

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1					HUD regulation and/or regulatory change.	Significant proposed changes.	Public Comment Suggestions							
2					Additional changes suggested by staff.	**Descriptor: Not actual language in Admin Plan**								
3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
4	1	1.1			Introduction Allocation: 5816 families	Updated allocation to: 5845 families	Housing Choice	HCV	No		No	Allocation changed	QA Review	
5	1	1.3			Program Allocations- County HCV Vouchers = 5816	Program Allocations- County HCV Vouchers = 5845	Housing Choice	HCV	No		No	Allocation changed	QA Review	
6	1	1.13			Accommodations Policy... Self Help for Hard of Hearing People, Inc	Updated to: Deaf & Hard of Hearing Service Center	Housing Choice	HCV	No		No	Previous agency listed no longer available	QA Review	6/24/2024
7	1	1.13.4			2nd bullet: Fresno Housing will fax a request...	Update to: Fresno Housing will email and/or fax a request...	Housing Choice	HCV	No		No	Provide additional correspondence options.	QA Review	
8	1	1.13.4			Requesting a Reasonable Accommodation Added to end of last paragraph: FH may correspond with the knowledgeable professional via phone and/or email.		Housing Choice	HCV	No		No	Provide additional correspondence options.	QA Review	9/11/2024
9	1	1.13.5			Approval/Denial of Requested Accommodation All outcomes will be recorded in the RA database Approved copies of the Decision og Reasonable Accommodation Request will be sent to the AHD Supervisor to execute the reasonable accommodation.	Approval/Denial of Requested Accommodation Removed lines: All outcomes will be recorded in the RA database Approved copies of the Decision og Reasonable Accommodation Request will be sent to the AHD Supervisor to execute the reasonable accommodation.	Housing Choice	HCV	No		No		QA Review	9/11/2024
10	1	1.13.6			Additional Policies Regarding Reasonable Accommodation	Updated section numbrs on 3 bullets	Housing Choice	HCV	No		No	Sections changed	QA Review	
11	2	2.2			Public Notice...Fresno Bee	Remove Fresno Bee, leave "local newspaper"			No		No	Cost	C.Muro	10/5/2023
12	3	3.6			Verification	Added paragraph: HUD-9886-A The executed Form HUD-9886-A will remain effective until the family is denied assistance, the assistance is terminated, or if the family provides written notification to FH to revoke consent. Families have the right to revoke consent by notice to FH; however, revoking consent can result in termination or denial of assistance. FH may not process interim or annual reexaminations of income, including when a family's income decreases and the family requests an interim reexamination to decrease tenant rent, without the family's executed consent forms. FH must notify the local HUD office when an applicant or participant family member revokes their consent.	Housing Choice	HCV	No		No	Added language for clarification	QA Review	
13	4	4.20.1			Screening Standards	Add to the end of section: Registration includes a wide variety of offenses from indecent exposure to child sex trafficking. As a result, California's sex offense registry contains a significant number of people with low-level convictions and/or people who were convicted decades ago who present little to no risk to the communities in which they live. As of 01/01/2021, CA's registry is now tiered (but not automatic): Tier 1 – Must register for 10 years Tier 2 – Must register for 20 years Tier 3 – Risk Assessment Level: 20 years; if not, Tier 3 - Lifetime Registration NO CHANGE TO DENYING FOR 290 LIFETIME OFFENDERS	Housing Choice	HCV	No			Align with CA Law	QA Review	
14	4	4.20.2				Add: When an applicant's background check is pending due to a future court date, the application will remain in pending status unless there is evidence of failure to appear to court and a warrant is issued. Then the background will be denied. The denial process is the same.	Housing Choice	HCV	No			Clarification	QA Review	
15	5	5.4			SUBSIDY STANDARDS: Changes in Subsidy /Voucher Size	Change to: Subsidy Standards and Voucher Issuance	Housing Choice	HCV	No	non-programmatic update	No	Chapter 19 name change	Yolanda	
16	5	5.4			Subsidy Standards and Voucher Issuance: No previous overview	Added overview: The PHA must establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions. This part presents the policies that will be used to determine the family unit size (also known as the voucher size) a particular family should receive, and the policies that govern making exceptions to those standards. The PHA must also establish policies related to the issuance of the voucher, to the voucher term, and to any extensions of the voucher term.	Housing Choice	HCV	No	Staff Suggestion	Yes	Section was previously blank	Yolanda	

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3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
17	6	6.2.2			Calculation of Income :Calculation of Income. The PHA or owner must calculate family income as follows: Initial occupancy or assistance and interim reexaminations. The PHA or ownerFH must estimate the income of the family for the upcoming 12-month period: (i)•To determine family income for initial occupancy or for the initial provision of housing assistance; or (ii)•(ii) To determine family income for an interim reexamination of family income under §§ 5.657(c), 960.257(b), or 982.516(c) of this title. (2) Annual Reexaminations. •(i) The PHA or owner must determine the income of the family for the previous 12-month period and use this amount as the family income for annual reexaminations, except where the PHA or owner uses a streamlined income determination under §§ 5.657(d), 960.257(c), or 982.516(b) of this title. •(ii) In determining the income of the family for the previous 12-month period, the PHA or owner must take into consideration any redetermination of income during the previous	Update to : Calculation of Income. FH must calculate family income as follows: Initial eligibility and interim reexaminations. FH must estimate the income of the family for the upcoming 12-month period: • To determine family income for initial eligibility; or • To determine family income for an interim reexamination under §§ 5.657(c), 960.257(b), or 982.516(c). Annual Reexaminations. • FH must determine the income of the family for the previous 12-month period and use this amount as the family income for annual reexaminations, except where the PHA or owner uses a streamlined income determination under §§ 5.657(d), 960.257(c), or 982.516(b). • In determining the income of the family for the previous 12-month period, FH must take into consideration any redetermination of income during the previous 12-month period resulting from an interim reexamination of family income under §§ 5.657(c), 960.257(b), or 982.516(c). • FH must make adjustments to reflect current income if there was a change in income during the previous 12-month period that was not accounted for in a redetermination of income	Housing Choice	HCV	No			Added language for clarification	QA Review	
