Renumbered	
	3-II.E.	FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 5.230 and 24 CFR 5.232]	Renumbered	
			Removed reference to HOTMA 102/104	
	3-II.F.	EIV SYSTEM SEARCHES [EIV FAQs; EIV System Training 9/30/20; and Notice PIH 2023-27]	Renumbered	
	3-III.A.	DENIAL OF ADMISSION:OVERVIEW	Removal of language related to PIH 2015-19 and OGC Memo 4/4/16	

	3-III.D.	OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION	Removed Gang or Gun Crimes from the egregious crimes list.
	3-III.E.	SCREENING	Updated section outlining the resources used to check applicant suitability
			Extended timeline for applicants requesting a Reasonable Accommodation related to denial of admission to 30 calendar days.
			Extended timeline for applicants to claim protections under VAWA to 30 calendar days.
	3-III.H.	Notice of Eligibility or Denial	Removed reference to credit reports because CDA does not utilize them to determine eligibility.
			Extended timeline for applicants to request an informal hearing to dispute the accuracy and relevance of information included in a denial notice to 30 days
			Added statement regarding CDA efforts to schedule appeal hearings at a mutually agreeable time and location for the applicant and CDA.
4		APPLICATIONS, WAITING LIST AND TENANT SELECTION	
	4.I.C.	ACCESSIBILITY OF THE APPLICATION PROCESS	Removal of LEP Reference
	4-III.D	ELIGIBILITY DETERMINATION PROCESS	Section title updated.
6		INCOME AND RENT DETERMINATIONS	Chapter changed from 6.B. --> 6
		INTRO	Removal of HOTMA references
	6-I.B	HOUSEHOLD COMPOSITION AND INCOME	Updated section regarding absences due to incarceration.
	6-I.D.	EARNED INCOME	Clarified income earned by day-laborers and seasonal workers
	6-I.E.	EARNED INCOME DISALLOWANCE	Removal of entire section regarding EID
	6-I.F.	BUSINESS AND SELF-EMPLOYMENT INCOME	Renumbered and clarified income earned as an independent contractor
	6-I.G.	STUDENT FINANCIAL ASSISTANCE	Renumbered and added information to clarify financial aid
	6-I.H.	PERIODIC PAYMENTS	Renumbered
			Updated section regarding Alimony and Child Support
	6-I.I.	NONRECURRING INCOME	Renumbered
	6-I.J.	WELFARE ASSISTANCE	Renumbered
	6-I.K.	STATE PAYMENTS TO ALLOW INDIVIDUALS WITH DISABILITIES TO LIVE AT HOME	Renumbered
	6-I.L.	CIVIL RIGHTS SETTLEMENTS	Renumbered
	6-I.M.	ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME	Renumbered and removed reference to Section 8 programs
	6.III.A.	INTRO: Overview	Adjusted mandatory deduction amounts to \$500 for each dependent and \$550 for elderly or disabled family
		Anticipating Expenses	Removed, "For annual reexaminations, the CDA will use information for the previous 12-month period."
	6-III.B.	DEPENDENT DEDUCTION	Adjusted deduction amount to \$500
	6-III.C.	ELDERLY OR DISABLED DEDUCTION	Adjusted deduction amount to \$550
		HEALTH AND MEDICAL CARE EXPENSES DEDUCTION	Added language regarding HIPAA and to outline how CDA handles documentation received from a verification source that includes medical information.
	6-III.D.		
	6-III.E.	DISABILITY ASSISTANCE EXPENSES DEDUCTION	
		Earned Income Limit on the Disability Expense Deduction	Removed reference to earned income disallowances
		Eligible Auxiliary Apparatus	Updated policy regarding eligible expenses related to auxiliary apparatus
	6-III.F.	CHILDCARE EXPENSE DEDUCTION	Clarified age
		Earned Income Limit on Childcare Expense Deduction	Removed reference to earned income disallowances
	6-III.G.	HARDSHIP EXEMPTIONS	
		Phased-In Relief	Clarified language regarding phased-in relief and updated implementation date
		General Relief	Updated policy regarding qualification for a hardship exemption and added language related to HIPAA
7		VERIFICATION	Chapter changed from 7.B. --> 7

