

Summary of Proposed Changes to the Admissions and Continued Occupancy Policies (ACOP) for 2026

HABC has revised the language in the ACOP to reflect updates to HABC policies as well as new and revised regulatory requirements. These changes are generally referenced and detailed in the chart below. Non-substantive edits, such as minor grammatical corrections or rewording for clarity, are not included in the chart.

	Section Name and Subject Area	Existing ACOP	Proposed ACOP
1.	1.7 Identifying MTW and Non-MTW Policies	<ul style="list-style-type: none"> 1.7 Identifying MTW and Non-MTW Policies 	<ul style="list-style-type: none"> Updated MTW Policies chart to remove the “Limit on Voluntary Interim Recertifications” activity.
2.	3.10 Updating & Purging the Waiting List	<ul style="list-style-type: none"> 3.10 Updating & Purging the Waiting List 	<ul style="list-style-type: none"> Updated policy to give applicants up to 6 months to request the reinstatement of their application if non-responsive after a waiting list purge (reduced from 12 months, reverted to prior policy of 6 months).
3.	5.20 Leasing Incentive	<ul style="list-style-type: none"> 5.20 Leasing Incentive 	<ul style="list-style-type: none"> Reduced rent credit for hard to lease units from \$500 to \$250 Redefined “hard to lease” removing the stipulation the unit must be vacant and labeled “ready to lease” for at least 30 days. The new definition of “hard to lease” is when the unit has been available and there have been at least two prior unit refusals for the current vacancy. Added option for HABC to offer a unit upgrade (such as a TV, ceiling fan, etc.) instead of a rent credit if the applicant who accepted the unit is zero income or minimal income.
4.	7.7 Enterprise Income Verification (EIV) System	<ul style="list-style-type: none"> 7.7 Enterprise Income Verification (EIV) System 	<ul style="list-style-type: none"> Removed reference to MTW Policy waving the requirement to run EIV income reports at interim reexaminations.
5.	7.7.1 Income Validation Tool (IVT)	<ul style="list-style-type: none"> 7.7.1 Income Validation Tool (IVT) 	<ul style="list-style-type: none"> Added “HABC may, at its discretion, utilize the IVT report for interim reexaminations.”
6.	7.7.2 EIV Income Reports	<ul style="list-style-type: none"> 7.7.2 EIV Income Reports 	<ul style="list-style-type: none"> Added “HABC may, at its discretion, utilize the EIV report for interim reexaminations.”
7.	8.33 Earned Income Disregard (EID)	<ul style="list-style-type: none"> 8.33 Earned Income Disregard (EID) 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements.
8.	8.45 Child Care Expense Deduction	<ul style="list-style-type: none"> 8.45 Child Care Expense Deduction 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements.
9.	9.4 Minimum Rent	<ul style="list-style-type: none"> 9.4 Minimum Rent 	<ul style="list-style-type: none"> Increases minimum rent from \$0 to \$25 to make consistent with the HCV program minimum rent.
10.	9.5.9 Flat Rents and Earned income Disallowance (EID)	<ul style="list-style-type: none"> 9.5.9 Flat Rents and Earned income Disallowance (EID) 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements.
11.	9.7 Financial Hardships Affecting Minimum Rent	<ul style="list-style-type: none"> 9.7 Financial Hardships Affecting Minimum Rent 	<ul style="list-style-type: none"> Updated language throughout that unifies HABC and privately owned sites process for minimum rent hardship requests.

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12.	14.3 Over-Income Families	<ul style="list-style-type: none"> 14.3 Over-Income Families 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements.
13.	14.4 Reexamination Frequency	<ul style="list-style-type: none"> 14.4 Reexamination Frequency 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements.
14.	14.14 Interim Reexaminations	<ul style="list-style-type: none"> 14.14 Interim Reexaminations 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements. Added clarity that it is the family's responsibility to report income decreases between regular reexaminations.
15.	14.15 Limit on Voluntary Interim Recertifications	<ul style="list-style-type: none"> 14.15 Limit on Voluntary Interim Recertifications 	<ul style="list-style-type: none"> Removed entire section related to the limit on voluntary interim recertifications as HABC will no longer implement this MTW activity.
16.	14.17 Changes in Family Composition	<ul style="list-style-type: none"> 14.17 Changes in Family Composition 	<ul style="list-style-type: none"> Clarified that the MTW Policy to cap the flat rent if a new member is added with income that will increase the TTP above the flat rent will not apply to over-income households.
17.	15.8.4 Timing of Notice	<ul style="list-style-type: none"> 15.8.4 Timing of Notice 	<ul style="list-style-type: none"> Updated the timeframe for notification of lease termination stemming from Failure to Pay Rent from 14 calendar days to 30 calendar days, per HUD requirements.
18.	20.18 FSS Escrow Credit	<ul style="list-style-type: none"> 20.18 FSS Escrow Credit 	<ul style="list-style-type: none"> Removed all references to Earned Income Disregard (EID) as the program sunsets 12/31/2025, per HUD requirements.
19.	Appendix J: Pet Policy	<ul style="list-style-type: none"> Appendix J: Pet Policy 	<ul style="list-style-type: none"> Updated maximum weight for pets from twenty-five to thirty-five pounds at maturity.