18	6	6.2.4			De Minimis Errors	Updated paragraph to: De minimis errors occur when FH's determination of a family's income deviates from the correct income determination by no more than \$30 per month in monthly adjusted income (or \$360 in annual adjusted income). HUD may revise the amount of de minimis error through rulemaking. Once FH becomes aware of the existence of an income calculation error, the error(s) will be corrected retroactive to the effective date of the action resulting in an error regardless of the dollar amount associated with the error. Families will not be required to repay FH in instances where FH miscalculated income resulting in a family being overcharged for rent. One FH becomes aware of the error the family will be provided with a 30-day notice of the increase to their rent portion. FH will take corrective action to credit or repay a family if the family was overcharged tenant rent, including di minimis errors, in the income determination. In the case of the HCV residents, the family's rent portion will be temporarily adjusted down with additional HAP going to the property owner. FH will send a letter to the family and the landlord prior to the change in payments notifying them of the change and the duration of the change. If the participant has vacated the unit, the credit will be mailed or provided to the family within 30 days of becoming aware of	Housing Choice	HCV	No			Added language for clarification	QA Review	
19	6	6.7			ABSENCE POLICY: FH must compute all applicable income of every family member whether or not (s)he is on the lease, including anyone who is temporarily absent. Temporarily absent is defined as away from the unit for 180 calendar days or less.	ABSENCE POLICY: FH must compute all applicable income of every family member whether or not the member is on the lease, including anyone who is temporarily absent. Temporarily absent is defined as away from the unit for 180 calendar days or less.	Housing Choice	HCV	No			Removed gender titles	QA Review	
20	6	6.9			EARNED INCOME DISALLOWANCE FOR PERSONS WITH DISABILITIES	Add: HOTMA removed the statutory authority for the EID. The EID is available only to families that are eligible for and participating on the program as of December 31, 2023, or before; no new families may be added on or after January 1, 2024. If a family is receiving the EID prior to or on the effective date of December 31, 2023, they are entitled to the full amount of the benefit for a full 24-month period. The policies below are applicable only to such families. No family will still be receiving the EID after December 31, 2025. The EID will sunset on January 1, 2026, and the PHA policies below will no longer be applicable as of that date or when the last qualifying family exhausts their exclusion period, whichever is sooner.	Housing Choice	HCV	No			Added language for clarification		

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21	6	6.10			Adjusted Income 1. \$480 for each dependent, which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workersm rounded to the next lowest multiple of \$25 2. \$525 for any elderly family or disabled family, which amount will be adjusted by HUD annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workersm rounded to the next lowest multiple of \$25	Updated to: 1. \$480 for each dependent (adjusted annually by HUD, rounded to the next lowest multiple of \$25) 2. \$525 for any elderly family or disabled family (adjusted annually by HUD, rounded to the next lowest multiple of \$25)	Housing Choice	HCV	No			Added language for clarification	QA review	
22	6	6.10.			Additional Deductions	Remove Section	Housing Choice	HCV	No			Not applicable to our program	QA Review	
23	6	6.10.			Financial Hardship Exemption for unreimbursed health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses	Updated paragraph to: 6.10.1 Health and Medical Care and Disability Assistance Expenses The regulations provide for two types of hardship exemption categories for families that qualify for unreimbursed health and medical care expenses and/or disability assistance expenses. A family will benefit from this hardship exemption only if the family has eligible expenses that can be deducted in excess of five percent of annual income. In order to claim unreimbursed health and medical care expenses, the family must have a head, cohead, or spouse that is elderly or a person with a disability. In order to claim unreimbursed reasonable attendant care and auxiliary apparatus expenses, the family must include a person with a disability, and the expenses must enable any member of the family (including the member who is a person with a disability) to be employed. Families may be eligible for relief under one of two categories; phased-in relief or general relief, as defined below.	Housing Choice	HCV	No			Added language for clarification	QA review	
24	6	6.10.			Phased In Relief	Updated paragraph to: The first category is applicable to all families who received a deduction for unreimbursed health and medical care and/or reasonable attendant care or auxiliary apparatus expenses based on their most recent income review. The family must receive phased-in relief if they are determined to be eligible. These families will begin receiving a 24-month phased-in relief at their next annual or interim reexamination, whichever occurs first. For these families, the threshold amount is phased-in as follows: •The family is eligible for a deduction totaling the sum of expenses that exceeds 5 percent of annual income for the first 12 months. •At the conclusion of 12 months, the family is eligible for a deduction totaling the sum of their expenses that exceed 7.5 percent of annual income for another 12 months. •At the conclusion of 24 months, the standard threshold amount of 10 percent would be used, unless the family qualifies for relief under the general hardship relief category. - When an eligible family's phased-in relief begins at an interim reexamination, FH will need to process another transaction one year later to move the family along to the next phase. The transaction can be either an interim reexamination if triggered, or a non-interim reexamination transaction.	Housing Choice	HCV	No			Added language for clarification	QA review	

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3														
