

Chapter 1- Overview of the Program and Plan – Grammatical changes

Chapter 2 — Civil Rights, Nondiscrimination & Accessibility: Introduction / Part III – Serving LEP Persons – Replaces prior detailed LEP plan with a streamlined framework aligned with Executive Order 14224 and the 2025 OAG memo; removes translation/interpretation mandates; establishes English as the default communication language; permits use of advocates, bilingual helpers, and AI tools; prohibits use of children as interpreters.

Section 2-I.A. Overview – Updates legal citations, including VAWA 2022; adds HACM’s annual fair-housing certification in the PHA Plan; replaces older civil-rights language with clearer nondiscrimination statements covering federal, state, and local laws.

Section 2-I.B. Nondiscrimination – Updates protected-class language to reflect HUD treatment of gender identity and sexual orientation; notes HUD’s pause on Equal Access rule enforcement; expands harassment prohibitions; adds written/oral complaint options, 10-business-day investigation timeline, recordkeeping, and VAWA-specific complaint procedures.

Section 2-II.A. Disability Accommodation Overview – Replaces named staff contact with a position-based contact for accommodation requests; clarifies that the contact point is specifically for disability-related accommodations.

Section 2-II.C. Request for an Accommodation – Allows HACM to consider accommodation requests even when not submitted in writing.

Section 2-II.E. Approval/Denial of Accommodation – Requires written response within 10 business days; allows documented extensions during verification; separates denials into “no disability nexus” and “not reasonable”; requires notice of appeal rights; requires exploration of alternative accommodations before final denial.

Section 2-II.F. Program Accessibility – Adds that auxiliary aids may include accessible electronic and digital formats consistent with Section 504.

Section 2-II.G. Physical Accessibility – Requires briefing packets to inform families of accessible-unit resources; adds citation to 24 CFR 982.301(b)(12); clarifies HACM may assist families in locating accessible units.

Chapter 3 — Eligibility, Household Composition & Denial Standards: Introduction – Adds new eligibility rules prohibiting duplicative subsidies; incorporates HOTMA asset and property-ownership limits; requires criminal background checks; updates overview to reflect HOTMA asset-limitation requirements.

Section 3-I.B. Family and Household – Updates definitions to align with HOTMA; counts only assisted members for income/asset purposes; confirms live-in aides and foster children/adults are excluded.

Section 3-I.C. Family Breakup / Remaining Member – Adds protections for victims of human trafficking; includes school stability as a factor for minors.

Section 3-I.E. Spouse, Co-Head, Other Adult – Clarifies California does not recognize common-law marriage; confirms foster adults and live-in aides are not “other adults.”

Section 3-I.F. Dependent – Updates dependent definition to include 50% residency or primary financial support; expands acceptable documentation.

Section 3-I.J. Guests – Allows reasonable accommodations to guest-stay limits; updates medical-recovery example; adds rule defining unauthorized occupants using the unit address without approval.

Section 3-I.K. Foster Children and Adults – Adds regulatory citation; requires clear approval/denial standards for foster placements.

Section 3-I.L. Absent Family Members – Reduces employment-related absence threshold to 18 days; updates medical-confinement rules; defines incarceration over 30 days as permanent absence.

Section 3-I.M. Live-In Aide – Allows verification from any reliable professional unless obvious; broadens criminal-history considerations; increases HACM discretion in approvals.

Section 3-II.A. Income Eligibility and Targeting – Clarifies HUD AMI adjustments; updates “continuously assisted” definition to selection-date based.

Section 3-II.B. Citizenship or Eligible Immigration Status – Strengthens declaration and documentation requirements; clarifies consequences for failure to sign or provide proof.

Section 3-II.D. Consent to Release Information – Updates citations and form numbers; clarifies denial/termination for revoking consent.

Section 3-II.E. Students in Higher Education – Expands independence criteria; aligns with U.S. Department of Education definitions; adds automatic treatment for vulnerable youth.

Section 3-II.F. EIV System Searches – Modernizes terminology; clarifies EIV procedures, timing, and retention requirements.

Section 3-III.A. Overview – Removes outdated HUD guidance; simplifies criminal-screening section while retaining due-process emphasis.

