

Summary of Proposed Changes to the Cascade Village Admissions and Continued Occupancy Policy (ACOP)

Effective January 1, 2027

Since AMHA took over the ownership of the property(ies) on April 1, 2026, we used the Edgewood ACOP as the foundation for redlining the Cascade Village ACOP to ensure compliance with HUD requirements.

1. Updated the ownership entities to include all 3 phases and number of units (pg. 4)
2. Updated the Annual Income definition to match the AMHA ACOP (pg. 6)
3. Updated the LIHTC units and Non-Public Housing Units for Cascade Village (pg. 10)
4. Removed AMHA as Management Agent since Testa Companies is currently managing the property (pg. 10)
5. Updated how to apply (pg. 11)
6. Updated Project-Based and Public Housing Units (pg. 12)
7. Updated Waiting List information to be applicable to Cascade Village (pg. 13)
8. Updated AMHA/PHA to Ownership/Management or Management as applicable throughout the document (pg. 17 and continuing throughout the document)
9. Removed “Persons currently listed on the AMHA Criminal Trespass List” since Testa Companies would not have access to the list (pg. 21 and 58)
10. Removed “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” (pg. 23)
11. Added the Home and HDAP units for Cascade (pg. 23)
12. Removed Elderly Preference and Disability Rendering since they do not apply (pg. 27, 28, 32 and 45)
13. Updated the Application Process to current practices at the property (pg. 32)

14. Replaced Housing Placement Department with Management (pgs. 33-36, 47-50 and 57)
15. Removed (or, where a transfer is necessary and cannot be accommodated by unit sizes within the Development, to another unit in the inventory of AMHA, to the extent permitted by it) and Households may transfer to Phase 5 if the household qualifies as an Elderly or Near-Elderly Family to clarify language specific for the Cascade Village site. (pg. 37)
16. Removed “Transfer will be within the housing development unless emergency transfer cannot be accomplished in this manner and ratio of transfers to waiting list applicants not applicable, non-compliance with the continued occupancy guidelines as a “Working Family” for all residents that reside in a Public Housing unit. Non-complying Families that reside in a Public Housing unit will be transferred to another unit within AMHA’s Public Housing inventory that does not have the “Working Family” requirement for continued occupancy, special circumstances, hardship and single family homes to clarify language specific for the Cascade Village site (pgs. 38-40)
17. Removed “In addition, all Applicant Households must complete the Housing Readiness Program offered at the Development before their move-in date” as it does not apply to Cascade Village (pg. 51)
18. Removed EID language to match the AMHA ACOP (pg. 65)

19. Updated Flat Rents:

	North	South	East - West
1 bedroom	\$875	\$875	\$850
2 bedroom	\$900	\$900	\$950
3 bedroom	\$1,065	\$1,065	\$1,065

20. Removed management may evict or terminate the tenancies of families who are over-income since they can be allowed to transfer to a market-rate unit. (pg. 73)