

**HIGHLIGHTS OF PROPOSED CHANGES TO THE WILMINGTON HOUSING AUTHORITY AGENCY PLAN,
LEASE, ACOP, MISCELLANEOUS POLICIES, CAPITAL BUDGETS, and FIVE YEAR ACTION PLAN**

(Topics & Comments Received at Resident Advisory Board Meeting On Wednesday August 4, 2010)

Below is a summary of the changes to various WHA documents that require public input and adoption by the Housing Authority Board of Commissioners. The required 45-day public comment period will begin on Thursday August 12 and will end with a public hearing held on September 27. The proposed changes below will be discussed with the Resident Advisory Board on August 4 and members are encouraged to make comments and suggestions at that meeting and any time before the public hearing on September 27.

AGENCY PLAN

The WHA intends to include in its agency plan an intention to apply for demolition of units at Rankin Place Terrace, Hillcrest, and Hillcrest Annex.

One residential unit and two management buildings at Rankin Place Terrace are expected to be demolished if WHA is awarded a Low Income Housing Tax Credit. If funded, four new residential units and a new management office will be constructed.

Hillcrest is expected to be the subject of a HOPE VI or Choice Neighborhoods grant that will allow a full redevelopment of the neighborhood. Notifying the public of this intent by including demolition references in the WHA agency plan is the first step towards submitting a grant application.

RAB: RAB comments focused on the desire that existing residents be permitted to return to the neighborhood post-development. A repeat of the Jervay Community redevelopment is not wanted.

STAFF: The criteria for selecting residents to return, remain, or otherwise occupy a redeveloped site would be dependent the types of grants awarded, and various laws in place at the time of a future redevelopment. While no guaranties are made, it is the intent of WHA to maximize the number of public housing rentals it is permitted to operate. Currently we are managing more than 450 units fewer than permitted because of a lack of construction funds. Therefore, a further loss of public housing units (as was experienced with the Jervay and Taylor redevelopments) is something WHA is actively seeking to avoid in future redevelopment efforts.

LEASE

9.B – A tenant who receives a income from a new source (i.e. a new job) will be required to report the change between annual re-certifications as an interim adjustment. Tenant's who receive an increase

in an existing income source (previously reported) are not required to report the change and will not experience a rent increase.

RAB: The Resident Advisory Board was receptive of this change.

13.O – This clause is being amended to prohibit the consumption of alcoholic beverages in the yards and common areas of WHA developments

RAB: The general Resident Advisory Board consensus of this proposed policy was negative. Members felt this policy was too aggressive and unnecessary, especially since the lease already allows WHA to evict for disruptive behavior caused by alcohol abuse. One member stated that if this policy were to be implemented nobody would ever visit her.

STAFF: In response to the Resident Advisory Board comments and recommendations, WHA has amended this proposed policy to prohibit alcohol presence and consumption only in the common areas (such as parks, green space, elevators, hallways, etc.). Resident's and their guests may continue to drink alcoholic beverages responsibly in their yards, provided that the Head of Household is present at all times.

19a.(17) – This clause is being added to iterate WHA's right to evict for violation of the Housekeeping and Curb Appeal policies.

RAB: Resident Advisory Board members acknowledged an overall problem with housekeeping among WHA residents. However, concern was raised as to how this policy would be equitably implemented since no two residents exhibit the same housekeeping standards. A suggestion was also made for WHA to mandate attendance at a WHA-sponsored housekeeping class.

STAFF: RAB members were reminded that a tenant is to maintain their housekeeping in accordance with WHA standards, NOT the individual standards that may be acceptable to the resident. A housekeeping class is being designed at this time to assist those who have failed their housekeeping inspections.

22. Property Abandonment – this clause is being removed from the lease.

No comments.

24. Grievances – Language is being removed that references escrow accounts and a resident requirement to place in escrow amounts equal to charges being disputed .

No comments.

25. House Rules – Language is being added making it clear that the Curb Appeal and Housekeeping Policies of the Housing Authority are incorporated by reference into the lease.

No comments.

ACOP

The previous ACOP template and instructional language have been replaced with a streamlined version of standard policies common to Housing Authority operations.

Reasonable Accommodations – It will be the responsibility of the Chief Operations Officer to make determinations regarding reasonable accommodation requests. New forms are being created to apply for a reasonable accommodation (both at admissions and during occupancy), and standard certification forms are being created for use by Medical Practitioners when needed by WHA in order to finalize a decision regarding a reasonable accommodation.

No comments.

Where to Apply – Applicants will now be processed at the WHA Central Office. Applications are also available at each Property Management Office and online at www.wha.net

No comments.

Admissions Preferences – All preferences for admissions are being removed. Applicants will be processed on a first/come – first/served basis. Solomon Tower and Hillcrest Annex will continue to be limited to elderly/disabled households.

RAB: Resident Advisory Board members began a discussion about the conflicts developing at Solomon Towers as a result of the presence of non-elderly and mentally unstable residents. Comments were made referencing state budget cuts that resulted in significantly reduced case management services for mentally ill persons.