Section 3-III.B. Mandatory Denial – Adds HOTMA asset and real-property restrictions; confirms no exceptions for methamphetamine-production convictions.

Section 3-III.C. Asset Restrictions – Fully rewritten to implement HOTMA asset-limit rules, including thresholds, real-property restrictions, exceptions, and geographic-hardship policy.

Section 3-III.D. Criminal Activity – Expands disqualifying criminal conduct within the past five years; removes arrest-only evidence; emphasizes case-by-case review and mitigating factors.

Section 3-III.D. Previous Behavior in Assisted Housing – Prohibits denial solely for FSS noncompliance; adds procedures for providing and disputing EIV debt reports.

Section 3-III.D. Screening – Formalizes criminal-background checks for all adults; reiterates limits on information shared with owners.

Section 3-III.E. Criteria for Denial – Prohibits use of arrest records as proof; expands mitigating-circumstance considerations including disability-related behavior and VAWA/trafficking protections.

Section 3-III.F. Notice of Eligibility or Denial – Requires automatic disclosure of criminal/sex-offender records; provides 10 business days to dispute; requires VAWA forms when applicable.

Section 3-III.G. VAWA / Human Trafficking Protections – Adds human-trafficking protections; prohibits adverse actions based on victimization; includes savings clause requiring HACM to apply whichever law offers the greatest protection.

Chapter 4 — Application, Waiting List & Selection

Section 4-I.A. Overview – Removes LEP references and refocuses on accessibility for elderly persons and individuals with disabilities.

Section 4-I.C. Accessibility of the Application Process – Deletes prior LEP subsection; centers the section solely on disability-related accommodations.

Section 4-I.D. Placement on the Waiting List – Allows HACM to review applications at its discretion rather than requiring review of every submission; requires written acceptance within 10 business days.

Section 4-II.C. Opening and Closing the Waiting List – Expands acceptable public-notice methods to include a broader range of media outlets while retaining required publications.

Section 4-II.E. Reporting Changes – Replaces “immediately” with “promptly”; allows changes to be reported in person, in writing, or electronically.

Section 4-II.F. Updating the Waiting List – Transfers reinstatement authority to the housing manager; permits reinstatement when nonresponse is linked to disability or VAWA/trafficking-related circumstances.

Section 4-III.C. Selection Method / Local Preferences – Adds a new Transition Temporary Preference for EHV households losing assistance due to funding.

Section 4-III.D. Notification of Selection – Allows notices by mail, email, text, or RentCafé with applicant consent; undeliverable notices may result in removal from the list.

Section 4-III.E. Eligibility Determination Process – Expands communication options to include bilingual staff, volunteers, AI tools, and machine translation; requires a second appointment notice before denial.

Section 4-III.F. Completing the Application Process – Requires families who do not qualify for a claimed preference to be returned to the correct waiting-list position.

Part IV – Moving On from CoC-Supported Housing – Adds HUD-supported justification recognizing Moving On as a valid local preference.

Chapter 5 — Briefings, Voucher Issuance & Family Obligations

Section 5-I.B. Briefing- Allows individual/group briefings; expands language-access options; adds oral guidance on unit selection, accommodations, and communication.

Briefing Packet – Updates packet materials to include HUD unit-selection guidance, RA info, exception payment standards, accessible listings, corrected VAWA content, and HACM reporting/termination rules.

Section 5-I.C. Family Obligations – Prohibits use of arrest records; expands tenant-caused deficiency examples; extends VAWA protections to trafficking victims.

Section 5-II.B. Determining Family Unit (Voucher) Size – Updates citation; counts pregnant woman as two persons; allows foster placements if not overcrowding; permits extra bedroom when required.

Section 5-II.E. Voucher Term and Extensions – Requires written extension requests; allows reapplication if voucher expires; requires expiration notice within 10 business days.

CHAPTER 6.A — Income and Subsidy Determinations: Introduction / Structure – Replaces “model policy” with “administrative plan”; clarifies Chapter 6.B applies after HOTMA; renumbers sections and retitles Part II as Adjusted Income.

