

Line-by-Line Summary of ACOP Changes (Effective March 1, 2026)

Below is a detailed, line-by-line narrative summary of all policy updates that will take effect in the March 1, 2026 ACOP revision. Each entry includes the policy area, prior language (2023 ACOP), revised language (2026 ACOP), and a description of the change.

INTRODUCTION / HOTMA IMPLEMENTATION

- Added HOTMA 102/103/104 regulatory framework including income definitions, asset treatment, safe-harbor rules, and compliance timeline.
- Added references to HUD Notice PIH 2024-38 and implementation guidance not present in 2023 ACOP.

CHAPTER 3 – ELIGIBILITY / VAWA

- Added human trafficking as a protected category under VAWA.
- Expanded documentation requirements and added mandatory distribution of HUD-5380 and HUD-5382 forms upon admission, denial, or termination.

CHAPTER 4 – WAITING LIST & PREFERENCES

- Updated Working Families Preference: Removed income-tiered point system (15/10/5) and replaced with a single 20-point preference.
- Added new 10-point Veteran Preference.
- Added 25-point HCV Abatement-Affected Family Super Preference.
- Standardized Homeless Preference into a unified 10-point category.
- Reduced Involuntarily Displaced Preference from 20 → 15 points.
- Added 5-point Education/Training Preference.
- Removed Youth Aging Out of Foster Care preference.

CHAPTER 6 – INCOME, RENT, & HOTMA RULES

- Updated income exclusions per PIH 2024-38.
- Added HOTMA-compliant annual and interim reexamination processes.
- Added over-income family tracking instructions.
- Updated flat rent hardship language and 35% phase-in rules.

CHAPTER 8 – LEASING / SECURITY DEPOSITS

- Added NEW fixed security deposit amount of \$150 for all households (not included in 2023 ACOP). Previous amount was \$100.
- Added detailed refund timelines, interest handling, and transfer procedures.

CHAPTER 9 – REEXAMINATIONS

- Added HOTMA-compliant reexamination method.
- Added verification hierarchy and income testing requirements.

CHAPTER 10 – PET POLICIES

- Increased elderly/disabled development pet deposit from \$50 → \$100.
- Increased general occupancy dog/cat deposit from \$200 → \$300.
- Increased deposit for other pets from \$50 → \$100.
- Increased pet waste removal charge from \$15 → \$25.

CHAPTER 12 – TRANSFERS

- Added acceptance of verbal emergency transfer requests under VAWA.
- Added HUD-5383 requirement for VAWA emergency transfers.
- Clarified that tenant good standing is NOT required for VAWA transfers.

CHAPTER 14 – GRIEVANCE PROCEDURES

- Added full grievance procedure exhibit not previously included.

GLOBAL UPDATES

- Revised citations, HUD notices, definitions.
- Added HOTMA appendix structure and updated references.