25	6	6.10.			General Relief	<p>Updated paragraph to: General Relief</p> <p>The second category is for families that can demonstrate:</p> <ul style="list-style-type: none"> •Their health and medical and/or disability assistance expenses increased (other than the transition to the higher threshold); or •The family's financial hardship is a result of a change in circumstances (as defined in FH policy) that would not otherwise trigger an interim reexamination. <p>The family may request a hardship exemption under the second category regardless of whether the family previously received the health and medical and/or disability assistance deductions or are currently or were previously receiving relief under the phased-in relief category above. HUD requires that PHAs develop policies defining what constitutes a hardship for purposes of this exemption.</p> <p>FH must obtain third-party verification of the hardship or must document in the file the reason third-party verification was not available. FH must attempt to obtain third-party verification prior to the end of the 90-day hardship exemption period.</p> <p>FH Policy</p> <p>To qualify for a hardship exemption, a family must submit a request in writing. The request must show that the family's health and medical and/or disability assistance expenses have increased (other than the transition to the higher</p>	Housing Choice	HCV	No			Added language for clarification	QA review	
26	6	6.10			Exemption to continue child care expense deduction	<p>Updated paragraph to: Child Care Expense Hardship Exemption</p> <p>A family whose eligibility for the child care expense deduction is ending may request a financial hardship exemption to continue receiving the deduction. If the family demonstrates to the PHA's satisfaction that the family is unable to pay their rent because of the loss of the child care expense deduction, and that the child care expense is still necessary even though the family member is not working, looking for work, or seeking to further their education, the PHA must recalculate the family's adjusted income and continue the child care deduction.</p> <p>The PHA must develop a policy to define what constitutes a hardship, which includes the family's inability to pay rent. The PHA must obtain third-party verification of the hardship or must document in the file the reason third-party verification was not available. PHAs must attempt to obtain third-party verification prior to the end of the 90-day hardship exemption period.</p> <p>PHA Policy</p> <p>For a family to qualify, they must demonstrate that their inability to pay rent would be as a result of the loss of this deduction. The PHA defines this hardship as a potential decrease in income or increase in other expenses that would</p>			No			Added language for clarification		
27	6	6.10.1			N/A	<p>Permissive Deductions:</p> <p>FH has opted not to use <u>permissive deductions</u></p>	Housing Choice	HCV	No			Added language for clarification	QA review	
28	6	6.10.1			Hardship Policy Requirements	Add repetitive paragraphs from previous sections	Housing Choice	HCV	No			Added language for clarification	QA review	
29	7	7.7			Verification of Assets	<p>Add after section title: Mandatory Policy</p> <p>FH must determine the value of net family assets, and the income earned on assets, at admission and annually. Additionally, FH must fully verify assets every three years by obtaining third-party verification of all family assets. Third-party verification of assets is always required when net family assets exceed \$50,000, adjusted annually by HUD.</p> <p>When fully verifying assets, FH is required to obtain a minimum of one account statement to verify the balance of accounts and any interest accrued on the account, such as checking and savings accounts.</p>	Housing Choice	HCV	No			Added language for clarification	QA review	

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30	7	7.7			Verification of Assets	<p>After addition of above Mandatory Policy, added:</p> <p>Considerations Net family assets include all assets except those specifically excluded in 24 CFR 5.603(b)(3)</p> <p>FH must include the value of any business or family assets sold by an applicant or tenant for less than fair market value (including a disposition in trust, but not in foreclosure or bankruptcy sale) during the two years preceding the date of application or reexamination, in excess of the amount received.</p> <p>In the case of a sale as part of a separation or divorce settlement, the sale or other disposition will not be considered to have been for less than fair market value if the applicant or tenant receives other compensation not measurable in dollar terms.</p> <p>Negative equity in real property or other investments does not prohibit the owner from selling the property or other investments, so negative equity alone would not justify an exclusion from family assets.</p>	Housing Choice	HCV	No			Added language for clarification	QA review	
31	7	7.7			Verification of Assets	<p>Added bolded language : For a family with net family assets (as the term is defined in § 5.603) equal to or less than \$50,000, which amount will be adjusted annually by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, an owner may accept, for purposes of recertification of income as well as at admission, a family's declaration under § 5.618(b), except that the owner must obtain third-party verification of all family assets every 3 years.</p>	Housing Choice	HCV	No			Added language for clarification	QA review	
32	8	8.2.2	982.301(b)	9/4/2024	<p>Although discussed at the oral briefing, the Administrative Plan does not list that "an explanation of how the Request for Tenancy Approval process works." In addition, the Administrative Plan does not list exceptions to payment standards in the Information Packet section, although it is covered in other sections of the Plan.</p>	<p>An explanation of the Request for Tenancy Approval (RFTA) form and process of how to request such approval" is now included in what will be provided in the Information Packet. The FH's Admin Plan also expands on what will be included in it's explanation of "how portability works."</p> <p>The Plan now includes that an explanation of the reasonable accommodation process for requesting an exception to the subsidy standards (how the bedroom size of a voucher is determined); contact information for the Section 504 coordinator, information on how to request a reasonable accommodation or modification (including information on requesting exception payment standards as a reasonable accommodation) under Section 504, the Fair Housing Act, and the Americans with Disabilities Act</p>			Yes	Yes		The Final Rule expands upon the requirement to provide information on reasonable accommodation policies and procedures in the information packet by specifically addressing an increase in the payment standard as a reasonable accommodation.	Aurora Ibarra	7/12/2024
33	8	8.8			Voucher Issuance of Priority	Chart: Priority 5-PBV: Removed "no debts owed, and in good standing."	Housing Choice	HCV	No			Good standing in regards to Outstanding Debt is not a requirement.	Yolanda	