6-I.B. Household Composition & Income – Removes “Overview” label; corrects income table; refines absent-member rules; updates medical-confinement verification; removes outdated medical-deduction text; expands joint-custody documentation.

6-I.C. Anticipating Annual Income – Clarifies wage-projection method; ties projections to family declarations and documents; prohibits using EIV quarterly wages for projections.

6-I.D. Earned Income – Corrects citation; clarifies full gross wages are counted; updates bonuses/commissions language.

6-I.E. Business Income – Clarifies independent-contractor income is included and not treated as nonrecurring; distinguishes business/self-employment income from excluded income.

6-I.F. Student Financial Assistance – Rewritten to align with HOTMA; removes outdated Section 8 student-aid rules.

6-I.H. Nonrecurring Income – Repositions section; reiterates that contractor/day-labor/seasonal income is not excluded as nonrecurring.

6-I.J. Civil Rights Settlements – Simplifies exclusion rules; notes future income generated from settlement funds may count.

6-I.L. Assets – Removes outdated interim-reexam language; corrects lottery example; clarifies retirement-account treatment and imputed income.

6-I.N. Periodic & Determinable Allowances – Shifts to counting actual alimony/child-support received; adds procedures for no-payment claims, regular payments, and lump sums.

Part II – Adjusted Income – Adds privacy-focused rules requiring redaction of medical information and limiting documentation requests.

6-II.D. Medical Expenses – Adds HIPAA/Privacy Act references; restricts documentation to what is necessary.

6-II.E. Disability Assistance Expenses – Expands auxiliary-apparatus examples; aligns with PIH 2023-27.

6-III.C. Applying Payment Standards – Updates to reflect PIH 2024-34; confirms HACM will not reduce payment standards during active HAP contracts.

CHAPTER 6.B — Income and Subsidy Determinations (HOTMA 102/104)

6-I.A. Overview – Strengthens compliance language and aligns with HOTMA and PIH 2023-27 guidance.

6-I.B. Household Composition & Income – Updates terminology; expands joint-custody documentation; adds reasonable-accommodation protections for caretaker decisions; requires written notice and informal review/hearing when rent or subsidy is affected.

6-I.C. Calculating Annual Income – Adds requirement for written notice and informal review/hearing when income determinations affect rent or subsidy.

6-I.D. Earned Income – Tightens language; aligns with current regulatory guidance; confirms variable earned income is included.

6-I.E. Business & Self-Employment Income – Clarifies independent-contractor income is included and not nonrecurring; requires written notice and opportunity to dispute determinations.

6-I.F. Student Financial Assistance – Streamlined to HOTMA rules; removes outdated Section 8 student-aid provisions; aligns with Title IV and actual covered-cost framework.

6-I.G. Periodic Payments – Clarifies workers’ compensation is always excluded; updates Social Security citation; reinforces use of gross benefit amounts. Alimony & Child Support – Expands procedures for no-payment claims, regular payments, and lump sums; allows three-month review or 12-month averaging; clarifies recurrence determinations.

6-I.K. Civil Rights Settlements – Updates asset-threshold example; reiterates settlements are excluded from income but may count as assets.

6-II.C. Asset Inclusions & Exclusions – Replaces fixed dollar thresholds with HUD-published annual amounts.

6-III.E. Disability Assistance Expenses – Clarifies mandatory HOTMA/HUD requirements; notes 10% threshold unless hardship applies; requires written notice and informal review/hearing when determinations affect the family; adds reasonable-accommodation protections.

Part IV – Calculating Family Share & PHA Subsidy – Adds opening statement that provisions reflect mandatory federal and HOTMA requirements unless labeled as local policy.

6-IV.C. Applying Payment Standards – Clarifies administration of updated federal rules without changing HACM’s local policy choices.

Chapter 7.A — Verification

Introduction – Notes shift to Chapter 7.B at HOTMA compliance; reinforces that families must authorize verification; prohibits charging for verification; aligns with PIH 2018-18 and disability-accommodation requirements.

7-I.A. Family Consent to Release Information – Updates consent rules for HOTMA (HUD-9886A signed once after 1/1/24); requires new signatures only when adults join or minors turn 18; expands reasonable-accommodation options. Verification Hierarchy & Document Standards – Adds stricter document rules (120-day recency, originals, acceptance of web printouts); expands file-documentation requirements for transparency.