	7-I.A.	FAMILY CONSENT TO RELEASE OF INFORMATION	Addition of regulatory information; CDA policy regarding sharing of EIV information; Updates to 9886-A
	7-I.B.	USE OF OTHER PROGRAMS' INCOME DETERMINATIONS	Removed language stating that PHAs are not required to accept or use income determinations from other federal means.
	7-I.C.	STREAMLINED INCOME DETERMINATIONS	Clarified language regarding use of safe-harbor income determinations
	7-I.E.	LEVEL 5 AND 6 VERIFICATIONS	
		Deceased Tenants Report	Updates to procedures
	7-I.F.	LEVEL 4 VERIFICATION	Update to CDA policy to not use EIV+Self Certification as form of level 4 verification
	7-I.H.	LEVEL 2: ORAL THIRD-PARTY VERIFICATION	
		Imputed Assets	Update to CDA policy to accept self-certification from a family as verification of assets disposed of for less than fair market value.
	7.II.G	CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS	Updates to PHA verification requirements
	7.III.	VERIFYING INCOME AND ASSETS	Removed CDA Policy statement regarding policies that do not apply when the PHA uses Safe Harbor income determinations.
	7.III.C.	PERIODIC PAYMENTS AND PAYMENTS IN LIEU OF EARNINGS	Added CDA Policy regarding provision of EIV income reports to families
	7.III.F	ASSETS AND INCOME FROM ASSETS	Updated CDA Policy and added language regarding self-certification for assets and schedule for self-certify and verification years
	7.III.G.	ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE	Section removed
	7.III.H.	NET INCOME FROM RENTAL PROPERTY	Renumbered
	7-III.I.	FEDERAL TAX REFUNDS OR REFUNDABLE TAX CREDITS	Renumbered
	7.III.J.	RETIREMENT ACCOUNTS	Renumbered
	7.III.K.	INCOME FROM EXCLUDED RESOURCES	Renumbered and clarification of information regarding excluded sources of income
	7.III.L.	ZERO INCOME FAMILIES	Renumbered
	7.III.M.	STUDENT FINANCIAL ASSISTANCE	Renumbered and clarified policy regarding when CDA will not request verification of actual covered costs
			Info related to assistance with HEA
9		REEXAMINATIONS	Chapter changed from 9.B. --> 9
		INTERIM REEXAMINATIONS	Updated information and policies regarding how and when interim reexaminations are processed.
10		ASSISTANCE ANIMALS AND PETS	Updated chapter title to include "Assistance Animals"
	10-I.A.	OVERVIEW	Removed references to Notice FHEO 2020-01
	10-I.B.	APPROVAL OF ASSISTANCE ANIMALS	Removed references to Notice FHEO 2020-01
		Support Animals (Assistance Animals other than Service Animals	Updated language regarding "unique animals not commonly kept in households"
	10-II.D.	PET RULES	Added language regarding pet owners not being permitted to exercise pets or permit pets to deposit waste outside designated areas on the premises
			Added language regarding entry into units with pets
	10.III.C.	OTHER CHARGES	
		Pet Waste Removal Charge	Clarified language in CDA policy regarding when fees are due
12		TRANSFER POLICY	
	12-I.B.	EMERGENCY TRANSFERS	Updated language in CDA Policy
13		LEASE TERMINATIONS	
	13-II.I.	DEATH OF A SOLE FAMILY MEMBER	Updated to reflect changes made by PIH Notice 2026-11
	13-III.C.	OTHER AUTHORIZED REASONS FOR TERMINATION	
		Other Good Cause	Added language regarding lawful and unlawful possession of firearms and weapons

			Family Absence from Unit	Updated policy language regarding extended absences from unit
		13-III.F.	TERMINATIONS RELATED TO DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, STALKING, OR HUMAN TRAFFICING	Updated to include that property damage and noise complaints due to abuse cannot be used as the basis for eviction.
		13-IV.D.	LEASE TERMINATION NOTICE	Updated to remove LEP information
	14		GRIEVANCES AND APPEALS	Updated language regarding LEP throughout the chapter
		14-III.I.	DECISION OF THE HEARING OFFICER	Clarified language regarding the hearing decision
	15		PROGRAM INTEGRITY	
		15.I.B.	DETECTING ERRORS AND PROGRAM ABUSE	Updated language regarding Notice PIH 2015 and CFR Part 200
	16		PROGRAM ADMINISTRATION	Removed language throughout chapter regarding the Equal Access Final Rule
		16-VII.B.	DEFINITIONS	Updated the definition of "affiliated person" and "victim"
		16.VII.C.	NOTIFICATION	
			Notification to Public	Updated policy language regarding how and where CDA will post information related to VAWA
			Notification to Applicants and Tenants	Updated policy language regarding how CDA will provide information to applicants and tenants related to VAWA
		16.VII.D	DOCUMENTATION	Clarified documentation required to claim VAWA protections
		16.VII.E.	CONFIDENTIALITY	Clarified confidentiality requirements
	GLOSSARY			Minor updates to acronyms and public housing terms