



# PUBLIC NOTICE

## THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS (HACFM) Admissions and Continued Occupancy Policy (ACOP) Revision

- Revised ACOP Chapter 12 - Lease Terminations

HUD PIH Notice 2019-11 was issued to PHA's regarding Public Housing Over Income Limits under the Housing Opportunity through Modernization Action of 2016 (HOTMA). HOTMA was signed into law and requires after a family's income exceeds 120% of the Area Median Income (AMI) for two (2) consecutive years, the PHA must terminate the family's tenancy or charge a higher rent equal to the Fair Market Rent. PHA are required to update their Admissions and Continued Occupancy Policies (ACOP) to include the new Over Income Limit rules.

### 1. OVER INCOMES FAMILIES

HACFM may increase the families rent to the applicable Fair Market or terminate the tenancies of families who are over income (120% of the HUD published AMI) unless the family has a valid contract for participation in the FSS program under 24 part 984 of the CRF's or if the family currently receives the Earned Income disallowance (EID) provided by 42 U.S.C. 1437 (d) and the 24 CRF 960.255.

When a Family's income exceeds the Over Income Limit (120% of AMI) HACFM will notify the family that their income exceeds the Over Income Limits and that HACFM will monitor their income for 12 months, document the file and monitor the income for 12 months. If after the initial 12-month period the family's income continues to be Over the Income Limits, HACFM will notify the family that if their income continues to exceed the Over Income Limit the family will be subject to either higher rent or terminated from the program.

The Admissions and Continued Occupancy Policy is available for public review and comment at the following locations during normal business hours:

- **The Housing Authority of the City of Fort Myers Administration Office** – 4224 Renaissance Preserve Way Fort Myers, FL 33916.
- **Southward Village** – 2990 Edison Avenue, Fort Myers, FL 33916.
- **Bonair Tower** – 1915 Halgrim Avenue, Fort Myers, FL 33901
- **Royal Palm Tower Manager's Office** – 2425 Bay Street, Fort Myers, FL 33901.
- **Horizons Apartments** – 5360 Summerlin Rd., Fort Myers, FL 33919
- [www.hacfm.org](http://www.hacfm.org)

**This policy within the Admissions and Continued Occupancy Policy will become effective September 1, 2019.**

POSTED: July 1, 2019



We Do Business in Accordance to all Federal Fair Housing Laws