7-I.C. Upfront Income Verification (EIV/UIV) – Adds monthly report-generation and reconciliation procedures; includes identity-verification failure steps; reinforces EIV use for zero-income checks and discrepancy resolution.

7-I.D. Third-Party Verification – Clarifies when forms must be sent directly; adds rules for verbal confirmations; requires rejection of altered documents; requires consecutive pay stubs.

7-I.E. Self-Certification – Clarifies self-certification is last-resort unless HUD permits; expands acceptable situations (excluded income, small assets); adds documentation and signature requirements.

Part II – Verifying Family Information – Expands acceptable identity documents; updates SSN verification rules; clarifies fallback procedures and extension timeframes.

Family Relationships & Household Composition – Clarifies when head-of-household certification is sufficient; strengthens documentation for moved-out members and relationship changes; adds examples such as leases and utility bills.

Student Status & Eligibility – Expands verification for independence; adds tax-record and prior-residence procedures; clarifies when parental income must be included.

Disability Verification – Clarifies acceptable sources (SSA or qualified professionals); adds procedures for obtaining benefit letters and timelines; ensures consistent treatment.

Citizenship / Immigration Status – Streamlines verification; reduces documentation burden unless discrepancies arise.

Part III – Income & Assets – Expands guidance on earned income, self-employment, and required documentation; adds more detailed financial-record requirements.

Social Security / Fixed Income – Clarifies verification differences for applicants vs. participants; requires EIV use unless disputed; prohibits bank statements as proof.

Assets, Child Support & Zero Income – Updates verification hierarchy; expands procedures for irregular or unpaid support; aligns with HOTMA exclusions and reporting rules.

Part IV – Deductions – Strengthens documentation standards for medical, disability-assistance, and childcare expenses; clarifies eligibility, reasonableness, and unreimbursed-expense rules.

CHAPTER 7.B — Verification (HOTMA): Chapter Title / Structure – Retains HOTMA-specific verification rules separate from Chapter 7.A; aligns terminology and organization with HOTMA implementation requirements.

7-1.A Verification Standards – Applies HOTMA verification hierarchy and updated documentation rules; reinforces that verification must follow federal requirements unless labeled as local policy.

Part II – Verifying Family Information: Identity, SSN & Citizenship – Updates verification procedures to match HOTMA guidance; clarifies acceptable documents and fallback options; maintains streamlined citizenship/immigration verification unless discrepancies arise.

Part III: Income & Asset Verification – Aligns earned-income, self-employment, and asset-verification procedures with HOTMA; requires more detailed financial documentation; incorporates updated thresholds and exclusions.

Student Eligibility – Applies HOTMA student-status rules; clarifies independence verification and when parental income must be included.

Disability & Reasonable Accommodation – Maintains HOTMA-aligned verification standards; clarifies acceptable sources and documentation; reinforces accommodation obligations.

Deductions (Medical, Disability Assistance, Childcare) – Applies HOTMA deduction rules; updates verification requirements; clarifies reasonableness and unreimbursed-expense standards.

Notice & Review Rights – Requires written notice and opportunity for informal review/hearing when verification outcomes affect rent or subsidy.

CHAPTER 8.A — Housing Quality Standards (HQS) & Rent Reasonableness: Chapter Title – Retitled to focus on HQS and Rent Reasonableness; removes NSPIRE-focused framing; updates CFR and PIH references.

Introduction – Centers chapter on HQS requirements; removes prior NSPIRE transition language; emphasizes owner responsibility for HQS and PHA responsibility for rent reasonableness.

Part I Overview – Updates section descriptions to align with HQS-based structure. Special Housing Types & Terminology – Narrows NSPIRE references; adds clarification that HUD regulations still use “HQS” while “NSPIRE” applies only to NSPIRE standards.

8-I.A. General HUD Requirements – Adds new section outlining HUD HQS performance and acceptability standards; clarifies PHAs may retain HQS definitions while applying NSPIRE-related requirements.

