

CHANGES TO THE 2019-20 ACOP

1-I.C. PHA MISSION - The PHA’s mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

4-III.B. SELECTION METHOD

Local Preferences [24 CFR 960.206]

<u>PREFERENCE</u>	<u>POINTS</u>
1. Victims of a Natural Disaster who were or were not, prior to the disaster, receiving assistance from public housing or a housing choice voucher program.	10
2. Veterans of the Armed Forces	4
3. Elderly/Disabled Families <u>Elderly</u> preference is available when the head or spouse/significant other is aged 62 or older. <u>Disabled</u> preference is available when the applicant’s household will contain one or more members who are considered disabled as defined in HAD’s Housing Policy.	3
4. Employment At least one adult family member must be (working at least 20 hours per week).	3
5. School/Education/Job Training Applicants with an adult family member who is enrolled in college/vocational school (minimum of 6 or more credit hours) per semester; or enrolled in an employment training program; adult continuing education program (e.g. JOBS, GED, etc.)	2
6. Homeless/Domestic Violence Victim (See below for definition of “Homeless”)	4
7. Boyle County Residents	2

6-III.A. OVERVIEW OF INCOME-BASED RENT CALCULATIONS

Optional Changes to Income-Based Rents - The PHA chooses to adopt optional changes to income-based rents in the forms of Minimum Rents, Flat Rents, and a permissive deduction of the cost of medical, dental, and vision insurance for working families.

Ceiling Rents - The PHA chooses not to use ceiling rents.

7-I.C. UP-FRONT INCOME VERIFICATION (UIV)

Upfront Income Verification Using Non-HUD Systems (Optional) - The PHA will inform all applicants and residents of its use of the following UIV resources during the admission and reexamination process:

- a. HUD's EIV system
- b. State Wage Information Collection Agencies (SWICAs)
- c. State systems for the Temporary Assistance for Needy Families (TANF)
- d. Credit Bureau Information credit reports
- e. Internal Revenue Service (IRS) 4506-T
- f. Private sector databases (e.g. The Work Number)

8-I.G. MINIMUM HEATING STANDARDS [Notice PIH 2018-19] - The PHA is not located in an area where state or local residential heating standards exist. Therefore, the PHA must use the HUD-prescribed minimum heating standards as follows:

Minimum temperature: If the PHA controls the temperature, the minimum temperature in each unit must be at least **68 degrees Fahrenheit**. If the resident controls the temperature, the heating equipment must have the capability of heating to at least **68 degrees Fahrenheit**.

Minimum temperature capability: PHAs are allowed flexibility in maintenance of the indoor temperature when the outdoor temperature approaches the design day temperature. At no point should indoor temperatures in occupied space drop below **55 degrees Fahrenheit**. This flexibility applies when at least one of the below criteria are met:

- The outside temperature reaches or drops below the design day temperature (described below), or
- The outside temperature is within five degrees Fahrenheit of the design day temperature for more than two continuous days.

Measurement: Temperature measurements must be taken three feet above the floor and two feet from an exterior wall in a habitable room.

***Design-day temperature** refers to the lowest expected outdoor temperature that a heating system was designed to accommodate and still maintain the desired indoor temperature. This should translate, depending on local building code, to an outdoor temperature in the 1st to 5th percentiles of low outdoor temperatures for an area. For example, for Washington, DC the design day temperature is around 17°F. This means that 97.5% of the time the outside temperature will be at least 17°F. Therefore, a properly sized heating system in Washington, DC should be able to maintain a building's indoor temperature at 68°F when it is at least 17°F outside.