34	10	10.3			<p>Additions to HQS Interior Air Quality: In conformance with California law, all units must have a working carbon monoxide detector installed.</p>	<p>Updated to: Carbon Monoxide Alarms: In conformance with California law, Carbon monoxide alarms are required to be mounted on the wall or ceiling or other location as specified in the manufacturer's installation instruction and located as specified below. If retrofitted, alarms may be battery operated where existing building was built prior to January 1, 2011 and exempted per (CRC § R315.4, R315.6). In most cases where no construction occurs or where walls and ceiling finishes are not exposed, or where access cannot be provided via attic, basement or crawl space to hardwire the power sources and interconnect units. - Outside of each separate sleeping area in the immediate vicinity of bedrooms - On every occupiable level of the dwelling unit including basements - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom</p>	Housing Choice	HCV	Yes			Regulatory Change		

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35	10	10.3			Additions to HQS. No previous entry	Added: Smoke Detectors: Smoke detectors are required to be mounted on the ceiling or wall and located as specified below. If retrofitted, detectors may be battery operated where exempted per (CRC § R314.4, R314.6). In most cases where no construction occurs or where walls and ceiling finishes are not exposed, or where access cannot be provided via attic, basement or crawl space to hardwire the power sources and interconnect units. - Outside of each separate sleeping area in the immediate vicinity of bedrooms - In each room used for sleeping purposes - In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level - Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.	Housing Choice	HCV	Yes			Regulatory Change		
36	10	10.6.3	982.404(e)(3) and 983.208(d)(6)(iii)	1/1/2025	NA	<p>10.6.3 Family Relocation Assistance (New Admin Plan Section) The PHA may assist families relocating in finding a new unit, including using up to 2 months of the withheld and abated assistance payment s for costs directly associated with relocating to a new unit, (i.e.: security deposits or other reasonable moving costs, as determined in this Plan. The family must be in program compliance and must not have outstanding inspection deficiencies at the abated unit. The family must provide FH with a security deposit disposition as proof the unit did not have tenant-caused damage or outstanding payments or debt to the owner.</p> <p>FH will assist families with disabilities in locating available accessible units in accordance with 24 CFR 8.2(a)(3), such that FH will provide or direct the family to a current listing of available accessible units known to FH, and if necessary, otherwise assist the family locating an available dwelling unit. If necessary, as a reasonable accommodation for a person with disabilities, FH may approve a family request for exception rent under §982.504(b)(2).</p>	Housing Choice	HCV	Yes	Yes		This final rule requires PHAs at § 982.54(d)(22) to specify in the Administrative Plan the PHA's policy for withholding HAP for units that do not meet HQS and (23) the PHA's policy on assisting families with relocating and finding a new unit. §982.404(e)(3) and §983.208(d)(6)(iii) PHA Remedies. PHAs may assist families relocating in finding a new unit, including using up to 2 months of the withheld and abated assistance payments for costs directly associated with relocating to a new unit, including security deposits, temporary housing costs, or other reasonable moving costs as determined by the PHA based on their locality. If the PHA uses the withheld and abated assistance payments to assist with the family's relocation costs, the PHA must provide security deposit assistance to the family as necessary. PHAs must assist families with disabilities in locating available accessible units in accordance with 24 CFR 8.28(a)(3). If the family receives security deposit assistance from the PHA for the new unit, the PHA may require the family to remit the security deposit returned by the owner of the new unit at such time that the lease is terminated, up to the amount of the security deposit assistance provided by the PHA for that unit. The PHA must include in its Admin Plan the policies it will implement for this provision.	Aurora Ibarra	7/12/2024
37	11	11.2	982.503(a)(3)	9/4/2024	11.2 SETTING THE PAYMENT STANDARDS FOR THE VOUCHER PROGRAM - Current policy explains what payment standards are and the different means of establishing payment standards. The new policy is specific as to which method FH uses to establish payment standards and exception payment standards.	11.2 SETTING THE PAYMENT STANDARDS FOR THE VOUCHER PROGRAM - The new policy is specific as to which method FH uses to establish payment standards and exception payment standards. - Basic Range Payment Standard Amounts [982.503(c)] - Exception Payment Standard Amounts based on Small Area FMRs [982.503(d)(2)] - Exception Payment Standard Amounts up to 120 Percent [982.503(3)(i)(ii)(iii)]	Housing Choice	HCV	Yes	Yes		982.503(a)(3) The PHA may designate payment standard areas within each FMR area. The PHA may establish different payment standard amounts for such designated areas. If the PHA designates payment standard areas, then it must include in its Administrative Plan the criteria used to determine the designated areas and the payment standard amounts for those areas. (i) The PHA may designate payment standard areas within which payment standards will be established according to paragraph (c) (basic range) or paragraph (d) (exception payment standard), of this section.	Aurora Ibarra	7/12/2024

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38	11	11.2	503(d)(3)(i)	9/4/2024	Payment Standards	Being that FH meets the required criteria (stated below) for establishing payment standard amounts between 110 and 120 percent of the applicable FMR, FH has requested HUD to review its request to establish higher payment standards: (i) Fewer than 75 percent of the families t whom the PHA issued tenant-based vouchers during the most recent 12-month period for which there is success rate data available have become participants in the voucher program; (ii) More than 40 percent of families with tenant-based rental assistance administered by the agency pay more than 30 percent of adjusted income as the family share	Housing Choice	HCV	Yes	Yes		§ 982.503(d)(3)(i)(ii)(iii) A PHA may establish payment standards amounts between 110 percent and 120 percent of the applicable FMR for such duration as HUD specifies by notice upon notification to HUD that the PHA meets at least one of the following criteria: (i) Fewer than 75 percent of the families t whom the PHA issued tenant-based vouchers during the most recent 12-month period for which there is success rate data available have become participants in the voucher program; (ii) More than 40 percent of families with tenant-based rental assistance administered by the agency pay more than 30 percent of adjusted income as the family share; or (iii) Such other criteria as the Secretary establishes by notice.	Aurora Ibarra	7/12/2024