Modifications for Accessibility – Removes NSPIRE framing; restates accessibility obligations under HQS and fair-housing law; maintains requirement for owners to allow reasonable modifications.

Life-Threatening Conditions – Replaces NSPIRE-based list with HACM-defined HQS life-threatening conditions.

Owner & Family Responsibilities – Clarifies division of responsibilities; updates tenant-caused damage language; strengthens enforcement clarity.

Children with Elevated Blood Lead Levels – Updates terminology and procedures to match current HUD lead-based paint rules.

Part II Overview & PHA-Owned Units – Adds references to Chapters 17 and 18 for PBV inspections; updates regulatory citations.

Notice & Scheduling – Sets inspections during business days/times; allows emergency exceptions for life-threatening conditions.

Initial Inspections, Reinspections, Utilities & Appliances – Clarifies owner correction timeframes; tightens reinspection rules; allows rejection after failed reinspections unless good cause exists.

Periodic HQS Inspections – Retitles section; requires at least one inspection every 24 months; authorizes special/interim inspections.

Interim Inspections – Updates timelines to match current HUD requirements for reported deficiencies.

Quality Control Inspections – Refines QC requirements; cites 24 CFR 985.3(e); emphasizes supervisory QC inspections.

Inspection Results & Corrective Actions – Formalizes noncompliance standards; clarifies HACM does not withhold HAP upon written notice of deficiencies unless authorized.

Exhibit 8-1 Updates – Updates lead-based paint terminology (“elevated blood lead level”); updates smoke-alarm requirements to sealed 10-year battery or hard-wired devices.

CHAPTER 8.B — NSPIRE & Rent Reasonableness Determinations

Introduction – Updates NSPIRE compliance timeline; clarifies all HCV/PBV units must meet NSPIRE standards by the federal transition deadline.

NSPIRE & HQS Terminology – Clarifies that NSPIRE replaces HQS inspection protocols, but HUD regulations continue using the term “housing quality standards.”

Part I – NSPIRE Standards – Adds expanded habitability and safety requirements for interior, exterior, and whole-unit conditions; modernizes smoke-alarm standards (sealed 10-year battery or hard-wired); reinforces accessibility-modification obligations.

Life-Threatening Deficiencies – Replaces PHA-defined list with HUD’s standardized NSPIRE list; requires correction within 24 hours.

Owner & Family Responsibilities – Clarifies owners must maintain units unless deficiencies are tenant-caused; reinforces enforcement roles.

Inspection Process – Organizes inspections into initial, periodic, interim, and quality-control categories; prohibits charging families or owners for standard inspections; HACM will not use remote video inspections.

Initial Inspections – Requires full HQS/NSPIRE pass before HAP; declines HUD optional flexibilities; does not accept alternative inspections; maintains 15-day inspection/notification timeline.

Inspection Enforcement – Distinguishes 24-hour correction for life-threatening issues and 30-day correction for all others; clarifies HAP cannot be withheld before abatement; defines abatement procedures with 60-day maximum before termination; requires formal written notices.

Rent Reasonableness – Strengthens methodology and documentation requirements; reaffirms rents cannot exceed comparable unassisted units.

CHAPTER 9. — Leasing Introduction added language for HUD-approved inspection standards in effect at the time of inspection, including NSPIRE as implemented by the PHA.

9-I.A. Tenant Screening – Added human trafficking to the list of VAWA protection list

9-I.B. Requesting Tenancy Approval – Added language to accept electronic signatures and documents if valid under state law and HUD rules; requires proof of ownership and a Property Management Agreement when applicable.

9-I.E. HACM policy updated to state that HACM will not use UNP or ongoing administrative fees to pay security deposits, utility deposits, application or similar fees, or holding fees.

9-I.G. HAP Contract Execution – HAP contracts signed after 60 days are void unless HUD approves an extension requested within two weeks of the deadline due to extenuating circumstances and updated policy to reflect

CHAPTER 10 — Moving with Continued Assistance and Portability

Grammatical changes / added Human Trafficking (VAWA)

10-I.B. Family Moves Due To Unit Deficiencies

Units in Abatement – If a unit is in abatement, the owner may not terminate tenancy; families may choose to move, and HACM will issue a voucher within 10 business days of approving the move, following Chapter 5 policies on voucher term, extensions, and expiration.