STAFF: RAB members were advised that WHA Management cannot discriminate against non-elderly and disabled residents. Residents are encouraged to report disruptive behavior to the Police Department and to follow up such reports with a discussion with their Property Manager.

Informal Reviews – Requests by applicants for an informal review after being denied housing (or other adverse action) will be sent to and processed by the Chief Operations Officer.

No comments.

Bedroom Sizes – Requirements for children of the same sex to share a bedroom, and for children of opposite sexes to share a bedroom until the age of five (5) are being removed. The word “may” is replacing the word “will” in these policies. Staff will seek to accommodate residents wishes as closely as possible on a case-by-case basis after considering unit availability and wait list needs.

No comments.

Unit Offers - Because an applicant chooses the location in which they wish to live when they apply to a specific site based wait list, the Housing Authority will limit its offers to two (2) units at any particular site. Units that are rejected for good cause will not count against the applicant. This is a change from the current 3-offer policy.

No comments.

Utility Allowances – In cases where the utilities are placed in a tenant’s name, the Housing Authority may pay a utility allowance directly to the utility company instead of to the tenant.

No comments.

Pre Move Out Inspections – When a Property Manager learns that an apartment will become vacant (either through voluntarily moves or eviction), a Contractor may accompany the Property Manager during an inspection of the unit for purposes of developing a scope of work and obtaining quotes.

No comments.

Move Out Inspections – Places responsibility on the tenant to schedule a move out inspection with the Property Manager.

No comments.

Pet Policy – Pet Waste Removal Fee is reduced to \$5 from \$50.

No comments.

MISCELLANEOUS POLICIES

- **Pest Control Policy – Requires WHA to consider bedbug issues when developing pest control plans and procedures.**

No comments.

- **Maintenance Policy – Clarifies that duties previously performed by the Director of Maintenance are now the responsibility of the Chief Operations Officer**

No comments.

- **Maintenance Charge Schedule – Currently the WHA charges pre-set fees when tenant damage problems require repairs or replacement. Fees range from \$0.59 for a Light Switch Cover to**

\$100.00 for a hand rail replacement. However, this list does not identify all of the potential materials that could be needed for a repair (for instance stoves and refrigerators are not listed on the Maintenance Charge Schedule), nor are the labor costs recovered in most cases.

A new Maintenance Charge Schedule will identify the average hourly rate for our Maintenance workers, including overtime and holiday pay. The resident will be charged in ¼ hour increments based on the average wage rates + overhead. Proposed rates are identified below and are exclusive of the actual cost of materials needed for repair/replacement:

Regular Business Hours: \$23/hour

After Hours, Non-Holiday: \$34/hour

Holidays: \$46/hour

In addition to the charge for materials and WHA labor identified above, the actual cost charged by any Contractor will be charged to the tenant.

RAB: Resident Advisory Board members were generally opposed to the proposed rates. In addition to feeling that the rates were unfair and unaffordable to low-income residents, RAB members expressed a concern that conflicts would arise when a resident felt a particular damaged item should have been classified as normal wear-and-tear as opposed to tenant damage subject to charge.

STAFF: It is the position of Staff that resident's should be held responsible for the actual cost of repairing any damage that was caused by a resident's actions or negligence. It is hoped that the increased rates will encourage better household management and supervision by the resident's. In response to resident concerns however, this policy will not take effect until 1/1/11.

CAPITAL FUND BUDGETS

A description of new work items being added are shown under Five Year Action Plan (see below).

No comments.

FIVE YEAR ACTION PLAN

This plan is intended to communicate a Housing Authority's intentions on how it will spend capital fund grants in the near future. While a variety of construction projects are well underway, WHA intends to add several new projects to the Five Year Action Plan. Note: inclusion of a project in the Five Year Action Plan allows a Housing Authority to spend money as planned, but does not require the project to be completed.

- **All Sites – 6 Month Operating Reserves and Replacement Reserves**
- **All Sites – Management Office Ceiling Tile Replacements**
- **All Sites – Window Treatments (Blinds)**

- All Sites – Lock and Door Upgrades
- All Sites – Handicap Ramp Upgrades
- All Sites – Playground and Basketball Court improvements
- All Sites – Multiple Dwelling Unit (MDU) Satellite Dish
- All Sites – Roof Replacements as Needed
- All Sites – Grass Cutting Equipment
- All Sites – Landscape Equipment (Bobcat, etc.)
- All Sites – Vehicle Replacement As Needed
- Central Office Board Room/Resident Training Center Expansion
- Central Office HVAC Replacement
- Central Office Kitchen Upgrades
- Central Office 1st Floor Cosmetic Upgrades
- Solomon Tower Laundromats
- Solomon Tower Kitchen Replacements
- Solomon Tower Smoke Detector Upgrades
- Solomon Tower Residential Hallway Air Conditioning
- Solomon Tower Balcony Repairs
- Solomon Tower Ceiling Tile Replacements
- Solomon Tower Management Office Relocation
- Solomon Tower Door Replacements
- Solomon Tower Video Surveillance System
- Solomon Tower Hallways and Common Area Cosmetic Upgrades
- Solomon Tower Stairwell HVAC and Painting
- Solomon Tower Fire Suppression System (Sprinklers)
- All Sites – Weed & Feed Turf Treatments
- Houston Moore – Parking, Landscape/Hardscape, Sidewalks, & Underground Utilities
- Houston Moore Laundromat
- Houston Moore Window Replacements/Upgrades
- Houston Moore Window Shutters
- Houston Moore Tot Lot
- Houston Moore Video Surveillance System
- Houston Moore Maintenance Garage
- Houston Moore Porch Light Automation
- Houston Moore HVAC Replacements
- Houston Moore Kitchen & Bath Upgrades
- Hillcrest Laundromat
- Hillcrest YouthBuild Center Upgrades
- Hillcrest Landscape/Hardscape/Sidewalks
- Hillcrest – Kitchen and Bath Replacements As Needed
- Hillcrest – Heat Pump Replacement As Needed