39	11	11.5.1	982.505(C)(4)(i)(ii)(i)	9/4/2024	11.5.1 When the Payment Standard Increases: If a payment standard is increased, the higher payment standard is used in calculating the HAP at the time of the family's first regular (annual) reexamination. Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination.	11.5.1 When the Payment Standard Increases: If the payment standard amount is increased during the term of the HAP contract, FH will use the increased payment standard amount to calculate the monthly housing assistance payment for the family beginning no later than the earliest of: •The effective date of an increase in the gross rent that would result in an increase in the family share; •The family's first regular or interim reexamination; or •One year following the effective date of the increase in the payment standard amount.	Housing Choice	HCV	Yes	Yes		§982.505(C)(4)(i)(ii)(iii) Increases in the payment standard amount during the HAP contract term. If the payment standard amount is increased during the term of the HAP contract, the PHA must use the increased payment standard amount to calculate the monthly housing assistance payment for the family beginning no later than the earliest of: (i) The effective date of an increase in the gross rent that would result in an increase in the family share; (ii) The family's first regular or interim reexamination; or (iii) One year following the effective date of the increase in the payment standard amount.	Aurora Ibarra	7/12/2024
40	11	11.5.2	82.505(C)(6)	1/1/2025	11.5.2 When the Payment Standard Decreases - If a family's voucher size is reduced, any lowered payment standard will be applied at the first regular (annual) reexamination following the subsidy standard change. This rule applies whether the family's voucher size was reduced due to a change in family composition or due to the PHA changing its subsidy standards (24 CFR 982.505 (c)(3).	11.5.2 When the Payment Standard Decreases - If a family's voucher size is reduced, any lowered payment standard will be applied at the first regular (annual) reexamination or Interim reexamination following the subsidy standard change. This rule applies whether the family's voucher size was reduced due to a change in family composition or due to the PHA changing its subsidy standards (24 CFR 982.505 (c)(3).	Housing Choice	HCV	Yes	Yes		§982.505(C)(6) Changes in family unit size during the HAP contract term. Irrespective of any increase or decrease in the payment standard amount, if the family unit size either increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard amount for the family immediately but no later than the family's first regular reexamination following the change in family unit size.	Aurora Ibarra	7/12/2024

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1					HUD regulation and/or regulatory change.	Significant proposed changes.	Public Comment Suggestions							
2					Additional changes suggested by staff.	**Descriptor: Not actual language in Admin Plan**								
3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
41	11	11.5.3	82.505(C)(4)	1/1/2025	11.5.3 CHANGE IN THE FAMILY UNIT SIZE Irrespective of any increase or decrease in the payment standard amount, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard for the family beginning at the family's first regular reexamination following the change in family unit size.	11.5.3 CHANGE IN THE FAMILY UNIT SIZE Irrespective of any increase or decrease in the payment standard amount, if the family unit size increases or decreases during the HAP contract term, the new family unit size will be used to determine the payment standard amount at the first regular (annual) or interim reexamination.	Housing Choice	HCV	Yes	Yes		\$982.505(C)(6) Changes in family unit size during the HAP contract term. Irrespective of any increase or decrease in the payment standard amount, if the family unit size either increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard amount for the family immediately but no later than the family's first regular reexamination following the change in family unit size.	Aurora Ibarra	7/12/2024
42	12	12.8			Overview- Interim Reexaminations INTERIM REEXAMINATIONS 1.A family may request an interim determination of family income or composition because of any changes since the last determination. The PHA must conduct any interim reexamination within a reasonable period of time after the family request or when the PHA becomes aware of an increase in family adjusted income under paragraph (3) below. What qualifies as a "reasonable time" may vary based on the amount of time it takes to verify information, but generally should not be longer than 30 days after changes in income are reported.	Updated to: 12.8.1 Interim Reexaminations A family may request an interim determination of family income or composition because of any changes since the last determination. The FH must conduct any interim reexamination within a reasonable period of time after the family request or when the FH becomes aware of an change in the family's adjusted incomethat must be processed in accordance with the final rule.	Housing Choice	HCV	No			Added language for clarification	QA review	
43	12	12.8			Interim Reexaminations: (3rd paragraph, 1st bullet) *i. The PHA may not consider any increase in the earned income of the family when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim reduction under paragraph (c)(1) of this section during the certification period; and	Updated to: FH will not consider any increases in the earned income of the family when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim examination where the family's income, of any type, decreased during the same reexamination cycle.	Housing Choice	HCV	No			Added language for clarification	QA review	
44	12	12.8			Interim Reexaminations: (3rd paragraph, 2nd bullet) The PHA may choose not to conduct an interim reexamination in the last three months of a certification period.	Removed line	Housing Choice	HCV	No			Not relevant	QA review	
45	12	12.8			Effective Date of Changes 1. If the family has reported a change in family income or composition in a timely manner according to the PHA's policies, the PHA must provide the family with 30 days advance notice of any family share and family rent to owner increases, and such increases will be effective the first day of the month beginning after the end of that 30-day period. Family share and family rent to owner decreases will be effective on the first day of the first month after the date of the reported change leading to the interim reexamination of family income. ii. If the family has failed to report a change in family income or composition in a timely manner according to the PHA's policies, PHAs must implement any resulting family share and family rent to owner increases retroactively to the first of the month following the date of the change leading to the interim reexamination of family income. Any resulting family share and family rent to owner decrease must be implemented no later than the first rent period following completion of the reexamination. However, a PHA may apply a family share and family rent to owner decrease retroactively at the discretion of the PHA.	