

HOTMA: This sheet provides an overview of the changes in the BHA Admissions and Continued Occupancy Policy (ACOP)

Mandatory Deductions — 24 CFR 5.611 (a)(1)-(a)(2): Changes the mandatory deduction amounts to \$525 per dependent and \$575 per elderly and disabled family. These amounts are 2026 figures, adjusted annually for inflation and rounded to the next lowest multiple of \$25.

Health and Medical Expense Deduction — 24 CFR 5.611(a)(3): Increases the threshold for the deduction of unreimbursed health and medical care expenses plus unreimbursed reasonable attendant care and auxiliary apparatus expenses that enable employment to 10% of annual income.

Financial Hardship Exemption — 24 CFR 5.611(a)(3): To receive hardship relief the family must have new unreimbursed expenses for health and medical care, plus unreimbursed care and apparatus expenses for a disabled family member that permit a family member to work so that the total exceeded five percent of annual income.

Household assets: The applicant household must not own net family assets worth more than \$109,797.

Debts to BHA or HUD funded programs: Any outstanding debt must be paid in full or the household application will be denied.

Denials/Cancellations: If a household's application is denied, they must wait 12 months to reapply. If an application is cancelled because the applicant fails to respond, they must wait six months to reapply.

Preference: To receive a Genesee County preference, applicants must have a proposed head of household who either has lived for at least three months or has worked for at least three months in Genesee County.

Applicants and Transfers: Only one unit offer will be made and the applicant must accept the offer within three days and sign a lease on the agreed upon day. Unless there is "good cause," the family will be removed from the appropriate waitlist(s), and can reapply in 12 months.

Security Deposits: The security deposit for new households shall be equal to one month of Total Tenant Payment. The minimum for Elderly or Disabled families shall be \$100 and the minimum security deposit for new non-elderly and non-disabled families shall be \$200.

Adding an Adult: In order to add an adult member to an existing household at any BHA site, the apartment must be able to accommodate that person. Also:

- a. The head of household must be a resident for at least one year.
- b. The entire household must be in "good standing" for at least one year.