- **Vesta Village – Cementitious Siding and Insulation**
- **Vesta Village – Community Room Renovation**
- **Vesta Village – Underground Utility completion**
- **Vesta Village – Sidewalk Upgrades**
- **Vesta Village – Hot Water Heater Replacements**
- **Creekwood – 60 Unit Exterior Renovation**
- **Creekwood – 138 Unit Substantial Rehab Gap Financing**
- **Creekwood – Video Surveillance System**
- **Rankin Terrace – Video Surveillance System**
- **Rankin Terrace – Capital Fund Leveraging for Substantial Rehab**
- **Rankin Terrace – Landscaping Improvements**

RAB: No items were suggested for removal. Resident Advisory Board members made suggestions for additions to the Five Year Action Plan that include:

- *Addressing flooding problems on Emory Street in Creekwood South*
- *Provide underground electrical utilities at Creekwood South to minimize outages during hurricanes*
- *As an alternative to underground utilities at Creekwood South, provide a generator that would provide electricity to all households*
- *Creekwood South, Vesta Village, Houston Moore, and Hillcrest residents all asked for additional lighting*
- *Vesta Village residents stated more mulch was needed, especially in play areas*

STAFF: In response to RAB members comments, staff has been assigned to research the flooding issue on Emory Street and inadequate lighting complaints, to ensure all areas at Vesta Village are adequately mulched, and placed the Creekwood South underground utility project on the Five Year Action Plan.

WILMINGTON HOUSING AUTHORITY

INTENT TO APPLY FOR DEMOLITION OF PUBLIC HOUSING

The WHA intends to include in its agency plan an intention to apply for demolition of units at Rankin Place Terrace, Hillcrest, and Hillcrest Annex.

One residential unit and two management buildings at Rankin Place Terrace are expected to be demolished if WHA is awarded a Low Income Housing Tax Credit. If funded, four new residential units and a new management office will be constructed.

Hillcrest is expected to be the subject of a HOPE VI or Choice Neighborhoods grant that will allow a full redevelopment of the neighborhood. Notifying the public of this intent by including demolition references in the WHA agency plan is the first step towards submitting a grant application.

**HOUSING AUTHORITY
OF THE
CITY OF WILMINGTON, NORTH CAROLINA
DWELLING LEASE**

1. **PARTIES AND DWELLING UNIT:** The parties to this dwelling lease, hereinafter referred to as "Lease", are the Housing Authority of the City of Wilmington, North Carolina, hereinafter referred to as "Landlord", and _____, hereinafter referred to as "Resident". The Landlord leases to the Resident the unit located at _____ containing ___ bedroom(s) (the "Unit), in the development known as _____ (the "Development") under the terms and conditions as follows:

The Unit is for the exclusive use and occupancy of the Resident and members of the Resident's household, consisting of the following named persons who are authorized to live in the Unit:

Name	Sex	Age	Relation	Date of Birth	Social Security Number
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The Resident shall promptly inform the Landlord of the birth, adoption or court-awarded custody of a child. With the consent of the Landlord, a foster child or a live-in aide (as such term is defined by the regulations of the United States Department of Housing and Urban Development ("HUD")) may reside in the Unit.

Except for the birth, adoption or court-awarded custody of a child, any addition to the household members listed above requires the advance written approval of the Landlord. The Landlord shall approve the additional persons if: a) the addition of such persons to the Unit complies with the Landlord's policies and HUD regulations; b) such persons pass the Landlord's screening for occupancy; and c) an appropriate size unit is available. The Resident shall inform the Landlord whenever a household member moves out of the Unit within ten (10) days after such member leaves the Unit.

If the Resident is incapable of complying with this Lease, the Landlord should contact the following person; _____. This person's address is _____ and phone number is _____.

2. LEASE TERM: This Lease shall begin on _____ . The term shall be one year and shall renew automatically for another year unless (i) the family fails to comply with the Community Service and Family Self-Sufficiency requirements described in Section 12 of this Lease; or (ii) this Lease is terminated as provided herein.

3 RENTAL PAYMENT: The Resident shall pay an initial monthly rent of \$_____. If this Lease begins on a day other than the first day of the month the first month's rent for this initial term shall be _____.

