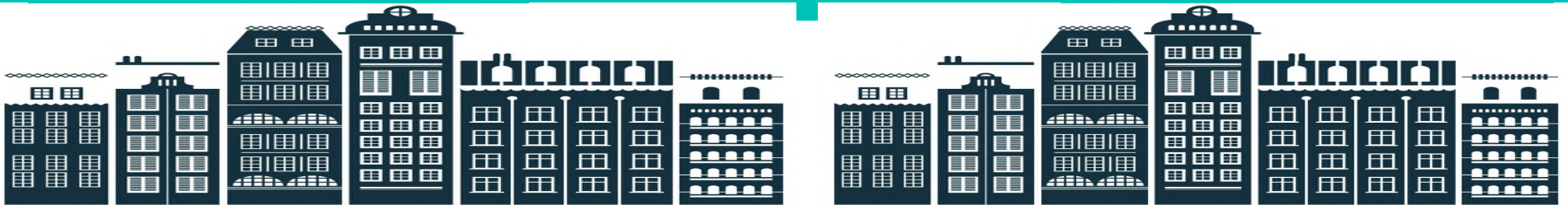


U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
OFFICE OF LEAD HAZARD CONTROL AND HEALTHY HOMES (OLHCHH)

FY18 PROGRAM MANAGER SCHOOL

UNIT ELIGIBILITY

EILEEN CARROLL AND GAIL WARD



OMAHA, NE APRIL 30-MAY 3, 2018

TABLE OF CONTENT

Objective: Determining unit eligibility

- Construction Year
- Unit Type
- Occupancy: child under 6 residing or spending significant time; pregnant woman.
- Resident Income Eligibility: At or below 80% median income
- Lead-Paint Hazards

UNIT REQUIREMENTS

- Construction: Must be Pre-1978
check local Assessor or tax website
- Unit Type:
Single family (owner-Occupied or rental)
Multi-family
- Privately Owned Units Only- NO project based or public assisted units!
- Residents of owner-occupied and rental must meet income eligibility and you must have income verification to document that
- Rentals must be occupied by or made available to low income families with children under 6
- Vacant units must be marketed as lead safe, ideal for families with children under age 6.

UNIT ELIGIBILITY, CONT'D

Owner-Occupied:

- Must be primary residence of families with income at or below 80% area medium income
- Not less than 90% of the units assisted must be occupied by a child under age 6 – includes visiting child who spends significant amount of time" which is defined as at least three hours per day on two separate days in a week (six hours per week total), and at least 60 hours total per calendar year.

UNIT ELIGIBILITY, CONT'D

Rental:

- Tenants must meet income requirements
- Must remain affordable for minimum 3 years following the completion of lead abatement activities
- Marketed to families with a child under the age of six years, with preference given to these families- Program Responsibility to show this in contract and monitoring documents

Vacant:

- Must be marketed to low-income families with children under age 6 and remain affordable for 3 years
- Do not overload your unit production with vacant units-
 - See policy 2014-01 PAGE 3: it is the programs responsibility to show documentation that they have marketed to occupied units as a priority and accept vacant units as an exception (Such as having no waiting list of occupied units)

UNIT ELIGIBILITY , CONT'D

Occupancy:

- Occupied by a child under age 6
- Frequently visited by a child under age 6
- Pregnant woman or of child bearing age
- Zero Bedrooms are different they have their own policy!!

