

Proposed ACOP Change Matrix FY 2019

Location	Current	Proposed Change
Page 4-8	Homes for Good will announce the reopening of the waiting list at least 14 calendar days prior to the date applications will first be accepted. Homes for Good will publish a notice announcing the opening of the waiting list and notify community agencies. If the list is only being reopened for certain categories of families, this information will be contained in the notice. The notice will specify where, when, and how applications are to be received.	Homes for Good will announce the reopening of the waiting list 14 calendar days prior to the date applications will first be accepted, unless there is an immediate and critical need to fill a unit and there are no eligible applicants on the current list. Homes for Good will publish a notice announcing the opening of the waiting list and notify community agencies. If the list is only being reopened for certain sites, bedroom sizes or unit features, this information will be contained in the notice. The notice will specify where, when, and how applications are to be received.
Page 4-14	Homes for Good will apply a waiting list preference worth 5 points for applicants who are case managed by a service provider with whom the Homes for Good Property Management Division has a signed Memorandum of Understanding (MOU) outlining such a preference. The preference will be specific to the properties and service providers covered by the MOU.	Homes for Good will apply a waiting list preference worth 5 points for applicants referred by an agency with whom the Homes for Good Property Management Division has a signed Memorandum of Understanding (MOU) outlining such a preference. The preference will be specific to the properties and agencies covered by the MOU.
Page 6-15	During the second 12-month exclusion period, Homes for Good will exclude 50 percent of any increase in income attributable to new employment or increased earnings.	During the second 12-month exclusion period, Homes for Good will exclude 100 percent of any increase in income attributable to new employment or increased earnings.
Page 6-37	The most current IRS Publication 502, <i>Medical and Dental Expenses</i> , will be used as a reference to determine the costs that qualify as medical expenses.	The most current IRS Publication 502, <i>Medical and Dental Expenses</i> , will be used as a reference to determine the costs that qualify as medical expenses. In addition to costs allowed by the IRS, Homes for Good will allow all necessary costs incurred for service and assistance animals. Homes for Good will also allow non-prescription medicines when recommended by a doctor as a medical expense.

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<p>Page 9-12</p>	<p>All families, those paying income-based rent as well as flat rent must report all changes in family and household composition that occur between annual reexaminations (or annual updates).</p> <p>Homes for Good will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations</p>	<p>All families, those paying income-based rent, flat rent, and fair market rent must report all changes in family and household composition that occur between annual reexaminations (or annual updates).</p> <p>Homes for Good will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations</p> <p>Household rent may decrease when adding someone to the household; changes that would result in an increase in rent will be captured at the next annual reexamination. Income reporting policies still apply.</p>
<p>Page 9-14</p>	<p>For families receiving the Earned Income disallowance (EID), the PHA will conduct an interim reexamination at the start, to adjust the exclusion with any changes in income, and at the conclusion of the EID.</p>	<p>For families receiving the Earned Income disallowance (EID), the PHA will conduct an interim or annual reexamination at the conclusion of the EID.</p>
<p>Page 9-15</p>	<p>Families are required to report all increases in income over \$200, including new employment, within 14 calendar days of the date the change takes effect.</p> <p>Homes for Good will conduct an interim reexamination if the change is from a new source of income, or family has received interim reexamination since their last annual that resulted in a decrease in rent. Homes for Good will also conduct interim reexaminations for families that qualify for the earned income disallowance (EID), but only when the EID family's rent will change as a result of the increase. In all other cases, Homes for Good will note the information in the tenant file, but will not conduct an interim reexamination.</p>	<p>Families are required to report all increases in income, including new employment, within 30 calendar days of the date the change takes effect.</p> <p>Homes for Good will note the change of income in the family's file, but will not conduct an interim reexamination.</p> <p>Families participating in the Family Self-Sufficiency (FSS) program may request and receive an increase in rent through an interim reexamination.</p>

N/A: Did not have previous language in ACOP

HUD requires us to make a change to our over income policy

When Homes for Good becomes aware, through an annual reexamination that a family's income exceeds the applicable income limit, the agency must document that the family exceeds the threshold.

If, one year after the initial determination by the agency a family's income exceeds the over-income limit, the family's income continues to exceed the over-income limit, the agency must provide written notification to the family that their income has exceeded the over-income limit for one year, and that if the family's income continues to exceed the over-income limit for the next 12 consecutive months, the family will be subject to a higher rent amount. This will be the higher of Fair Market Rent (FMR) or the unit subsidy cost, including amounts from the operating and capital fund, effective 6 months after the second 12 consecutive months

If, however, Homes for Good discovers through an annual or interim reexamination that a previously over-income family has income that is now below the over-income limit, the family is no longer subject to these provisions. The family is entitled to a new two-year grace period if the family's income once again exceeds the over-income limit.