



PRATTVILLE HOUSING AUTHORITY

318 Water Street
Prattville, Alabama 36067



EXECUTIVE DIRECTOR
William S. Blankenship

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April 27, 2023

PUBLIC NOTICE

Public Notice is hereby given that the Housing Authority of the City of Prattville, Alabama (PHA) will update its Admissions and Continued Occupancy Policy (ACOP) in accordance with the implementation of the Over-Income Limit under the Housing Through Modernization Act of 2016 (HOTMA).

The Department of Housing and Urban Development (HUD) published its final ruling regarding HOTMA on February 14, 2023, directing all Public Housing Authorities fully implement Over-Income Policies no later than June 14, 2023.

Per this policy, the PHA shall terminate tenancy of any family that exceeds income limits for twenty-four (24) consecutive months. Income limits are subject to change yearly with the release of HUD's annual Area Median Incomes (AMI) and income limits for low -, very low -, and extremely-low categories and must be updated within sixty (60) days of the annual release of the amounts.

Families are considered to be Over-Income when the household income exceeds 120% the total of the current "very low" AMI for the family size.

Any questions or comments regarding this matter may be directed to William Blankenship, Executive Director, via email at wblankenship@prattvillehousing. All questions and comments must be received no later than 12:00 Noon, Monday, May 29, 2023.

A copy of the updated wording to the ACOP follows this notice.

Proposed Wording for the PHA ACOP update regarding Over Income Families as Related to HOTMA:

A family is considered to be “Over Income” once the household income exceeds one-hundred-twenty percent (120%) of the “Very Low (50%) “Area Median Income. In order to determine if the family is over income, the following formula shall be used:

Very Low AMI X 4.2 = 120% of the AMI, adjusted for the family size

HUD may establish income ceilings higher or lower than 30, 50, or 80 percent of the Area Median Income if HUD finds such variations are necessary because of unusually high or low family incomes.

If a family is found to be in excess of the Over Income Limit, written notification of such shall be provided to the family within 30 days of such discovery. This notice will inform the family it has exceeded Public Housing Income limits and will be subject to termination of assistance should the household income exceed limits for 24 consecutive months. The family will also be advised of their right to request a hearing regarding such notice.

Twelve months after the initial discovery, the PHA shall conduct an income reexamination to determine if the family income still exceeds income limits. Should the family income continue to exceed income limits, a second notice of such shall be provided to the family. This notice shall inform the family it has exceeded income limits for 12 consecutive months and should the family continue to exceed income limits for another 12 consecutive months, the family’s assistance shall be terminated. This notification shall advise the family of its right to request a hearing regarding the notice.

Twelve months after the issuance of the second notice, the PHA shall conduct another income reexamination to determine if the family still exceeds income limits. Should the family income be found to continue to exceed income limits, notice of such shall be provided to the family. This third notice shall inform the family it has exceeded income limits for 24 consecutive months and therefore is no longer eligible for public housing tenancy, per PHA policy. This notice shall also provide the family with a sixty (60) day notice to vacate the premises. Should the family fail to vacate the unit within the allotted time, the PHA shall seek legal relief and file for eviction of the family. During the time between the third and final notice and the time the family vacates the unit, the family shall still be considered a Public Housing family. The lease shall convert to a month-to-month lease and the family be allowed a choice of Income Based Rent or Flat Rent.