Summary of Proposed Changes to the Edgewood Admissions and Continued Occupancy Policy Effective January 1, 2027

****The table of contents page numbers may change; those changes will be reflected once the plan has been approved.**

COVER PAGE

Effective 01/01/202~~6~~7

Update to current plan year

II. CIVIL RIGHTS COMPLIANCE (pg. 13)

The Owner and Management will take reasonable steps including available community resources such as Effectiff ~~the University of Akron~~, the International Institute and available computer-based interpretive applications to ensure meaningful access to the housing and services available at the Development by people of limited English-speaking proficiency, in compliance with current federal mandates. In designing and implementing these steps, the Owner will take into account:

Update to match current procedure

Subsidized Residents (pg. 17)

The number of people with limited English-speaking proficiency who are likely to come into contact with the housing and services at the Development, including the populations of people identified in the Affirmative Fair Housing Marketing Plan approved by ~~HUD~~ LIHTC in connection with the Development.

Update to match current procedure

j. Pass screening for suitability (pg. 23)

If AMHA has terminated participation from any ~~AMHA~~ program for any lease violation, other than drug related criminal activity (see Standard of Violation page 2-8), the applicant will be deemed unsuitable for three years.

Update to match current procedure

VAWA (pg. 38)

~~A Household may refuse transfer to another unit offered by Management one (1) time for Substantial Cause that is documented and acceptable to Management. If the Household refuses a second offer, Management may terminate the Household's Lease.~~

Update to reflect current procedure

PRIORITY OF TRANSFERS (pg. 38)

~~Non-Compliant with Single Family Home Initiative Eligibility~~

Edgewood Residents are not eligible for the Singel Family Home Initiative

H Verification Procedures/Final Eligibility Determination.

1. **Contacting Persons for Final Screening and Interview**

   When an Applicant Household comes close to the top of the Waiting List, ~~but no sooner than six (6) months prior to an anticipated vacancy in an appropriately sized housing unit,~~ the Housing Placement Department will commence the final screening and interview process according to the following procedure.

Update to current procedure

11. Bad credit and financial standing (pg. 42)

~~**11. Bad credit and financial standing**~~

~~To determine the applicant's capacity to pay rent on a timely basis, Management may examine the applicant's credit history, including the applicant's rent payment history with AMHA. The applicant will not be responsible for payment of the cost of a credit report. A poor credit history will not necessarily be a basis for rejection of the application. Instead, Management will consider such factors as whether the applicant's credit report and other verification indicates a consistent and repeated history of non-payment of housing related costs, the age, size and number of debts, whether the credit history resulted from disability or illness, or high rent burdens or other factors~~

~~that indicate the applicant is likely to pay rent in the future.~~

~~If an applicant is denied admission based on a credit report, the written notification of denial will include:~~

~~a. A statement that the application was rejected because of the credit report;~~

~~b. The name, address and telephone number of the credit reporting agency;~~

~~c. A statement that the credit reporting agency did not make the decision to deny the application and is unable to provide the applicant with the reasons for the denial;~~

~~d. A statement that the applicant is entitled to obtain a free copy of the credit report from the credit reporting agency within sixty (60) days of the notice;~~

~~e. A statement that the applicant has the right to examine the credit report; and~~

~~f. A statement that the applicant has the right to dispute the accuracy of the credit report with the credit-reporting agency~~

~~g. The household will have two (2) weeks after receiving the notice of the cause for rejection to send corrected information directly to Management.~~

~~If an Applicant Household claims that a disqualifying behavior as set forth in this section was the result of a disability or handicap, Management will make reasonable accommodation under the circumstances set forth in Section II of this Policy.~~

Update to reflect current procedure

5. Screening Process (pg. 46)

The Housing Placement Department will ask each Applicant Household to complete a comprehensive, current Application (to supplement the Pre-Application Form), and ask each member of the Applicant Household to complete such verification forms, consents and authorizations as may be necessary, including, without limitation:

~~a. Participant's Consent to the Release of Information (HUD 9886).~~

b. Authorization for Release of Information/Privacy Act Notice (HUD 9886-A).

Update to match current procedure

7. Completion of Application Process (pg.48)

12. The rejection letter will also inform the Applicant Household of the right (a) to review the information that caused the application to be rejected and, (b) to respond in writing within ~~ten (10) business~~ Fourteen (14) days of Management's delivery of the rejection letter to request an Informal Hearing if such option is available to it under the Grievance Procedure (described below in Section VII.)

Update to match current procedure

C. Regular Re-Examinations

(For specific requirements, please refer to the AMHA Admissions and Occupancy Plan. B. Annual Reexaminations, page 11-1 to 11-4)

Update to math current procedure

D. Interim Re-Examinations

(For specific requirements, please refer to the AMHA Admissions and Occupancy Plan. C. Reporting Interim Changes, page 11-4 to 11-6)

Update to math current procedure

X. ELECTION OF PUBLIC HOUSING RENT

1 . Flat Rent Policy (pg.68)

Phases 1, 4 and South	Marian Hall (Phase 5)
2 Bedroom units ~~- $775.00 or $765.00~~	1 Bedroom - ~~$690.00~~
3 Bedroom units - ~~$875.00 or $865.00~~	2 Bedroom - ~~$885.00~~
4 Bedroom units - ~~$975.00~~	

Phases 1, 4 and South	Marian Hall (Phase 5)

2 Bedroom units - $885.00 or $875.00	1 Bedroom - $850.00
3 Bedroom units - $1,065.00 or $1,055.00	2 Bedroom - $1,050.00
4 Bedroom units - $1,125.00	

To match current flat rents effective 1/1/2026

~~13. Earned Income Exclusion~~ (pg. 68)

~~For purposes of calculating Income-Based Rent, employment income earned by a member of an "eligible family" will not be included in such family's Annual Income as follows: For a period of 12 months beginning on the date such employment begins, the amount excluded from Annual Income shall equal the amount by which the family member's new earned income exceeds such family member's prior earned income.~~

i. ~~For the following 12-month period, Management will exclude 50% of such employment income increase from the family's Annual Income.~~

ii. ~~Months during which Annual Income is adjusted as set forth in this paragraph need not be consecutive, but in no event may such adjustments to an eligible family's Annual Income continue for longer than 24 months from the date of the first adjustment.~~

~~For purposes of this paragraph, an "eligible family" is one who occupies a Public Housing Unit and:~~

a. ~~Whose income increases as a result of employment of a family member who was previously unemployed for one year or more; or~~

b. ~~Whose earned income increases during a family member's participation in any family self-sufficiency or other job training program; or~~

c. ~~Who is or was, within the six months prior to the rent calculation, assisted under any State program for temporary assistance for needy families funded under part A of Title IV of the Social Security Act, and whose~~

~~earned income increases.~~

Update to reflect current procedure