

Attachment B

Summary of ACOP Changes

- All VAWA references will be modified to include the addition of “sexual assault” and “affiliated individual” where required pursuant to VAWA 2013
- All references to a disabled person will be modified to read person with a disability.
- All references to race, color, creed, religion, sex, national origin, age, disability, familial status or sexual orientation will be modified to include the addition of gender identity or sexual orientation.
- Public Housing properties being converted to Project Based Rental Assistance (PBRA) under the Rental Demonstration (RAD) program will follow the HUD Multi-family Housing program rules and guidance provided in Occupancy Requirements of Subsidized Multifamily Housing Programs (4350.3).
- The income disallowance applies for a straight 24 month period with a clear start and end date, regardless of whether a family maintains continual employment during the 24-month period. A tenant can only use the earned income disallowance benefit once in his or her lifetime.
- EID is portable. If the tenant leaves housing where rent is subsidized by an EID-covered program and moves to other housing where rent is also subsidized by an EID-covered program, the benefit continues to be available to the tenant with the same rules applying as if the tenant remained in their original housing.
- HACCC has set its flat rents to 90% of the applicable FMR.
- Changed screening language to read: Is subject to screening for suitability and criminal activity as set forth in §2.14 and §2.15 of this ACOP;
- Revised language about when Flat Rents must be documented and when HACCC can opt to re-examine resident's income.
- Added the following language: **Hearing Officer:** A person selected in accordance with 24 CFR §966.53 and this Section to hear grievances and render decisions with respect thereto.
- Changed language to read: Any violent criminal activity or drug-related criminal activity on or off HACCC premises as defined and incorporated in the Lease; or
- Modified language to read: Complainant, using the Formal Hearing Notice form, of the date and time of the hearing. Such notice shall also explain the procedure to be used during the grievance hearing.
- Removed the CFR reference on when a family fails to request an informal hearing
- Revised transfer policy to allow for reimbursement of moving expenses for families forced to move from their unit to make an accessible unit available to a disabled family
- Modified language regarding when a hearing must be scheduled and clarified that written notification must be given about the time, place and procedures governing the hearing
- Removed the reference to a Hearing Panel from the following language: The hearing officer(s) may render a decision without proceeding with the hearing if they determine that the issue has

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been previously decided in another proceeding.

- Modified the language regarding who must attend a hearing: The hearing shall be attended by the resident, a representative of HACCC, the hearing officer(s) and any witnesses.
- Added the following language: If any of the above persons fail to appear at the scheduled hearing, the hearing officer(s) may postpone the hearing for no more than five business days or make a determination that the party's request for relief should be denied.
- Changed record retention language to read: HACCC shall retain a copy of the decision in the Complainant's folder. HACCC shall maintain a log of all hearing officer decisions and make that log available upon request of the hearing officer, prospective Complainants, or a prospective Complainant's representative.
- The decision of the hearing officer(s) shall be enforced unless within 30 business days of said decision the HACCC Board of Commissioners determines that:
- HACCC will notify the complainant of any such determination.
- Modified the hearing decision language to read as follows: A decision by the hearing officer(s) or Board of Commissioners which denies the relief requested by the Complainant in whole or in part shall not limit in any way the Complainant's legal rights in any subsequent court proceeding or judicial review.
- Added the following language: The formal review will be heard by the Hearing Officer(s), who are appointed by the Executive Director or designee in accordance with the ACOP.
- Revised the transfer priority order to reflect the renewed priority of RAD and Demo/Dispo-related development activity.
- Added RAD and Section 18 Demo/Dispo-related development activity to the list of authorized reasons to transfer from public housing units.
- Added language indicating that for RAD and Section 18 Demo/Dispo-related transfers only HACCC shall consider other Public Housing units and/or Housing Choice Vouchers for relocation of the families.
- Added clarifying language that RAD and Section 18 Demo/Dispo-related transfers will not be limited to only one transfer