

SUMMARY OF FY2024 ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) UPDATES



This document provides a summary of substantive changes to certain sections of the Chicago Housing Authority's (CHA) proposed FY2024 Admissions and Continued Occupancy Policy (ACOP). Additional language improvements, updates, and section organizational changes were also implemented throughout the policy.

CITY OF CHICAGO FAIR NOTICE ORDINANCE

Section XIII. Lease Termination; Subsection D. Fair Notice Ordinance

In compliance with the City of Chicago 2020 Fair Notice Ordinance, in instances of termination of periodic tenancy or non-renewal of a fixed-term rental agreement, CHA will give advanced notice to residents, contingent on the amount of time they have resided in the property. Those who have occupied the unit for less than six months will be given 30 days' notice, residents in a unit more than six months but less than three years will receive 60 days' notice, and residents who have occupied a unit more than three years will receive 120 days' notice.

CITY OF CHICAGO CLEAN INDOOR AIR ORDINANCE

Section IV. Leasing Policies; Subsection F. Property Rules

In compliance with the Chicago Clean Indoor Ordinance of 2008, amended in 2014, CHA will amend the Smoke-Free policy to include a ban on vaping, or electronic nicotine delivery systems, within any common use area at any time.

VAWA REAUTHORIZATION ACT OF 2022

Section I. Nondiscrimination; Subsection E. Violence Against Women Act

In compliance with the VAWA Reauthorization Act of 2022, proposed language was included in the ACOP to ban retaliation against those exercising their rights under VAWA. The policy forbids CHA and its private property management companies from discriminating against a person because they have opposed any act or practice made unlawful by VAWA, or because they have testified, assisted, or participated in any related matter. Furthermore, the policy bans the parties from coercing, intimidating, threatening, interfering with, or retaliating against any person who exercises, assists, or encourages a person to exercise any rights or protections under the housing title of VAWA.

HOTMA SECTION 102

Section XI. Determining Income and Rent

In compliance with the Housing Opportunity Through Modernization Act of 2016, there are changes to the definition of income. HUD introduced new income exclusions, such as Education Savings Accounts, from calculation of annual income. Households are required to report a change in adjusted income greater than 10% if they previously had a rent decrease due to reduced adjusted income in the same recertification period. Standard deductions for Elderly/Disabled households have increased from \$400 to \$525. The threshold for claiming the Medical Expense Deduction has increased from 3% to 10% of annual income. Hardship relief is provided for the Medical Expense and Child Care Expense Deductions for residents. The threshold for imputing asset income has been raised from \$5,000 to \$50,000.

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HOTMA SECTION 103

Section VI. Re-examinations of Income and Family Circumstances; Subsection I. Over Income Residents

In compliance with the Housing Opportunity Through Modernization Act of 2016, language was added to reflect that families that exceed the statutory income limitation in the Public Housing Program (120% AMI) will be terminated within six months of the expiration of their 24-month grace period. The policy is updated to reflect HUD's new notification requirements to over income families.

HOTMA SECTION 104

Section XI. Determining Income and Rent; Subsection A. Annual Income

In compliance with the Housing Opportunity Through Modernization Act of 2016, new language was added to the ACOP to reflect HOTMA exclusions on retirement accounts and Educational Savings Accounts from the definition of net family assets, providing benefits to families and incentivizing savings. Additionally, families can now self-certify net assets if estimated to be at or below \$50,000, an increased threshold from the previous self-certification limit of \$5,000.