_____ Flat Rent: The flat rent amount is determined by the Landlord for the Unit.

_____ Income-Based Rent: The income-based rent amount is based on the family income and other information reported by the Resident.

(check one)

- a. Change in Rent Calculation. The Resident may change rent calculation methods at any recertification. The Resident who has chosen the flat rent option may request a reexamination and change to the income-based method at any time due to a financial hardship. Financial hardship shall include these situations: (i) the family's income has decreased because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance, (ii) the family has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education or similar items; or (iii) other situations that the Landlord determines to be appropriate.
- b. Rental Payment Due and Late Charges. Rent is due on the first day of each month at the Development office. If a reasonable accommodation on where to pay rent is needed, other arrangements can be made. Cash payments are not acceptable.

If the Resident fails to make the rent payment by the first day of the month, a notice will be issued to the Resident and a Fifteen and 00/100 Dollar (\$15.00) late charge will be assessed on the sixth day of the month. If a personal check is returned unpaid by the bank, a Twenty-Five and 00/100 Dollar (\$25.00) returned check fee will be assessed against the Resident. Therefore, a Fifteen and 00/100 Dollar (\$15.00) late charge *and* a Twenty-Five and 00/100 Dollar (\$25.00) returned check fee will be assessed against the Resident if the Resident fails to make rent payment by the fifth day of the month, *and* the Resident's check was returned unpaid by the bank. The charges to be assessed under this Section 3 are not due and collectible until two (2) weeks after the Landlord gives written notices of the charges.

- c. Change in Family Circumstances. If the Resident is paying the minimum rent and there is a change in family circumstances creating an inability to pay the rent, the Resident may request suspension of the minimum rent because of a recognized hardship which has been verified by the Landlord.

4. SECURITY DEPOSIT: The Resident shall pay a security deposit in the total amount of _____.

Upon termination of this Lease for any reason, the Landlord shall apply the security deposit to all outstanding charges incurred by the Resident. Any remaining security deposit after

payment of all outstanding charges will be returned to the Resident within thirty (30) days after termination of the Lease and delivery of possession of the Unit by the Resident, If the security deposit was not sufficient to pay all outstanding charges incurred by the Resident, the Landlord shall mail to the Resident an itemized bill setting forth the amount in excess of the amount of the Resident's security deposit, and those charges shall be immediately due and payable to the Landlord by the Resident. The security deposit may be applied to the following charges:

- a. All unpaid rent payments and unpaid fees and charges;
- b. Damage to the Unit or its equipment beyond normal wear and tear;
- c. Charges for keys not returned to the Development office;
- d. Charges for WHA identification cards not returned to the Development office;
- e. Costs of re-renting of the Unit after breach of this Lease by the Resident;
- f. Costs of removal of the Resident's property after a summary ejectment proceeding or court courts in connection with termination of the Resident's tenancy; and
- g. All other charges permitted by the North Carolina General Statutes.

5. OCCUPANCY: The Resident and the household members named in Section 1 of this Lease shall have the right to exclusive use and occupancy of the Unit; including reasonable accommodation for guests (as such term is defined in Section 13 below). Any guests shall need prior written permission of the Landlord to reside in the Unit, and may reside in the Unit for no more than fourteen (14) days with the Landlord's written permission.

With the advanced written permission of the Landlord, the Resident or members of his or her household may engage in legal profit-making activities in the Unit, so long as (i) the Landlord determines that such activities are incidental to primary use of the Unit as a residence of the Resident and his or her household; and (ii) the activities do not infringe on the rights, safely and peaceful enjoyment of the premises (as such term is defined in Section 13 below) by other residents. All such uses of the Unit for legal profit-making activities must meet all zoning requirements, and the Resident must have the proper business licenses, governmental permits and approvals. No structural changes of the Unit shall be permitted to accommodate such profit-making activities.

The Resident shall not permit the use of the Unit for any other purpose without the advanced written permission of the Landlord.

6. PRE-OCCUPANCY AND PRE-TERMINATION INSEPCIONS: The Landlord and the Resident are obligated to inspect the Unit prior to the commencement of occupancy by the Resident. By signing this Lease and the Unit Inspection Report, the Resident acknowledges that the Unit is safe, clean and in good condition, and that all appliances and equipment in the Unit are in good working order as described in the Move-in Unit Inspection Report. This report signed by both the Resident and the Landlord is attached hereto and incorporated by reference.

At the time of move out, the Landlord shall complete another inspection of the Unit. When the Resident notifies the Landlord of his or her intent to vacate, the Landlord shall advise the Resident of his/her opportunity to participate in the move-out inspection (unless the Resident moves out without notice to the Landlord). The Landlord shall provide the Resident a statement

of any charges made for maintenance and repair beyond normal wear and tear and for consumption of excess utilities.