Eligibility of Units for Assistance

PGI 2014-01 November 5, 2014

Occupant Type	Income Level ²	Child Occupant <6 years old
Renter	<ol style="list-style-type: none"> 1. At least 50% units must be less than 50% AMI, and 2. Remaining units (<50%) must be less than 80% AMI 	<ol style="list-style-type: none"> 1. Not required at time of assistance 2. Property owner must give priority to families with child under 6 years old for at least 3 years.
Multifamily Renter (≥ 5 units in same property)	<ol style="list-style-type: none"> 1. 20% of total number of units in same building may exceed 80% AMI 2. Remaining units must meet renter income requirements above 	<ol style="list-style-type: none"> 1. Not required at time of assistance 2. Property owner must give priority to families with child under 6 years old for at least 3 years.
Owner (primary residence)	100% of owner-occupied units must be occupied by families with less than 80% AMI	<ol style="list-style-type: none"> 1. At least 90% of total number of owner-occupied units assisted must have: <ul style="list-style-type: none"> • A child under 6 years old in residence, or • A child under 6 years old spends a “significant amount of time”³ or • A pregnant woman 2. Less than 10% of total number of units assisted may be occupied by families without a child

NEW POLICY 0-BEDROOM

PGI 2017-03 0-Bedroom Pre 1978 Units with a child under 6

- Child under six must reside or expected to reside in the unit
- “Expected to reside” means actual knowledge of residency or expected residency.

(includes woman known to be pregnant. In cases of future move-in, a signed lease is required and must be part of the case file documents.)

INCOME ELIGIBILITY

- Resident's must meet the guidelines of at or below 80% median income
- Income of all 18 years and older must be included.
- Use documentation required by the income eligibility method chosen by your program
- Income must be reverified if unit is not completed within 6 months initial application

INCOME VERIFICATION

You must choose the method you will use for all program applications and apply it consistently.

Options:

- The Part 5 definition of annual income
 - The Internal Revenue Service (IRS) adjusted gross income definition from IRS Form 1040. HOME rules specify that initial income verification must be based on a review of reliable source documentation, such as wage statements.
- <https://www.hudexchange.info/incomecalculator/>

LEAD-PAINT HAZARDS

- If unit meets construction, occupancy and income eligibility requirements, it must also have lead-based paint hazards identify:
- Complete a Tier II Environmental Review (Appendix A)
- Conduct a full LIRA which includes a lead paint inspection with XRF and a Risk Assessment identifying the lead paint hazards and providing suggested methods to eliminate the hazard either through abatement or interim controls.

PRIORITIZING

Units meet all the above criteria – What's next?

The purpose of Lead Hazard Control Grant Funds are to address units that impact the health of children under age 6

- Units should be prioritized meeting the needs of children with elevated blood lead levels FIRST
- Units with children under 6
- Units with women of childbearing age

CASE EXAMPLE 1

Case:

Unit: Pre-1978, EBL, Household income over 80% : Can the unit receive grant funds for lead hazard control?

No even with a lead poisoned child.

Possible Solution:

Refer owner to HUD approved Housing Counselor to see if they qualify for a HUD 203K loan

If in rural area, refer to local USDA Single Family Loan Program

Suggest owner reapply if income changes

CASE EXAMPLE 2

Application approved **1/20/2017**

Due to delay, hazard control work not scheduled to process until **10/1/2017**

Income must be recertified. Recertification shows unit is now over income. Can work proceed.

No Owner must meet income guidelines at time of assistance.

RESOURCES

- NOFA
- PG 2017-03, Treatment of 0-Bedroom Pre-1978 Units
- PG 2014-01, Eligibility of Units for Assistance
- PG 2013-07, Income Verification Guidance
- PG 2013-05 Use of LHC funds in non-target housing and other prohibited activities
- PG 2012-02 Enrolling Previously Assisted Units

RESOURCES, CONT'D

- PG 2008-04 Use of OHHLHC Grant Funds for units covered by pending or final Section 1018 Lead Disclosure Rule Enforcement Actions
- PG 2002-01 Lead Hazard Control in Multi-Family Housing containing Ineligible Units
- PG1998-02 Eligibility of certain publicly owned housing for assistance under Lead Hazard Control grants
- CPD Income Eligibility Calculator
(<https://www.hudexchange.info/incomecalculator/>)

FINALLY.....

When in doubt, do not hesitate to contact your GTR for an opinion.