



October 3, 2023

NOTICE OF PROPOSED UTILITY CHANGES

The purpose of this notice is to inform all residents that **PHA-furnished utility rates, resident-paid utility rates and allowances are changing**. The Housing Authority of the City of Fort Myers (HACFM) has completed a study of utility costs for all housing developments and will adjust utility allowances for residents.

For residents residing at Renaissance Family Preserve, this notice is to inform you that water and sewer will change from resident-paid to PHA-furnished. Checkmeters have been installed to measure consumption for each of the individual dwelling units in the building/property. HACFM will use the utility study to determine the allowable utility consumption for each dwelling unit. Consumption that exceeds the allotted amount will be billed back to the resident as a surcharge.

For residents residing at Landings at East Pointe and East Pointe Place, beginning January 1, 2023, households will be required to submit their monthly electric, water, and sewer bill to the management office to keep on file for utility studies.

In compliance with U.S. Department of Housing and Urban Development (HUD) regulations, HACFM is providing sixty (60) days' notice to public housing residents of the utility allowance (UA) changes scheduled to take effect on **January 1, 2023** [24 CFR 965.502]. HUD requires that HACFM review and adjust these amounts regularly to provide the most up-to-date information for assisting residents.

Your Utility Allowance

If your utility rate or allowance changes, the updates will be processed during your next recertification and you will receive a Rent Change Notice as a record of the changes. Any changes to your UA will then apply to rent payments and UA reimbursements at least thirty (30) days after you receive the Rent Change Notice.

Review and Public Comment

HACFM encourages you to review and submit comments on the proposed changes. For a full listing of the proposed utility changes, please visit our website at www.hacfm.org or contact your property staff to request a copy. Please note that amounts on the Utility Allowance Schedule are subject to change.

The proposed changes include different utility allowances for each type of utility (electricity, gas, etc.) and for each type of unit (for example: units at elderly/disabled properties or family properties). These rates are based on calculated averages from a study of the amount of power



that HACFM residents use and, with the use of software from the U.S. Department of Energy, the amount of energy that will be used in the future. These rates account for the types of home appliances and equipment that most residents use (air conditioning units, stoves, etc.) as well as data on local utility use during different seasons.

These proposed changes may affect residents who pay their own utilities as well as residents at properties with HACFM-paid utilities who use more energy and receive an excess surcharge. The proposed utility changes may also affect residents who receive monthly reimbursements from HACFM for utility costs based on their income. Residents with disabilities who have excess surcharges waived as reasonable accommodation will not be affected by the proposed changes.

Per HUD requirements, residents with a disability have the right to request relief from surcharges for excess consumption and for payments to utility providers for billings exceeding their utility allowance. HACFM will review requests for relief from utility surcharges on a case-by-case basis and will grant requests when the accommodation is considered reasonable and necessary. Residents with disabilities may contact property staff to submit their verbal or written request for such an accommodation.

Comments on the proposed changes will be accepted beginning **October 5, 2023, until 5:00 p.m. on December 6, 2023**. To submit comments on the proposed changes, please email Barbieh@hacfm.org or mail your written comments to:

Housing Authority of the City of Fort Myers
4224 Renaissance Preserve Way, Fort Myers, FL 33916

Thank you,

Asset Management Department

The Housing Authority of the City of Fort Myers



City of Palms
THE HOUSING AUTHORITY
OF THE CITY OF FORT MYERS, FLORIDA