Update to: Timely reporting related to an increase in rent: When a family reports a change in family income or composition that will result in an increase in tenant rent, the family must be provided a minimum of 30 calendar days' notice of the rent increase. The rent increase will be effective on the first of the month following the end of the 30 day notice. Timely reporting related to a decrease in rent: Families that report changes in family income or composition within 30 days calendar days from the effective date of the change that results in a decrease in tenant rent, the decrease will be effective the first day of the month after the date the family reports the change. Untimely reporting related to an increase in rent: Families that do not report changes in family income or composition within 30 calendar days from the effective date of the change, that will result in an increase to tenant rent, will have the rent increase implemented retroactively to the first of the month following the date of the change leading to the interim reexamination. The family will owe a one-time payment equal to the difference in the rent paid and the new increased rent for each monthly rental period from the time of the change in circumstances through the date of the interim reexamination. Untimely reporting related to a decrease in rent: When a family does not report a change in family income or composition that will	Housing Choice	HCV	No			Added language for clarification	QA review	

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1					HUD regulation and/or regulatory change.	Significant proposed changes.	Public Comment Suggestions							
2					Additional changes suggested by staff.	**Descriptor: Not actual language in Admin Plan**								
3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
46	12	12.14	82.505(c)(4)	1/1/2025	12.14 SUBSIDY STANDARDS [24 CFR 982.505(c)(4)] - If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in the PHA's subsidy standards, the new family unit size must be used to determine the payment standard at the family's first annual reexamination following the change in family unit size.	12.14 SUBSIDY STANDARDS [24 CFR 982.505(c)(6)] If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in the PHA's subsidy standards, the new family unit size must be used to determine the payment standard amount for the family at the family's first annual or interim reexamination following the change in family unit size.	Housing Choice	HCV	Yes	Yes		\$982.505(c)(6) Changes in family unit size during the HAP contract term. Irrespective of any increase or decrease in the payment standard amount, if the family unit size either increases or decreases during the HAP contract term, the new family unit size may be used to determine the payment standard amount for the family immediately but no later than the family's first regular reexamination following the change in family unit size.	Aurora Ibarra	7/12/2024
47	19				INFORMAL REVIEWS AND HEARINGS	Added clarifying language throughout the chapter	Housing Choice	HCV	No			Added language for clarification	Yolanda	
48	21	21.7.1			Part VII: HOMEOWNERSHIP 21.7.1 Family Eligibility	Removed line: The family has had no serious family caused violations of HUD's Housing Quality Standards within the past year.	Housing Choice	HCV	No				Yolanda	
49	21	21.7.2			Selection of Families The PHA will administer up to 10 new homeownership units per year	Changed to: The PHA will administer p to 15 new homeownership units per year	Housing Choice	HCV	No				Yolanda	
50	22	22.1.1	983.6(d)(1)	6/6/2024	The current policy does not include a new category of excepted units	FH will operate a project-based voucher program using up to 20 percent of its allocated units under the ACC contract and may project-base an additional 10 percent of its units above the 20 percent program limit, provided the additional units meet the conditions in §983.6(d)(1) or (2): -The units are part of a HAP contract executed on or after April 18, 2017, or are added on or after that date to any current HAP contract, including a contract entered into prior to April 18, 2017, and the unit falls into at least one of the following categories: -The units replace, on a different site, the units listed in §983.59(b)(1) and (2) for which the PHA had authority under §983.59 to commit PBV assistance on the original site without the units counting toward the program cap or project cap; and the PHA has not committed and will not commit PBV assistance to the original site pursuant to the normally applicable exclusions of those units under §983.59.	Housing Choice	HCV	Yes	Yes		The proposed change will add a new unit category to the existing list with homeless individuals, veteran families, units with supportive services and units in areas where vouchers are difficult to use:	Aurora Ibarra	7/12/2024
51	22	22.1.1	83.6(d)(2)(i)	6/6/2024	The current policy does not include FUP in the increased ten percent program cap.	Add the following to the existing list of units that fall into the ten percent exception category for PBV units: -FH will operate a project-based voucher program using up to 20 percent of its allocated units under the ACC contract and may project-base an additional 10 percent of its units above the 20 percent program limit, provided the additional units meet the conditions in §983.6(d)(1) or (2): -The units are part of a HAP contract executed on or after December 27, 2020, or are added on or after that date to any current HAP contract, including a contract entered into prior to December 27, 2020, and meet the following requirements: -The units are exclusively made available to eligible youth as described in Section 8(x)(2)(B) of the U.S. Housing Act; and; -If the units exclusively made available to eligible youth use Family Unification Program (FUP) assistance that is normally available for eligible families and youth described in Section 8(x)(2) of the U.S. Housing Act, the PHA determines and documents that the limitation of the units to youth is consistent with the local housing needs of both eligible FUP populations (families and youth) and amends its Administrative Plan to specify that FUP PBV assistance is solely for eligible youth.	Housing Choice	HCV	Yes	Yes		983.10. PBV provisions in the Administrative Plan. The PHA Administrative Plan must cover, at a minimum, the following PHA policies as applicable: The PHA's policy limiting Family Unification Program assistance normally available for eligible families and youth described in Section 8(x)(2) of the U.S. Housing Act to youth (983.6(d)(2)(iii)) .	Aurora Ibarra	7/12/2024

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1					HUD regulation and/or regulatory change.	Significant proposed changes.	Public Comment Suggestions							
2					Additional changes suggested by staff.	**Descriptor: Not actual language in Admin Plan**								
3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
