

Revision Fiscal Year 2023
Public Housing Admissions and Continued Occupancy Policy
Housing Choice Voucher Administration Plan
Summary of Proposed HOTMA Changes

On February 14, 2023, HUD enacted Section 103 of the Housing Opportunity Through Modernization Act (HOTMA) regarding income limits for the Public Housing program. PHAs are required to implement updates to agency plans for this Section within (120) days of enactment. Related revisions to HACFM's Public Housing Admissions and Continued Occupancy Plan (ACOP) updated by HOTMA provisions 102 and 104 are proposed to be effective January 1, 2024, following board approval. A public hearing will be held regarding these changes at the following locations and times:

Time: Thursday, July 27th at 4:00 p.m.
Location: HACFM Administrative Building: Board Room
4224 Renaissance Preserve Way
Fort Myers, FL 33916

Time: Tuesday, August 1st at 4:00 p.m.
Location: Horizon Apartments: Community Room
5360 Summerlin Rd.
Fort Myers, FL 33919

Time: Wednesday, August 2nd at 4:00 p.m.
Location: East Point Place Apartments: Community Room
3501 Dale Street
Fort Myers, FL 33916

Time: Thursday, August 3rd at 4:00 p.m.
Location: Renaissance Senior: Community Room
4221 Othello Lane
Fort Myers, FL 33916

ACOP

- 1) An update to requirements for consent forms, effective January 1st, 2024, via HOTMA, that requires consent forms to include consent for financial statements and for consent forms to only be signed once.
- 2) Restrictions for admission and tenancy, effective January 1st, 2024, via HOTMA, including families with assets valued over \$100,000 and families with real property (with many exceptions). (These restrictions are listed in both the eligibility for admission and termination sections.)
- 3) A new chapter, effective January 1st, 2024, via HOTMA, that describes the entire determination of income methodology that becomes effective January 1 st, 2024. This includes new/changed exclusions from income and new/changed deductions.
- 4) Update to Flat Rent calculation methodology, reflecting practice of setting flat rents to 80% of Fair Market Rates.
- 5) Implementation of over-income policies enacted by HOTMA Section 103.
- 6) Updates to the recertification process, effective January 1st, 2024, via HOTMA, including mandatory and optional interim recertification triggering events, and the method rent increases and decreases are imposed.
- 7) Restrictions for admission and tenancy, effective January 1st, 2024, via HOTMA, including Families with assets valued over \$100,000 and Families with real property (with many exceptions). (These restrictions are listed in both the eligibility for admission and termination sections.)
- 8) Added policies implemented by the reauthorization of the Violence Against Women Act 2022, including added definitions for Economic Abuse and Technological Abuse, prohibitions against retaliation for reporting, and the right to report crimes from one's own home.
- 9) Glossary updates:
 - a. Added definitions, effective January 1 st , 2024, via HOTMA, for Day Laborer, Foster Adult, Foster Child, Health and Medical Care Expenses, Independent Contractor, Minor, and Seasonal Worker.
 - b. Updated definitions, effective January 1st, 2024, via HOTMA, for Dependent, Family, Net Family Assets, Responsible Entity.
 - c. Updated definitions, effective now, for Homeless.

ADMIN PLAN

- 1) Explanation of the end of the use of emergency waivers on May 11th, 2023, when the declared Covid-19 emergency ends.
- 2) Added policies implemented by the reauthorization of the Violence Against Women Act 2022, including added definitions for Economic Abuse and Technological Abuse, prohibitions against retaliation for reporting, and the right to report crimes from one's own home.
- 3) Clarification for what HUD requires for Citizen and Noncitizen verification.
- 4) An update to requirements for consent forms, effective January 1st, 2024, via HOTMA, that requires consent forms to include consent for financial statements and for consent forms to only be signed once.
- 5) Restrictions for admission and tenancy, effective January 1st, 2024, via HOTMA, including Families with assets valued over \$100,000 and Families with real property (with many exceptions). (These restrictions are listed in both the grounds for denial and termination sections.)
- 6) A new chapter, effective January 1st, 2024, via HOTMA, that describes the entire determination of income methodology that becomes effective January 1 st, 2024. This includes new/changed exclusions from income and new/changed deductions.
- 7) Updates to voucher term extensions and tolling, including the suspension/tolling practice mandated by HUD for the length of time a voucher holder must secure a unit.
- 8) Restrictions for admission and tenancy, effective January 1st, 2024, via HOTMA, including Families with assets valued over \$100,000 and Families with real property (with many exceptions). (These restrictions are listed in both the grounds for denial and termination sections.)
- 9) Updates to the recertification process, effective January 1st, 2024, via HOTMA, including mandatory and optional interim recertification triggering events, and the method rent increases and decreases are imposed.
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 - a. Added definitions, effective January 1st, 2024, via HOTMA, for Day Laborer, Health and Medical Care Expenses, Independent Contractor, Minor, and Seasonal Worker.
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