Termination of HAP & Family Moves – For repairs not completed within 60 days, HACM must terminate the HAP contract and issue the family a voucher at least 30 days before termination; HACM provides a 120-day initial voucher term with no briefing required, and families must submit an RFTA within the term unless extended under Chapter 5 policies.

Offer of Public Housing – HACM will provide a public housing preference to HCV families whose HAP contract is terminated for owner failure to make repairs and who cannot lease a new unit within the voucher term; HACM will notify the family 30 days before voucher expiration with estimated availability for an appropriate-sized unit.

Relocation Assistance – HACM will assist families with disabilities in locating accessible units as required; HACM will not use abated HAP for relocation costs.

10-II. Voucher Issuance and Term – Added language to the policy if the move is due to HAP termination for owner failure to make required repairs, HACM will issue the family a voucher no later than 30 days before HAP contract termination, with a 120-day initial term.

CHAPTER 11 — Reexaminations Under HOTMA

11-I.A. Overview – Updates chapter to reflect HOTMA annual and interim reexamination requirements; removes outdated pre-HOTMA language.

11-I.B. Scheduling Annual Reexaminations – Clarifies HACM will schedule annual reexaminations according to HOTMA timelines; removes discretionary early-review language.

11-I.C. Effective Dates – Aligns effective-date rules with HOTMA; clarifies increases take effect after proper notice and decreases take effect the first of the month after reporting.

11-II.A. Interim Reporting Requirements – Requires families to report all household-composition changes within 10 business days; aligns income-change reporting with HOTMA thresholds.

11-II.B. Processing Interim Changes – Clarifies when HACM must conduct an interim reexamination; distinguishes mandatory vs. optional interims; aligns with HOTMA income-change rules.

11-II.C. Effective Dates for Interim Changes – Updates effective-date rules for increases and decreases; applies HOTMA timing for rent adjustments.

11-III.A. Streamlined Reexaminations – Applies HOTMA streamlined rules for fixed-income families; clarifies documentation and verification requirements.

11-III.B. Zero-Income Households – Updates verification and reporting requirements; aligns with HOTMA and EIV discrepancy procedures.

11-III.C. Failure to Comply – Clarifies consequences for failing to attend reexaminations or provide required information; reinforces notice and hearing rights.

CHAPTER 12 — Termination of Assistance and Tenancy

12- Grammatical and adding Human Trafficking (VAWA) throughout the chapter

12-I.D. Failure to Provide Consent – HACM will terminate assistance if any family member revokes consent for HACM to obtain required financial-institution information under 24 CFR Part 5.

12-I.E. Mandatory Policies and other authorized terminations – Removed language or records of arrest will not be used as the sole basis, added language of PHAs are not permitted to terminate assistance to family due to not meeting its obligations under the FSS COP. Updated/added language in policy regarding a participant being evicted due to repeated lease violations

12-II.E. Terminating the Assistance of a domestic violence perpetrator – Added language that HACM continues HAP until 30 days after lease bifurcation to remove the perpetrator. If the perpetrator is the only eligible participant, remaining members may establish eligibility; if not, HACM provides 30 days to qualify for another housing program before ending HAP.

CHAPTER 13 — Owners

13-I.C. Owner Responsibilities – Updates owner obligations to reflect current HUD requirements; clarifies duty to maintain NSPIRE/HQS compliance, enforce lease terms, and comply with fair-housing laws.

13-I.D. Owner Qualifications – Clarifies individuals that are prohibited from any direct or indirect interest in a HAP contract, including interests held by immediate family members (spouse, parent/stepparent, child/stepchild, grandparent, grandchild, sibling/stepsibling), during the covered period and for one year afterward. Clarifies that owner lease terms must be consistent with state law and cannot conflict with federal requirements.

13-II.E. HAP Contract Term & Terminations – Updates allowable grounds for termination; clarifies notice requirements; incorporates VAWA and trafficking protections prohibiting termination based on victimization.