7. UTILITIES:

A. The Landlord shall provide the following utilities as a part of this Lease, but shall not be liable for the failure to provide utilities service due to circumstances beyond its control:

- a. Gas not in excess of the amount of gas allotted per cubic feet of the dwelling unit per month or quarter as shown on the Current Schedule of Utilities as posted in the Development office;
- b. Electrical current per month or quarter for lighting, refrigeration, and small appliances not in excess of the number of kilowatt hours shown on the Current Schedule of Utilities as posted in the Development office;
- c. Water - Hot and cold;
- d. Heat when necessary or as specified by law;
- e. Common receptacles where appropriate and facilities for the deposit of garbage and other wastes removed by the Resident for municipal collection;

B. The Resident agrees to pay for the following utilities, when applicable:

- a. Electricity in excess of the allotment referred to in Section 7 A (b) above;
- b. Gas in excess of the allotment referred to in Section 7 (A)(a) above,

The Utility Allowance Schedule for Resident Paid Utilities and the Schedule of Excess Utility Charges are posted in the Development office. The Resident shall pay any excess utilities consumed in his/her Unit over and above that set forth in the schedules described above. Utility allowance revisions based on rate changes shall be effective retroactively to the first day of the month following the month in which the last rate change took place.

8. RENT RECERTIFICATIONS:

A. Each year by the date specified by the Landlord, the Resident who is paying income based rent shall provide accurate, complete, and updated information regarding income, employment, assets, expenses, family compositions and other necessary information required by the Landlord, and in a form prescribed by the Landlord. The Landlord shall verify the information supplied by the Resident and use the verified information to establish the amount of the Resident's rent for the next year. At the time of the annual review, the Landlord shall advise the Resident of any income that will be excluded from consideration. The Landlord shall comply with HUD regulations and the Landlord's policy as stated in the Landlord's Admissions and Continued Occupancy Policy, as may be amended from time to time.

Income reviews will be held every third year for the Resident who is paying flat rent. Family composition review will still be held every year for the Resident who has opted to pay flat rent. The Resident who has chosen this option will be notified at the appropriate time of his/her recertification.

- B. In the event that annual income cannot be projected for a twelve (12) month period or the Resident is reporting no income and the Resident has chosen the income-based rent option, the Landlord will schedule special rent reviews every thirty (30) days. In addition, the Resident may request a change in the rent choice option before the date of the review if the family experiences a financial hardship on the family as determined by the Landlord.

9. INTERIM RENT ADJUSTMENTS:

- A. The Resident must report within ten (10) days to the Landlord any of the following changes in household circumstances when they occur between annual rent recertifications provided in Section 8 above;
 - a. A member has been added to the family through birth, adoption, or court awarded custody, or marriage.
 - b. A household member is leaving or has left the family unit through death, divorce, or other continuing circumstances.
 - c. The commencement or termination of public assistance, social security and or supplemental security, paid to the Resident or a member of the Resident's household.
- B. In addition, Residents paying income-based rent must report the following activities that occur between annual rent recertifications provided in Section 8 above;
 - a. A decrease in annual income;
 - b. A new income source
 - c. Childcare expenses for children under the age of 13 that are necessary to enable a member of the household to be employed or to go to school;
 - d. Handicapped assistance expenses, which enable a family member to work;
 - e. Medical expenses of elderly, disabled, or handicapped headed households that are not covered by insurance; or
 - f. Other family changes that impact their adjusted income
- C. Notwithstanding the provisions listed above, the Resident's monthly rent shall not be reduced if the decrease in the family's annual income is caused by a reduction in the welfare or public assistance benefits received by the family that is a result of the Resident's or household member's failure to comply with the conditions of the assistance program requiring participation in an economic self-sufficiency program or other work activities. In addition, if the decrease in the family's annual income is caused by a reduction in welfare or public assistance benefits received by the family that is the result of an act of fraud, such decrease in income shall not result in a rent reduction. In such cases, the amount of income to be attributed to the family shall include that amount which the family would have received had they complied with the welfare requirements or had not committed an act of fraud.

For purposes of rent adjustments, the reduction of welfare or public assistance benefits to a family that occurs as a result of the expiration of a time limit for the

receipt of assistance will not be considered a failure to comply with program requirements. Accordingly, the Resident's rent will be reduced as a result of such a decrease.

The Landlord shall verify the information provided by the Resident to determine if a decrease in the rent is warranted.

10. **EFFECTIVE DATE OF RENT CHANGE:** the Landlord shall give the Resident written notice of any change in the Resident's rent. The notice shall be signed by the Landlord, state the new amount the Resident is required to pay, and the effective date of the new rental amount.

a. **RENT DECREASES:** The Landlord shall process rent decreases so that the lowered rent amount becomes effective on the first day of the month after the Resident reports the change in household circumstances. This rent change may be made retroactive to the appropriate date if less than five (5) working days have been given to the Landlord to process this change subject to receipt of verification.

b. **RENT INCREASES:** The Landlord shall process rent increases so that the Resident is given no less than thirty (30) days advance written notice of the amount due subject to receipt of verification.

Once the rental rate is established, it shall remain in effect until the effective date of the next annual review unless another interim review and change is warranted or the Resident elects to change to or from flat rent calculation method.

