



Notice of Availability for Public Review and Comment

Housing Authority of Kansas City, Missouri's Admissions and Continued Occupancy Plan

The Housing Authority of Kansas City, Missouri (HAKC) has posted for comments a proposed revision to its Admissions and Continued Occupancy Plan. The revision applies to Chapters 2 and 6 of the current plan. Comments to the proposed policy will now be accepted until 5:00 P.M. Monday, October 1, 2018. Following the public review and comment period, the revision will be presented to the Housing Authority's Board of Commissioners for consideration and approval.

A copy of the agency's proposed revision to the Admissions and Continued Occupancy Plan has been posted to HAKC's website (www.hakc.org). Copies of the proposed revision may also be viewed during normal business hours (8:00 A.M. to 5:00 P.M.) Monday through Friday at the Housing Authority's Main Office, 920 Main, Suite 701, Kansas City, Missouri 64105, Resident Services Department, 299 Paseo, Kansas City, Missouri 64106 and any of the Public Housing Apartment Complex management offices. A list of the management offices may be obtained on the HAKC website www.hakc.org.

Written comments on the revised Admissions and Continued Occupancy Plan must be received in writing by 12:00 Noon on Friday, October 5, 2018. Comments can be submitted by mail to:

**The Housing Authority of Kansas City, Missouri
Attn: Executive Office
920 Main Street, Suite 701
Kansas City, Missouri 64105**

Or by Email to: **hakc@hakc.org**

Persons with disabilities requiring assistance or alternative formats, or wishing to submit comments in alternative formats, can contact the HAKC at 816-968-4100.

Edwin T. Lowndes
Executive Director



The Admissions and Continuing Occupancy Policy of the Housing Authority of Kansas City, MO will be changed Chapter 2 APPLYING FOR ADMISSION, Section C. PREFERENCE DEFINED, Subsection Preference Category by adding a new preference under Preference #2: Housing Factor for homeless. Preference 2 will now be:

Preference #2: Housing Factor

Homeless – The family lacks a fixed, regular, and adequate nighttime residence; AND the primary nighttime residence is one of the following:

- (a) A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters, and transitional housing);
 - (b) An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - (c) A public or private place not designed for, or ordinarily used as, a regular sleeping place for human beings.
- 1. Involuntarily Displaced** - Involuntarily displaced persons are applicants not living in standard, permanent replacement housing. The applicant is or will be involuntarily displaced if she or he have or will vacate the unit in which he or she resides because of one of the following circumstances:
- (a) Disaster – The unit is uninhabitable because of a disaster such as fire or flood.
 - (b) Government Action – The family has been forced from the home by government action (Federal, State or local) such as code enforcement, public improvements or development program.
 - (c) Action of the Housing Owner – Action by a housing owner which is beyond an applicant’s ability to control despite the applicant having met all previous conditions of occupancy, and is other than a rent increase.
 - (d) Domestic Violence – There is actual or threatened physical violence directed against one or more of the family members by another member of the same household.
 - (e) Reprisals – A member of the family is providing information on criminal activity to a law enforcement agency (federal, State, or local). The agency has conducted a threat assessment and recommends that the family be re-housed. NOTE: HAKC will require a copy of a letter from a law enforcement agency certifying to the threat assessment and recommendation for re-housing.

- (f) Hate Crimes – A member of the family has been a victim of one or more hate crimes, AND the family has vacated a housing unit because of this crime; OR the fear associated with the crime has destroyed the peaceful enjoyment of the unit.
- (g) Inaccessible Unit – A member of the family has a mobility impairment that makes the person unable to use critical elements of the current housing unit; AND the owner is not legally obligated to make changes to the unit that would make these critical elements accessible to the family member with the disability.
- (h) HUD Disposition of Multifamily Project – A unit converted to non-residential use, a unit or building closed for rehabilitation, sale of a building requiring unit(s) to be made vacant, a unit taken off the rental market by the owner, and disposition of a multifamily rental property HUD.

The Admissions and Continuing Occupancy Policy of the Housing Authority of Kansas City, MO will be changed Chapter 6, DETERMINATION OF TOTAL TENANT PAYMENT by adding a new section Y. Over Income Families. The new section will be:

Y. Over Income Families

HUD has defined over income families as families whose household income is more than the published Very Low-Income income limit based on the family size times a factor of 2.4.

Any family whose household income is determined at any annual or interim reexamination to exceed the over-income limit will receive a written notice that if the family's household income exceeds the over-income limit for two consecutive years, the family must either cease participation in the public housing program and vacate their unit; or remain in the unit and the family's monthly rent will be the greater of: 1) the applicable fair market rent, as published by HUD, for the unit size leased or 2) the amount of subsidy for the unit including amounts from the operating and capital fund as determined by regulations (Note that the regulations have not yet been enacted.)

If, one year after the initial determination that a family's household income exceeds the over-income limit, the family's income continues to exceed the over-income limit, the HAKC will notify the family that their income has exceeded the over-income limit for one year, and that if the family's income continues to exceed the over-income limit for the next twelve (12) consecutive months, the family will be subject to a higher rent or termination of their lease.

If, through an annual or interim reexamination during the 2-year period, the HAKC determines that a previously over-income family has income that is then below the over-income limit, the family is no longer subject to these over-income provisions. The family will be entitled to a new 2-year grace period if the family's income once again exceeds the over-income limit.

If the HAKC terminates an over-income family's lease due to these over-income limit provisions, such termination will occur within 90 days of the determination that such termination must occur. HAKC will provide the family notice of the termination no less than thirty days prior to the effective date of the termination of the lease; and such effective date shall be no more than 120 days after of the second income determination.