

HACCP ADMISSION AND CONTINUED OCCUPANCY POLICY (ACOP)

CHAPTER 1: INTRODUCTION

I. PURPOSE of the ACOP

The purpose of this policy is to establish guidelines for the Housing Authority staff to follow in determining eligibility for admission to and continued occupancy of Attick Towers. The occupancy of Attick Towers is limited to elderly and/or disabled persons only.

II. TERMINOLOGY

The term "he" or "his" used throughout this document is used in the generic sense to include male/female, singular/plural as appropriate. The Housing Authority is also referred to as the "the Housing Authority of the City of College Park" or the "HACCP" throughout this document.

III. PUBLIC HOUSING AGENCY (PHA)

The HACCP receives its operating subsidy for the public housing program from the Department of Housing and Urban Development. The HACCP is not a federal department or agency. A public housing agency (PHA) is a governmental or public body, created and authorized by state law to develop and operate housing and housing programs for low-income families. The HACCP enters into an Annual Contributions Contract with HUD to administer the public housing program. The HACCP must ensure compliance with federal laws, regulations and notices and must establish policy and procedures to clarify federal requirements and to ensure consistency in program operation. This chapter contains information about the HACCP and its programs with emphasis on the public housing program. It also contains information about the purpose, intent and use of the plan and guide.

IV. AUTHORITY

Eligibility for admission to and occupancy of Low-Income Public Housing is governed by requirements of the Department of Housing and Urban

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Development. Local housing authorities must establish local policies for program interpretation and the Housing Authority's discretionary areas, to aid the staff in program procedures to ensure consistency, and provide program information to applicants and/or families. This Admissions and Continued Occupancy Policy (ACOP) incorporates these requirements and is binding upon applicants, residents, and the Housing Authority alike, the latter two through inclusion of the ACOP into the Dwelling Lease by reference. Notwithstanding the above, changes in applicable Federal law or regulations shall supersede this policy at any point in which they are in conflict.

V. OBJECTIVES

The objectives of this policy are to:

- A. Promote the overall goal of drug-free, healthy, safe, affordable, decent, and sanitary housing in good neighborhoods by:
 1. Ensuring a social and economic mix of low-income residents within each public housing neighborhood in order to foster social stability and upward mobility;
 2. Ensuring the fiscal stability of the Housing Authority; and,
 3. Lawfully denying admissions or continued occupancy to families whose presence in a public housing neighborhood is likely to adversely affect the health, safety or welfare of other residents or the physical environment of the neighborhood.
- B. Facilitate the efficient management of the Housing Authority and compliance with Federal Regulations by establishing the policy basis for management procedures, record keeping, and auditing.
- C. Comply in letter and spirit with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that

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admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, sex, sexual orientation, gender identity, familial status, disability, source of income or national origin.

- D. Prescribe standards and criteria for resident selection and annual reexamination of income and family composition.

VI. ADMISSIONS

Non Discrimination

The Housing Authority will not, on account of race, color, sex, sexual orientation, gender identity, familial status, disability, source of income or national origin, deny or hinder any applicant family the opportunity to make an application or lease a dwelling unit suitable to its needs in any of its developments.

The Housing Authority shall not deny admission to any applicant on basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission.

The selection of residents for occupancy of available units will be in conformance with all HUD guidelines and regulations and applicable Fair Housing and Equal Opportunity Requirements.