11. **RESIDENT OBLIGATION TO REPAY:** Residents who pay income-based rent shall reimburse the Landlord for the difference between the rent that was paid and the rent that should have been charged if proper notice of income change had been given and if the following circumstances occur:

a. The Resident does not submit rent review information as required by this Lease and by HUD by the date specified in the Landlord's request: or

b. The Resident submits false or misleading information to the Landlord at admission or at annual, special, or interim review.

The Resident is not required to reimburse the Landlord for undercharges caused solely by the Landlord's failure to follow HUD's procedures for computing rent.

12. **COMMUNITY SERVICE AND SELF-SUFFICIENCY:** The Resident and adult members of his or her household shall perform eight (8) hours of community service (as such term is defined in HUD regulations) or participate in an economic self-sufficiency program (as such term is defined in HUD regulations) for eight (8) hours each month unless otherwise exempt under HUD regulations.

The Landlord shall make an annual determination regarding the compliance of the Resident and members of the household with the community service and economic self-sufficiency requirements no later than thirty (30) days prior to the expiration of this Lease. If the Landlord determines that the Resident or a member of Resident's household is non-compliant, the Landlord shall notify the Resident of the determination. The Lease shall not be renewed at the end of the current term unless the Resident or the member of the Resident's household who is non-compliant enters into a written agreement with the Landlord to make up the missed hours, or

the Resident's household provides written assurance satisfactory to the Landlord that the non-compliant member no longer resides in the Unit.

The Resident may request a grievance procedure on the Landlord's determination of non-compliance.

13. RESIDENT'S OBLIGATIONS:

For purposes of this Lease:

- "drug" means a controlled substances as defined in section 102 of the Controlled Substances Act (21. U.S.C. 802);
- "drug-related criminal activity" means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute, or use the drug;
- "guest" means a person temporarily staying in the dwelling unit with the consent of the Resident or other member of the household with authority to consent on behalf of the Resident;
- "person under the Resident's control" means a person not staying as a guest in the Unit, but is or was present on the premises at the time of the activity in question because of an invitation from the Resident or other member of the household with authority to consent on behalf of the Resident;
- "premises" means the Development, including common areas and grounds;
- "violent criminal activity" means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

The Resident is obligated to:

- a. not assign the Lease or sublet the Unit;
- b. not provide accommodations for boarder or lodgers;
- c. use the Unit solely as a private dwelling for the Resident and the Resident's household as provided in Section 1 of the Lease, and not permit the Unit to be used for any other purpose, except as otherwise approved by the Landlord;
- d. abide by necessary and reasonable regulations promulgated by the Landlord for the benefit and well being of the Development, its residents, and the Landlord's employees, which regulations shall be posted in the Development office and incorporated herein by reference;
- e. comply with all applicable provisions of building and housing codes materially affecting the health and safety of the Development, its residents, and the Landlord's employees;
- f. keep the Unit and any other areas assigned for the Resident's exclusive use in a clean and safe condition;
- g. remove garbage and other waste from the Unit in a safe and sanitary manner;

- h. use all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appurtenances, including elevators, in a reasonable manner;
- i. not deliberately or negligently, destroy, deface, damage or remove any part of the Unit or the Development;
- j. cause his or her household or guest not to deliberately or negligently, destroy, deface, damage or remove any part of the Unit or the Development;
- k. pay reasonable charges (other than for normal wear and tear) for the repair of damages to the Unit, the Development or premises, intentionally or negligently caused by the Resident, or his or her household or guest, and to pay such charges within thirty (30) days after the receipt of the Landlord's itemized statement of the repair charges. A Schedule of Charges is posted in the Development office. If the item is not listed on the Schedule of Charges, the Resident shall be charged the actual cost the Landlord incurred;
- l. act in a manner, and cause his or her household members or guest to act in a manner which will not disturb the other residents' peaceful enjoyment of their accommodations in the Development, and will be conducive to maintaining the Development in a decent, safe and sanitary condition;
- m. assure that the Resident, any member of the Resident's household, or the Resident's guests will not engage in any of the following:
 - (1) Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premise by other residents or the Landlord's employees;
or
 - (2) Any drug-related criminal activity on or off the premises;
- n. assure that person(s) under the Resident's control will not engage in any of the following:
 - (1) Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or the Landlord's employees;
or
 - (2) Any drug-related criminal activity on the premises;
- o. assure that no member of the Resident's household engages in abuse or pattern of abuse of alcohol that affects the health, safety, or right to peaceful enjoyment of the premises by other residents or the Landlord's employees; furthermore, consumption or presence of alcohol is forbidden in any common area, park, hallway, recreation room, elevator, or other are of WHA property that is not the Resident's apartment or yard. Responsible consumption or presence of alcohol is| permitted in a Resident's yard provided the Head of Household is present at all times.
- p. use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended;

- q. not litter the grounds or common areas of the property;
- r. give the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating equipment or any other part of the Unit or related facilities;
- s. not park unregistered or un-inspected vehicles on the property or park any vehicle in an unauthorized location; and
- t. keep in possession, and assure that all members of his or her household to keep in possession, their approved identification cards (which are issued to Resident and all members of Resident's household who are ten (10) years of age or older), and display the approved identification cards to members of Landlord's staff and/or any public law enforcement officer upon request.

