

# Significant Changes to the Admission & Continued Occupancy Plan (ACOP) 2023

Title	Chapter	Page	Section	Proposed Policy	Current Policy
Opening and Closing the Waitlist	4	4-6	4-II.C.	<p><b>Opening and Closing the Waitlist</b>            FPHA Policy            FPHA will give public notice by publishing the relevant information in suitable media outlets including, but not limited to:</p> <ul style="list-style-type: none"> <li>• TC Palm (which covers St. Lucie, Indian River, and Martin counties) and FPHA website</li> </ul>	<p>FPHA Policy            FPHA will give public notice by publishing the relevant information in suitable media outlets including, but not limited to:</p> <ul style="list-style-type: none"> <li>• St. Lucie News Tribune</li> <li>• Stuart News</li> <li>• The Indian River Press Journal</li> <li>• www.tcpalm.com</li> </ul>
Local Preferences	4	4-9	4-III.B.	<p><b>Local Preferences</b>            FPHA Policy            FPHA opted out of establishing local preferences and will pull families from the waiting list based on income targeting requirements, then date and time of application.</p> <p>FPHA offers a preference for victims of domestic violence, dating violence, sexual assault, or stalking</p>	<p>FPHA Policy            FPHA opted out of establishing local preferences and will pull families from the waiting list based on income targeting requirements, then date and time of application.</p>
Units Designated for Elderly or Disabled Families	4	4-11	4-III.B.	<p><b>Units Designated for Elderly or Disabled Families</b>            FPHA Policy            FPHA has a designated the following housing complex as such:</p> <ul style="list-style-type: none"> <li>o Near Elderly or Disabled – The Park Terrace Community</li> <li>o Elderly ONLY – The Lawnwood Terrace Community</li> <li>o Elderly ONLY – The Buell Brown Center</li> </ul> <p>If there are an insufficient number of elderly families for the units in a project designated for elderly families, the PHA may make dwelling units available to near-elderly families, who qualify.</p>	<p>FPHA Policy            FPHA has a designated the following housing complex as such:</p> <ul style="list-style-type: none"> <li>o Elderly or Disabled – The Park Terrace Community o</li> <li>Elderly ONLY – The Lawnwood Terrace Community</li> <li>o Near Elderly and Disabled – The Buell Brown Center</li> </ul>

				<p>If there are an insufficient number of elderly families and near-elderly families for the units in a project designated for elderly families, the PHA shall make available to all other families any dwelling unit that is:</p> <p>(i) Ready for re-rental and for a new lease to take effect; and</p> <p>(ii) Vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].</p>	<p>If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, FPHA will make available to all other families (based on date and time of application) any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].</p>
Number of Offers	5	5-5	5-II.B.	<p><b>Number of Offers</b></p> <p>FPHA Policy</p> <p>FPHA has adopted a “two offer plan” for offering units to applicants. Under this plan, FPHA will determine how many locations within its jurisdiction have available units of suitable size and type in the appropriate type of project. If a suitable unit size and type is available:</p> <p>The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered the next suitable unit that becomes available, whether it is at the same location as the first offer or at another location. The second unit offer will be the final offer, unless there is good cause for refusing the offer.</p> <p>If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.</p>	<p>FPHA Policy</p> <p>FPHA has adopted a “two-to-three offer plan” for offering units to applicants. Under this plan, FPHA will determine how many locations within its jurisdiction have available units of suitable size and type in the appropriate type of project. The number of unit offers will be based on the distribution of vacancies. If a suitable unit is available in:</p> <p>Three (3) or more locations: The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered a suitable unit in the location with the second highest number of vacancies. If that unit is rejected, a final offer will be made in the location with the third highest number of vacancies. The offers will be made in sequence and the applicant must refuse an offer before another is made.</p> <p>Two (2) locations: The applicant will be offered a suitable unit in the location with the higher number of vacancies. If the offer is rejected, a final offer will be made at the other location. The offers will be</p>