CHAPTER 14 — Program Integrity (grammatical changes throughout the chapter)

14-I.B. Detecting Errors and Program Abuse – Added the work number and any other private/public databases

CHAPTER 15 — Special Housing Types

15-I.A. Overview – Updates chapter to reflect current HUD rules for special housing types; removes outdated references and clarifies HACM may choose which types it administers.

15-I.B. Shared Housing – Clarifies eligibility, lease requirements, and prorated rent calculations; updates HQS/NSPIRE application for shared spaces.

15-I.C. Manufactured Home Space Rental – Updates payment standard rules; clarifies utility allowances and rent reasonableness requirements for space rentals.

15-I.D. Congregate Housing – Clarifies eligibility for elderly/disabled households; updates service-fee treatment and verification requirements.

15-I.E. Group Homes – Updates occupancy rules; clarifies treatment of shared vs. private spaces; aligns payment standard and utility allowance rules with HUD guidance.

15-I.F. Independent Group Residences (IGR) – Removes outdated language; clarifies HACM does not administer IGR unless HUD reinstates the program.

15-I.G. Single Room Occupancy (SRO) – Updates HQS/NSPIRE requirements; clarifies prorated rent and utility allowances; reinforces owner obligations for shared facilities.

15-I.H. Cooperative Housing – Updates eligibility and lease requirements; clarifies member-share treatment and rent reasonableness standards.

CHAPTER 16 — Program Administration

16-I.A. Administrative Fee Reserve – Updates language to reflect current HUD rules on eligible uses; clarifies Board authorization requirements for expenditures.

16-I.B. Recordkeeping – Strengthens documentation standards; clarifies retention periods; adds requirements for maintaining EIV reports, NSPIRE/HQS records, and HOTMA-related determinations.

16-I.C. Privacy & Confidentiality – Updates privacy protections; reinforces limits on accessing and sharing EIV data; adds HIPAA/VAWA confidentiality requirements.

16-I.D. Fraud Prevention & Quality Control – Aligns QC sampling with SEMAP; adds supervisory review requirements; clarifies corrective-action procedures.

16-I.E. Communication & Language Access – Updates LEP requirements; clarifies interpreter/translation obligations; reinforces accessibility accommodations.

16-I.F. Public Access to Information – Updates FOIA and public-records language; clarifies what documents may be disclosed and what must remain confidential.

16-II.A. Monitoring Program Performance – Aligns with SEMAP indicators; clarifies internal monitoring responsibilities and documentation.

16-II.B. SEMAP Certification – Updates certification requirements; clarifies Board approval and submission timelines.

16-III.A. Owner or Family Debts to the PHA – Updates repayment-agreement standards; clarifies when repayment is permitted or prohibited; aligns with Chapter 14.

16-III.B. Debts Owed to PHAs & HUD's EIV Debts Module – Updates reporting requirements; clarifies when HACM must enter debt/termination data into EIV.

16-IV.A. Complaints & Appeals – Updates procedures for handling complaints; clarifies informal review/hearing rights; aligns with HOTMA-related notice requirements.

16-IV.B. Reasonable Accommodation – Strengthens RA procedures; clarifies documentation standards; reinforces interactive-process requirements.

CHAPTER 17 Project-Based Vouchers

17-I.A. PBV Waiting List Administration – Clarifies HACM may use a separate PBV waiting list or the HCV list; updates procedures for opening, closing, and maintaining PBV-specific lists.

17-I.B. Selection from the Waiting List – Aligns PBV selection with 24 CFR 983.251; clarifies that families are selected in accordance with PBV-specific preferences, accessible-unit matching, and owner screening requirements.

17-I.C. Referrals to PBV Units – Updates referral procedures; clarifies HACM responsibilities for determining eligibility and issuing referrals to owners for screening.

17-I.D. Owner Screening & Tenant Selection – Clarifies owners must apply their standard screening criteria consistently; reinforces fair-housing and VAWA protections; prohibits screening for federally protected statuses.

17-II.A. Leasing PBV Units – Updates requirements for lease execution, tenancy addendum, and initial NSPIRE/HQS compliance; clarifies effective dates and move-in procedures.

17-II.B. Family Rights & Responsibilities – Clarifies PBV families retain HCV-equivalent rights unless PBV rules differ; updates reporting, reexamination, and occupancy requirements.