14. LANDLORD'S OBLIGATIONS:

The Landlord is obligated to:

- a. maintain the Unit, the Development and premises in decent safe and sanitary condition;
- b. comply with requirements of applicable building codes, housing codes, and HUD regulations affecting health and safety;
- c. make necessary repairs to the Unit;
- d. keep the Development buildings, facilities and common areas, not otherwise assigned to the Resident for maintenance and upkeep, in a clean and safe condition;
- e. maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators, supplied or required to be supplied by the Landlord;
- f. provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of the Resident's household) for the deposit of garbage, rubbish, and other waste removed from the Unit by the Resident;
- g. supply running water and reasonable amounts of hot water and heat at appropriate times of the year (according to local customs and usage) except where heat or hot water is generated by an installation within the exclusive control of the Resident and supplied by a direct utility connection;
- h. notify the Resident of the specific grounds for any proposed adverse action (which includes, but is not limited to, a proposed termination of the Lease, transfer of the Resident and household to another unit, imposition of charges for maintenance and repair, or for excess consumption of utilities). If the Landlord is required to afford the Resident the opportunity for a hearing under the Landlord's grievance procedure for a grievance related to a proposed adverse action by the Landlord:
 - (1) The notice of proposed adverse action shall inform the Resident of the right to request such hearing. In the case of termination of this Lease, a notice of termination provided by the Landlord in accordance with

Section 20 of this Lease, shall constitute adequate notice of the proposed adverse action.

- (2) In the case of a proposed adverse action other than a proposed lease termination, the Landlord shall not take the adverse action until the time for the Resident to request a grievance hearing has expired, and (if a hearing was timely requested by the Resident) the grievance process has been completed.

15. DEFECTS HAZARDOUS TO LIFE, HEALTH, OR SAFETY: If the Unit is damaged to the extent that conditions are created which are hazardous to the life, health, or safety of the occupants, the following shall apply:

- a. The Resident shall immediately notify the Landlord of the damage;
- b. The Landlord shall be responsible for repair of the Unit within a reasonable time. However, if the Resident, household members or guests caused the damage, the reasonable cost of the repairs shall be charged to the Resident;
- c. The Landlord shall offer standard alternative accommodations (including accommodations in another development or reasonable accommodations within the community), if available, when necessary repairs cannot be made within a reasonable time. However, if the Landlord determines that the damage was a result of a violation of material terms of this Lease by the Resident, then the Landlord may proceed with termination of the Lease after providing alternative accommodations to the Resident;
- d. The rent shall abate in proportion to the seriousness of the damage and loss in value as a dwelling in the event repairs are not made in accordance with Section 15. b. or alternative accommodations are not provided in accordance with Subsection 15. c., except that no abatement of rent shall occur if the Resident rejects the alternative accommodation or if the damage was caused by the Resident, the Resident's household members or guests.

16. RESTRICTION ON ALTERATIONS: The Resident shall not do any of the following without first obtaining the Landlord's written permission:

- a. dismantle, change or remove any part of the appliances, fixtures or equipment in the Unit;
- b. paint or install wallpaper or contact paper in the Unit;
- c. attach awnings or window guards in the Unit;
- d. attach or place any fixtures, signs, or fences on the premises;
- f. attach any shelves, screen doors, or other permanent improvements in the Unit;
- g. install or alter carpeting, resurface floors or alter woodwork;
- h. install washing machines, dryers, fans, or heaters in the Unit, if the Unit is an elderly dwelling unit;
- i. place any aerials, antennas, satellite dishes, or other electrical connections on Unit;
- j. install additional or different locks or gates on any doors or windows of the Unit;

- k. install a dryer in the Unit, if the Unit is a non-elderly dwelling unit, or
- l. install waterbeds.

17. **ACCESS BY LANDLORD:** During the Resident's possession of the Unit, the Landlord shall provide two (2) days' written advance notice to the Resident of its intent to enter the Unit during reasonable hours for the purpose of performing routine inspections and maintenance, for making improvement or repairs, extermination, or to show the Unit for re-renting. The Resident shall permit the Landlord, his or her agents, or other person, when accompanied by the Landlord, to enter the Unit for these purposes. In the event that the Resident and all adult members of the household are absent from the Unit at the time of entry, the Landlord shall leave a written statement in the Unit, stating the date, time, name of the person entering the Unit and the purpose of the visit. It is presumed that Landlord has been granted permission for them to enter the Unit if the Resident has submitted a request for repairs.

The Landlord may enter the Unit at any time without advance notice when there is reasonable cause to believe an emergency exists.

