

FY19 NEW GRANTEE ORIENTATION

UNIT ELIGIBILITY

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Unit Eligibility

First things to look for

- ✓ 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

Determining Unit Eligibility

- ✓ 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
- ✓ Rentals 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.

Determining 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 owner-occupied 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.

Determining Unit Eligibility

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

Determining Unit Eligibility

Occupancy:

- ✓ Occupied by a child under age 6
- ✓ Frequently visited by a child under age 6
- ✓ Pregnant woman

Note: Zero Bedrooms are different they have their own policy!!

Eligibility of Units for Assistance

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

Zero 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

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 Lead Inspection/Risk Assessment) 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. NOTE: LIRA expires after 1 year and must be updated with new dust sampling.

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 begin until 10/1/2017

Action Required: 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