



Comparative Summary of Changes Chart of ACOP and Lease Revisions

The following chart summarizes the changes proposed to JCHA’s Admissions and Continued Occupancy Policy (ACOP)

No.	Chapter Name/ Subject Area	Source	Existing Administrative Plan Text	Proposed Administrative Plan Text
1	Chapter 12: Continued Occupancy 12.1: Eligibility for Continued Occupancy	Section 103 of The Housing Opportunity Through Modernization Act (HOTMA)	Residents who meet the following criteria will be eligible for continued occupancy: 1. Qualify as a family as defined in this policy document 2. Live in the type of property appropriate for their family type 3. Are in full compliance with the resident obligations and responsibilities as described in the dwelling lease. [24 CFR § 966.4(f)] 4. Have Social Security numbers for each family member age six and over. [24 CFR § 5.216] 5. Meet HUD standards on citizenship or immigration status or are paying a pro-rated rent. [24 CFR § 5.508 (b)]	Residents who meet the following criteria will be eligible for continued occupancy: 1. Qualify as a family as defined in this policy document 2. Live in the type of property appropriate for their family type 3. Are in full compliance with the resident obligations and responsibilities as described in the dwelling lease. [24 CFR § 966.4(f)] 4. Have Social Security numbers for each family member age six and over. [24 CFR § 5.216] 5. Meet HUD standards on citizenship or immigration status or are paying a pro-rated rent. [24 CFR § 5.508 (b)] 6. Are in compliance with JCHA’s 8 hour per month Community service requirements. <u>7. Are below the over-income limit for public housing tenancy as described in Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA): if meeting the criteria for over-</u>

	<p>12.13 Over-Income Limit</p>		<p>6.Are in compliance with JCHA’s 8 hour per month Community service requirements.</p> <p>HUD is strongly recommending that PHAs explore a potential term limitation on tenancy in public housing for households that are deemed extremely over-income.</p>	<p><u>income, are paying the rental amount prescribed by Section 103 of HOTMA.</u></p> <p>HUD is strongly recommending that PHAs explore a potential term limitation on tenancy in public housing for households that are deemed extremely over-income.</p> <p><u>On July 26, 2018, HUD published Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) which places an income limitation on public housing tenants. Effective March 2019, the law requires that after a family’s income has exceeded the over income limit for two consecutive years, the PHA must either:</u></p> <ol style="list-style-type: none"> <u>1. Terminate the family’s tenancy within 6 months of the second income determination; or</u> <u>2. Charge the family a monthly rent equal to the greater of the:</u> <ul style="list-style-type: none"> <u>▪ Applicable Fair Market Rent; or</u> <u>▪ Amount of monthly subsidy for the unit, including amounts from the operating and capital fund, as determined by regulations.</u>
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