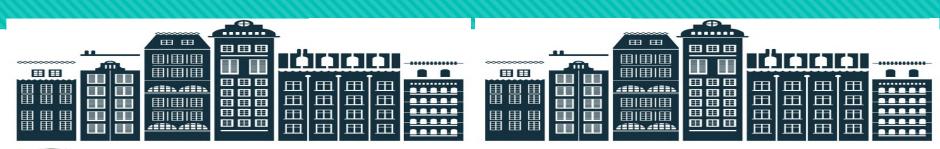
U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes (OLHCHH)

# FY19 NEW GRANTEE ORIENTATION

### UNIT ELIGIBILITY Eileen Carroll and Yolanda Domneys





#### OFFICE OF LEAD HAZARD CONTROL AND HEALTHY HOMES

### GRAPEVINE, TX DECEMBER 2-5, 2019

# **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:

- $\checkmark$  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 <sup>2</sup>	Child Occupant <6 years old
Renter	<ol> <li>At least 50% units must be less than 50% AMI, and</li> <li>Remaining units (&lt;50%) must be less than 80% AMI</li> </ol>	<ol> <li>Not required at time of assistance</li> <li>Property owner must give priority to families with child under 6 years old for at least 3 years.</li> </ol>
Multifamily Renter (≥ 5 units in same property)	<ol> <li>20% of total number of units in same building may exceed 80% AMI</li> <li>Remaining units must meet renter income requirements above</li> </ol>	2. Property owner must give priority to families with child
Owner (primary residence)	100% of owner-occupied units must be occupied by families with less than 80% AMI	<ol> <li>At least 90% of total number of owner-occupied units assisted must have:         <ul> <li>A child under 6 years old in residence, or</li> <li>A child under 6 years old spends a "significant amount of time" <sup>3</sup> or</li> <li>A pregnant woman</li> <li>Less than 10% of total number of units assisted may be occupied by families without a child</li> </ul> </li> </ol>

### **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