					<p>made in sequence and the applicant must refuse the first offer before a second offer is made.</p> <p>One (1) location: The applicant will be offered a suitable unit in that location. If the offer is rejected, the applicant will be offered the next suitable unit that becomes available, whether it is at the same location as the first offer or at another location. The second unit offer will be the final offer, unless there is good cause for refusing the offer.</p> <p>If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.</p>
Earned Income Disallowance	6	6-10	6-I.E.	<p><b>Earned Income Disallowance</b>  FPHA Policy  During the second 12-month exclusion period, FPHA will exclude 50 percent of any increase in income attributable to new employment or increased earnings.</p>	<p>FPHA Policy  During the second 12-month exclusion period, FPHA will exclude 100 percent of any increase in income attributable to new employment or increased earnings.</p>
Verification of Preference Status	7	7-13		<p><b>Verification of Preference Status</b>  FPHA Policy  FPHA opted out of establishing local preferences and will pull families from the waiting list based on income targeting requirements, then date and time of application.</p> <p>FPHA offers a preference for victims of domestic violence, dating violence, sexual assault, or stalking</p>	<p>FPHA Policy  FPHA offers a preference for working families, described in Section 4-III.B. FPHA also offers a preference for victims of domestic violence, dating violence, sexual assault, or stalking, as described in Section 4-III.B. To verify that applicants qualify for the preference, FPHA will follow documentation requirements outlined in Section 16- VII.D.</p>
Security Deposits	8	8-4	8-I.E.	<p><b>Security Deposits</b>  FPHA Policy  Residents must pay a security deposit to FPHA at the time of admission. The amount of the security deposit will depend on the</p>	<p>FPHA Policy  Residents must pay a security deposit to FPHA at the time of admission. The</p>

				<p>number of bedrooms assigned to the family, as follows, and must be paid in full prior to occupancy:</p> <p>0 – 1 Bedrooms: \$150.00  2 – 3 Bedrooms: \$200.00  4 – 6 Bedrooms: \$250.00</p>	<p>amount of the security deposit will depend on the number of bedrooms assigned to the family, as follows, and must be paid in full prior to occupancy:</p> <p>0 – 1 Bedrooms: \$100.00  2 – 3 Bedrooms: \$150.00  4 – 6 Bedrooms: \$200.00</p>
Conducting Annual Reexaminations	9	9-4	9-I.C.	<p><b>Conducting Annual Reexaminations</b>  FPHA Policy  Families generally are required to participate in an annual reexamination interview, which must be attended by the head of household, spouse, or cohead. If participation in an in-person interview poses a hardship because of a family member’s disability, the family should contact FPHA to request a reasonable accommodation.  Notification of annual reexamination interviews will be sent by first-class mail, or posted on residents’ front door or delivered, in person to an adult household member and will contain the date, time, and location of the interview. In addition, it will inform the family of the information and documentation that must be brought to the interview.</p>	<p>FPHA Policy  Families generally are required to participate in an annual reexamination interview, which must be attended by the head of household, spouse, or cohead. If participation in an in-person interview poses a hardship because of a family member’s disability, the family should contact FPHA to request a reasonable accommodation.  Notification of annual reexamination interviews will be sent by first-class mail and will contain the date, time, and location of the interview. In addition, it will inform the family of the information and documentation that must be brought to the interview.</p>
Pet Deposits	10	10-11 10-13	10-III.B. 10-IV.B.	<p><b>Pet Deposits</b>  FPHA Policy  Pet owners may have traditional pets are required to pay a pet deposit in addition to any other required deposits.  The amount of the deposit is \$200.00 per pet (maximum of two (2) pets;  only one (1) of which may be a dog) and must be paid in full before the pet is brought on the premises.  If a resident brings a pet(s) into the home prior to FPHA approval, as stated in <b>10-II.B Management of Approval of Pets</b> and has not paid the appropriate pet deposit, the resident will be in violation of the</p>	<p>FPHA Policy  Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit is \$100.00 and must be paid in full before the pet is brought on the premises.</p>

				program and will automatically be charged a non-refundable fee of \$200 per pet.	
Transfer List	12	12-8	12-IV.B.	<b>Transfer list</b> FPHA Policy Transfer categories one (1) and two (2) will take precedence over waiting list admissions.	FPHA Policy Transfers will take precedence over waiting list admissions.
Reexaminations policies for transfer	12	12-10	12-IV.F.	<b>Reexaminations Policies for Transfer</b> FPHA Policy The reexamination date will not be changed to the first of the month in which the transfer took place.	FPHA Policy The reexamination date will be changed to the first of the month in which the transfer took place.
Other Authorized Reasons for Termination	13	13-10	13-III.C.	<b>Other Authorized Reasons for Termination</b> FPHA Policy If a tenant is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of Florida, is a high misdemeanor; or violating a condition of probation or parole imposed under federal or state law.	FPHA Policy If a tenant is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or violating a condition of probation or parole imposed under federal or state law.