

HOUSING AUTHORITY OF THE CITY OF NEW LONDON

505 Division Street • New London, Wisconsin 54961

Phone: (920) 982-8509 Fax: (920) 982-8613

MEETING NOTICE

Housing Authority of the City of New London

Franklin Park Apartments

505 Division Street

New London, Wisconsin 54961

Wednesday, March 13, 2019, 3:30 P.M.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Approval of Agenda.**
- 4. Approval of Minutes Meeting Minutes – February 27, 2019**
- 5. Resident Concerns—10 minutes.**

- 6. Statement of Accounts, Approval of Bills, February Financial Report.**

Correspondence: Shelter, New Laundry room, Fresh Air, misc.

7. Old Business:

- A. Resolution 60-05312017 Lobby flooring. (when funding is available.)**

8. New Business:

- A. Resolution 93-03132019 Over-Income Families/ Lease addendum/ACOP Revision.**

Capital Funds:

9. Management Agent's Report.

- A. Occupancy Report.**
- B. Section 8 reports.**

10. Adjourn.

Next meetings are Wednesday, April 24, 2019@3:30PM, and Wednesday, May, 29, 2019 @3:30PM

(Posted 03/07/2019 at Franklin Park Apartments, New London City Hall WPPI Energy, and New London Library)



The Housing Authority supports equal housing opportunities for all persons.



RESOLUTION 93 - 03132019

WHEREAS, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law, and

WHEREAS, one of the statutory amendments made by HOTMA places an income limitation on a public housing tenancy for families, and

WHEREAS, the law requires that after a family's income has exceeded 120 percent of the area median income for two consecutive years, a public housing agency must terminate the family's tenancy with 6 months of the second income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair market Rent; or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, and

WHEREAS, the law does provide discretion to PHA's to evict or terminate assistance to families whose income exceeds the local low-income limit, except for families with a valid Family Self-Sufficiency (FSS) contract or families where at least one family member is receiving the Earned Income Disregard benefit, and

WHEREAS, even though HUD has not yet determined how the PHA is to determine the monthly subsidy to use in setting rents for over-income families, PHA's are required to have included the Over Income Families policy in their Admissions and Continued Occupancy Plan and as a lease addendum by March 1, 2019, and

WHEREAS, the City of New London Housing Authority policy will be that if the family's income continues to exceed the over income limit for 2 consecutive years, the family will be subject to either the amount of monthly subsidy for the unit including amounts from the operating and capital fund (as determined on a HUD formula) or termination based on the Housing Authority's policy.

BE IT HEREBY RESOLVED that the above Resolution is Passed and Adopted by the New London Housing Authority Board of Commissioners at the Monthly Meeting held on Wednesday, March 13, 2019.

Arien Herminath
Board Chair

I, Laura Marker, Executive Director of the Housing Authority of the City of New London, Wisconsin, do hereby certify that the above Resolution is a true copy of the Resolution adopted by the Housing Authority of the City of New London on the _____ day of March, 2019.

Laura Marker
Executive Director

Over-Income Lease Addendum

The following policy in our Admissions and Continued Operating Policy (ACOP) becomes effective March 15, 2019. Therefore, this policy is being added as an addendum to your lease.

Over-Income Families

Beginning March 15, 2019, the City of New London Housing Authority shall track all public housing residents who have an income over 120% of the Area Median Income (AMI). When the Housing Authority becomes aware, through an annual reexamination or an interim reexamination for an increase in income, that a family's income exceeds the applicable income limit, the Housing Authority must, per HUD regulation, document that the family exceeds the threshold to compare with the family's income a year later.

If, one year after the initial determination by the Housing Authority that a family's income exceeds the over-income limit, and the family's income continues to exceed the over-income limit, the Housing Authority must, as required by HUD regulation, provide written notification to the family that their income has exceeded the over-income limit for one year. The written notification shall further state that if the family's income continues to exceed the over-income limit for the next 12 consecutive months, the family will be subject to either a higher rent (as determined on a HUD formula) or termination based on the Housing Authority's policies.

Exactly how this will occur depends on a HUD regulation that has not yet been published. More details will be determined after the regulation has been published. The Housing Authority is adding this language in the ACOP and in the Lease, as a Lease Addendum at this time to give the residents notice of this changing policy being implemented by HUD.

Exempted from this regulation are families with a valid Family Self-Sufficiency (FSS) contract, or families where at least one family member is receiving the Earned Income Disregard benefit.

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Managers Signature	Date