52	22	22.8	983.52	1/1/2025	Prohibition of Assistance for Certain Units: Ineligible Housing Types	—Correction to CFR section from 983.53 to 983.52; —Expand on allowances for dwelling units in assisted living facilities ; —Clarified units that are disallowed when controlled by an educational institution (for occupancy by students of the institution) —Updated new allowance for manufactured homes under certain conditions: Manufactured homes are ineligible only if the manufactured home is not permanently affixed to a permanent foundation or the owner does not own fee title to the real property (land) on which the manufactured home is located.	Housing Choice	HCV	Yes	Yes		HUD has clarified the meaning ineligible PBV unit types at §983.52.	Aurora Ibarra	7/12/2024
53	22	22.11	983.51(a)	6/6/2024	22.11 SELECTION OF PBV OWNER PROPOSALS - FH will describe the procedures for owner submission of PBV proposals in its Request for Proposal (RFP). The RFP will also include the selection criteria to be used by FH in selecting owner proposals. Before selecting a PBV proposal, FH must determine that the PBV proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing) complies with the cap on the number of PBV units per project ((§983.54), and meets the site selection standards described in this Chapter.	22.11 SELECTION OF PBV OWNER PROPOSALS - FH will describe the procedures for owner submission of PBV proposals in its Request for Proposal (RFP). The RFP will also include the selection criteria to be used by FH in selecting owner proposals. Before selecting a PBV proposal, FH must determine that the PBV proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing (§983.52 and §983.53), complies with the cap on the number of PBV units per project (§983.54), and meets the site selection standards (§983.55) described in this Chapter. An owner may submit, and a PHA may select, a single proposal covering multiple projects where each project consists of a single-family building, provided all projects are the same housing type (existing, rehabilitated, or newly constructed).	Housing Choice	HCV	Yes	Yes		983.51(a) now specifies that an owner may submit PBV proposals to cover multiple projects where each consists of a single-family building. Consistent with § 983.10, HUD clarifies the requirement that the PHA Administrative Plan must describe the procedures for submission and selection of PBV proposals under the methods of competitive selection in paragraph (b) and selection of projects under an exception to competitive selection under paragraph (c), including under what circumstances the PHA will use the selection methods described in paragraphs (b) and (c).	Aurora Ibarra	7/12/2024
54	22	22.11.1	3.51(a) and	6/6/2024	22.11.1 Owner Proposal Selection Procedures [24 CFR 983.51] - FH will select PBV proposals in accordance with the selection procedures in its administrative plan and each individual RFP. METHOD TWO previously included language concerning LIHTC and HOME.	22.11.1 Owner Proposal and Project Selection Procedures [24 CFR 983.51] - FH will select PBV proposals in accordance with the selection procedures in its administrative plan and each individual RFP. FH may allow for entities that have site control to submit proposals provided the entity will be the owner prior to entering into the Agreement or HAP contract. Methods One and Two were reformatting. LIHTC and HOME were removed.	Housing Choice	HCV	Yes	Yes		The Final Rule amends 983.51 throughout to clarify the distinction between competitive selection of proposals versus noncompetitive selection of projects. The Final Rule revises paragraph (a) by allowing entities that have site control to submit PBV proposals. HUD intends to provide further guidance on what HUD considers to be "site control" through PIH Notice. LIHTC and HOME were removed from 983.51(b)(2). HUD removed the language to avoid confusion because in practice, they almost always require the PBVs to be awarded prior to receiving applications.	Aurora Ibarra	7/12/2024

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1					HUD regulation and/or regulatory change.	Significant proposed changes.	Public Comment Suggestions							
2					Additional changes suggested by staff.	**Descriptor: Not actual language in Admin Plan**								
3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
55	22	22.11.1	983.51(c)	6/6/2024	Refer to Administrative Plan Chapter 22, Section 11.1.	<p>Refer to Administrative Plan Chapter 22, Section 11.1.</p> <p>The Administrative Plan clarifies that prior to a PHA selecting one or more projects for PBV assistance without competition, it must notify the public of its intent in the 5-Year Plan.</p> <p>This final rule also adds a new paragraph (c)(3), which provides increased flexibility for PHAs to noncompetitively select a project comprised of PHA-owned units.</p> <p>HUD further adds paragraph (c)(4) to streamline the process of project-basing units when a family chooses to relinquish their enhanced voucher for PBV assistance. The new paragraph extends the types of housing that can be selected without going through a competition.</p>	Housing Choice	HCV	Yes	Yes		<p>HUD clarifies in paragraph (c) that prior to a PHA selecting one or more projects for PBV assistance without competition, the PHA must notify the public of its intent to do so in its 5-Year Plan.</p> <p>HUD adds clarifying language to paragraphs (c)(1) and (c)(2) to better align with the statutory language in section 8(o)(13)(N) of the 1937 Act as amended by HOTMA, including a clarification under (c)(1)(i) and a new paragraph at (c)(2)(iv) regarding the number of units permitted to be replaced.</p>	Aurora Ibarra	7/12/2024
56	22	22.11.6	983.51(f)	6/6/2024	<p>FH must give prompt written notice to the party that submitted a selected proposal and must also give prompt public notice of such selection. Public notice procedures will include publication of public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice.</p>	<p>Added, "The written notice of proposal selection must require the owner or party that submitted the selected proposal to provide a written response to FH accepting the terms and requirements stated in the notice."</p> <p>Added, "For selection of projects through Exceptions to Competitive Selection, FH must give prompt written notice of project selection to the owner following FH's Board's resolution approving the project-basing of assistance at the specific project. The written notice of project selection must require the owner of the project selected to provide a written response to FH accepting the terms and requirements stated in the notice."</p> <p>Added, "Regardless of the method of selection, if the project contains PHA-owned units that are not owned by a separate legal entity from the PHA, the PHA must provide the written notice of proposal or project selection to the responsible PHA official, and that official must certify in writing that the PHA accepts the terms and requirements stated in the notice."</p>	Housing Choice	HCV	Yes	Yes		<p>The previous requirements were vague in Section 983.51(f) for informing parties who submitted a PBV application for consideration. ["(f) Public review of PHA selection decision documentation. The PHA must make documentation available for public inspection regarding the basis for the PHA selection of a PBV proposal."]</p> <p>The Final Rule amends this Section by adding vast language to address the separate notice requirements depending on if a proposal is selected without competition and provides a cross-reference to applicable language that must be in the notice for certain projects.</p>	Aurora Ibarra	7/12/2024