17-II.C. Vacancies & Unit Turnover – Clarifies procedures when units become vacant; updates owner obligations for timely turnover; outlines HACM responsibilities for re-referral and vacancy-payment eligibility.

17-III.A. Transfers Within PBV Projects – Updates rules for over-/under-occupied units, accessible-unit matching, and reasonable-accommodation transfers; clarifies HACM and owner responsibilities.

17-III.B. Moves with Continued Assistance – Clarifies tenant right to request a tenant-based voucher after one year; aligns with 24 CFR 983.260; references Chapter 12 for move procedures.

17-III.C. Termination of Assistance – Updates termination procedures for PBV households; clarifies owner vs. HACM roles; reinforces due-process, notice, and VAWA protections.

CHAPTER 18 Emergency Housing Vouchers

XIII: Emergency Housing Voucher (EHV) Transition Policy. Established a temporary preference for EHV families at risk of losing assistance due to insufficient program funding.

Chapter 19 Special Purpose Vouchers

Removed Mainstream, Non Elderly Disabled. Stability Voucher Program throughout the chapter since they are not under the HACM programs. Added Family Unification Program, Foster Youth to Independence Program and Veterans Affairs Supportive Housing since those are programs under the HCV program.

19-I.A. Program Overview: Updated the PIH Notice and added language to the policy for FUP to clarification as per HUD requirements

19-I.B. Public Child Welfare Agency: Updated the policy to reflect the MOU with the partnering organizations, added the PIH Notice

19-I.E. Assistance Period: Updated the policy to define the definition for a incapacitated person and updated the Language for LEP as in Chapter 2

19-I.F. Referrals And Waiting List Management: Updated the waiting list placement under the HCV regulations to enable PHAs to allocate FUP & FYI vouchers Added the PIH Notice and updated the policy to indicate it will not maintain a separate waiting list for FUP & FYI vouchers & selection

19-I.H. Lease Up: Added the voucher issuance as per PIH Notice for initial search terms for FUP and added a policy to reflect the process and issuances

19-I.K. Project-Basing FUP Vouchers: Added the CFR & FR Notice and added/removed language according to the notices

Part II: Foster Youth to Independence Initiative: Added the PIH Notice and added the language accordingly to the notice and CFR

19-IIB Partnering Agencies/Continuum of Care (CoC) and other Partners: Added language for the role of the CoC and updated the policy to indicate which agencies are in partnership with the FYI program

19-IIE Referral and Waiting List Management/Referrals: Added language for youth who are still in child welfare system and the prioritization that is consistent with Fair Housing & Civil Rights

Waiting List Placement: Added PIH notice and the regulations for a single waiting list for admission for FUP & FYI vouchers and added language to the waiting list selection and policy

19-II.F. PHA HCV Eligibility Determination (FYI FAQs) added language to the additional eligibility factors for when a youth may be referred for a FUPY or FYI voucher before reaching the age of 18

19-II.G. Lease Up: Added the title for Briefings and the FR Notice and voucher issuance as per the PIH Notice and policy was added to reflect the updates/added language

19-II.H Maximum Assistance Period: Policy was updated to define a incapacitated person

19-III.C. HCV Program Eligibility: Added/Removed language for verifying Social Security Numbers for homeless veterans and their family members; updated the income eligibility as per the FR notice related to income that apply to VASH families; added language for the Minimum Rent/FR notice and policy to reflect the added language

19-III.E. Leasing: Added language for the exception payment standard as per the FR Notice, also added the special housing types for VASH participants

19-III.G. Termination of Assistance: Updated the FR Notice; language was added to the cessation of case management for VASH participants and the regulation for serious violations of the lease

19-III.H. Project Basing VASH Vouchers; Updated the FR Notice added policies for VASH PBV units and added the language/sections accordingly for moves, terminations, eligibility etc

Glossary

Added/removed language for an Affiliated Person

Added Housing Quality Standards

Removed the information relating to an individuals income

Added Independent Entity and definition

Added the Upon PHA implementation of HOTMA 102/104

Added the Request for Tenancy Approval (RFTA) and definition

Added Victim and definition