57	22	22.26.5			Family Right to Move (2nd paragraph) b) PBV participant has no outstanding debts to the owner and/or FH	Remove this line. Change bullet c) to b)	Housing Choice	PBV	No			Good standing in regards to Outstanding Debt is not a requirement.	Geneva	
58	22	12.14.2	983.154(f)	1/1/2025	<p>22.14.2 Purpose of the Agreement to Enter into HAP Contract [983.152(b)] - In order to offer PBV assistance in rehabilitated or newly constructed units, FH must enter into an Agreement with the owner of the property. The Agreement must be in the form required by HUD [24 CFR 983.152(a)].</p> <p>In the Agreement the owner agrees to develop the PBV contract units to comply with HQS, and FH agrees that upon timely completion of such development in accordance with the terms of the Agreement, FH will enter into a HAP contract with the owner for the contract units [24 CFR 983.152(b)].</p>	<p>PHA Discretion. With respect to development activity, FH may decide not to use an Agreement or may choose to execute an Agreement after construction or rehabilitation that complied with applicable requirements of §983.153 has commenced.</p> <p>The circumstances under which FH will enter into a PBV HAP contract for newly constructed or rehabilitated housing without first entering into an Agreement and under which FH will enter into an Agreement after construction or rehabilitation that complied with applicable requirements of §983.153 has commenced will be subject to the conditions in the 983.154(f)(1) and (2).</p>	Housing Choice	HCV	YES	YES		<p>There are new changes in the Final Rule that allow PHAs the discretion to not use an Agreement or execute an Agreement after construction or rehabilitation for development activity in compliance with 983.153.</p> <p>HUD also pointed out that there may be situations this option is not feasible such as when a lender requires use of an Agreement prior to development. Therefore,</p>	Aurora Ibarra	7/12/2024

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1					HUD regulation and/or regulatory change.	Significant proposed changes.	Public Comment Suggestions							
2					Additional changes suggested by staff.	**Descriptor: Not actual language in Admin Plan**								
3	Chapter	Section			Current Policy	Proposed Change	Department	Program	Substantial Change (Yes or No)	Category	Board Discussion	Rationale for Change	Change Proposed By	Date Submitted
59	22	22.26.4	983.260 (a)(2)(ii)	9/4/2024	22.26.4 Over-crowded, Under-Occupied, and Accessible Units [983.259]	22.26.4 Over-crowded, Under-Occupied, and Accessible Units [983.260] - If FH determines that a family is occupying a wrong size unit, based on FH's subsidy standards, or a unit with accessibility features that the family does not require, and the unit is needed by a family that does require the features, FH must: 1. Notify the family and the owner of this determination within 30 days from its determination; and 2. FH must offer the family the opportunity to receive continued housing assistance in another unit within 60 days from its determination.	Housing Choice	HCV	Yes	Yes		HUD provides PHAs with 60 days (an additional 30 days) to make an offer of continued assistance once a determination has been made that a family is occupying a wrong-size unit, or a unit with accessibility features that the family does not require and the unit is needed by a family that requires the accessibility features. This will allow more time to find a suitable unit.	Aurora Ibarra	7/12/2024
60	22	22.26.4	983.260(c)(2)(i)(ii)	6/6/2024	Termination of Housing Assistance Payments. The current policy allowed for families 30 days from the date of the offer to accept another form of assistance to move from the PBV unit. FH could make exceptions to the 30-day period if needed for reasons beyond the family's control such as death, serious illness, or other medical emergency of a family member.	Termination of Housing Assistance Payments. - In the case of an offer of PBV assistance and the family does not accept the offer, the family will be given up to 90 days to move and FH may grant one extension up to another 90 days. - In the case of an offer of PBV assistance and the family does accept the offer, the family will be given up to 90 days to move. - In the case of an offer by FH of other comparable tenant-based rental assistance, regardless of whether the family accepts or does not accept the offer the family will be given up to 90 days to move and FH may grant one extension up to another 90 days.	Housing Choice	HCV	Yes	Yes		HUD revises (c)(2)(i) and (ii) clarifying time frames of when the PHA's offer of assistance if PBV when residing in a wrong-sized or accessible unit. HUD also "adds" (c)(2)(iii) addressing requirements of when the PHA's offer of assistance is "other comparable tenant-based rental assistance." HUD created an opportunity for a family to request and a PHA to grant one extension not to exceed 90 days to accommodate the family's efforts to locate other affordable, safe and geographically proximate replacement housing.	Aurora Ibarra	7/12/2024
61	22	22.26.5	983.261	6/6/2024	22.26.5 Family Right to Move [983.261] NA	22.26.5 Family Right to Move [983.261] When voucher assistance is issued to the family and the search time expires, FH must issue the voucher to the next eligible family before issuing another voucher to the family that requested to move.	Housing Choice	HCV	Yes	Yes		HUD requires that if the search time for a PBV family that requests to move, expires, the PHA must first issue a voucher to the next eligible family before issuing another voucher to the family that requested to move.	Aurora Ibarra	7/12/2024
62	22	22.20.4			Preferences	Add clarifying language regarding referrals for Referral Based programs. Email rcvcd 1/18/2024 from AI and Doreen			No				Geneva/Aurora	
63	22	22.31			Vacancy Payment 10 business days	30 calendar days	Housing Choice	PBV	No	No			Christine	8/12/2024
64														
65	27	27.1.4			9th bullet: Has an annual income at or below 30 percent...	30 percent should be 50 percent	Housing Choice	FUP	No				Alexandria	
66	27	27.3.2			HCV Program Eligibility	HCV Program Eligibility Added line: Veterans' service-connected VA benefits will be excluded when determining income eligibility for the HUD-VASH program.	VASH	HCV				HUD VASH Oress Release 8/8/2024	Aurora	8/8/2024
67	Glossary				Vacancy Loss Payments	Review definition			No				Yolanda 1.17.2024	