18. **SIZE OF DWELLING:** The Resident understands that the Landlord assigns dwelling units according to the occupancy standards published in its Admissions and Continued Occupancy Policy ("ACOP"). The occupancy standards consider the type (such as dwelling units designed for the elderly or handicapped) and size of the dwelling unit required by the number of household members. If the Resident is or becomes eligible for a different type or size dwelling unit the resident may request a transfer as permitted by Landlord's policy. The Resident shall be given a reasonable period of time to move. This time shall not exceed ten (10) days unless an unusual hardship condition exists. If the Resident fails to move to the designated dwelling unit within the notice period specified by the Landlord, the Landlord may terminate this Lease.

If the Landlord determines that the Resident must transfer to another unit based on family composition, the Landlord shall notify the Resident. The Resident may ask for an explanation stating the specific grounds of the determination and if the Resident does not agree with the determination, the Resident may request a hearing in accordance with the Landlord's grievance procedures.

When the transfer is required by the Landlord, refusal of the unit offer will result in lease termination.

19. **LEASE TERMINATION BY LANDLORD:** The Landlord may terminate or refuse to renew the Lease for:
- a. Serious or repeated violation of material terms of this Lease, including, but not limited to, any of the following:
 - (1) Nonpayment. Nonpayment of rent or other charges due under the Lease (i.e. utilities, work orders).
 - (2) Sublease; Border and Lodgers. The assignment of the Lease or subleasing of the Unit or providing accommodation for boarders or lodgers;
 - (3) Use of Premises. Use of the premises for purposes other than solely as a dwelling unit for the Resident and Resident's household as identified in this Lease, or permitting its use for any other purpose without the advanced written permission of the Landlord;

- (4) Violation of Rules. Failure to abide by necessary and reasonable rules made by the Landlord for the benefit and well being of the housing development and the Residents;
 - (5) Violation of Housing Codes. Failure to abide by applicable building and housing codes materially affecting health or safety;
 - (6) Disposal of Garbage. Failure to dispose of garbage, waste and rubbish in a safe and sanitary manner;
 - (7) Use of Utilities. Failure to use electrical, plumbing, sanitary, heating, ventilating, air conditioning and other equipment, including elevators in a safe manner;
 - (8) Destruction of Property. Acts of destruction, fire, defacement or removal of any part of the premises, or failure to cause guests to refrain from such acts;
 - (9) Damages. Failure to pay reasonable charges for the repair of damages to the premises, property buildings, facilities or common areas;
 - (10) Trespassed or Banned Individuals. The failure of the Resident or other members of the Resident's household to not permit any individual who is identified on the "Trespass List" (posted in each development office) of the Landlord or who is restricted from entering the Landlord property as a guest or visitor;
 - (11) Inspection or Extermination. Failure to allow inspection or extermination of the Unit;
 - (12) Sex Offender. Determination or discovery that the Resident or member of the household is subject to a sex offender registration program;
 - (13) Ineligible Immigration Status. Determination or discovery that the Resident or member of the household is ineligible due to immigration status;
 - (14) Pet Policy. Violation of the Landlord's Pet Policy;
 - (15) Resident's Obligations. Failure to fulfill any of the Resident's obligations described in Section 13 of this Lease; or
 - (16) Disturbances. Any activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other Residents or employees of the Authority.
 - (17) Violation or Repeated Violation of Housekeeping and/or Curb Appeal Policies. The Landlord may pursue the eviction of a Resident whose material or repetitive failure to adhere to its housekeeping and/or curb appeal policies.
- b. Being over the income limit for public housing. However, the Landlord may not terminate this Lease if the Resident's family is over the income limit, if (i) the Resident's family has a valid contract for participation in a Family Self-Sufficiency program (as such program is described in HUD regulations); (ii) the Resident's family receives an earned income disallowance (as such disallowance is described in HUD regulations);
- c. Other good cause, which includes, but is not limited to, the following:

- (1) Criminal activity or alcohol abuse, meaning any of the following:
- (i) Any drug-related criminal activity on or off the premises by the Resident, any of the Resident's household members, any guest of the Resident, or another person under the Resident's control;
 - (ii) The Landlord determines that a member of the Resident's household is illegally using a drug;
 - (iii) The Landlord determines that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents or the Landlord's employees;
 - (iv) Criminal activity by the Resident, any of the Resident's household member, any guest of the Resident, or another person under the Resident's control, that threatens the health or safety of, or right to peaceful enjoyment of the premises by, other residents (including the Landlord's staff residing on the premises) or threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises;
 - (v) The Resident (1) is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, which is a felony under the laws of the place from which the individual flees, or which is a high misdemeanor in the State of North Carolina; or (2) is violating a condition of probation or parole imposed under federal or state law;
 - (vi) The Landlord determines that the Resident or any of the Resident's household member has engaged in abuse or a pattern of abuse of alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or the Landlord's employees;
 - (vii) The Landlord determines that the Resident or any household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers; or
 - (viii) It shall be cause for immediate termination of this Lease if the Landlord determines that the Resident or any member of the Resident's household has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted public housing.

HUD regulations permit the Landlord to terminate this Lease by judicial action for criminal activity, if the Landlord determines that the person has engaged in the criminal activity,

regardless of whether the person has been arrested or convicted for such activity, and without satisfying the standard of proof used for a criminal conviction.

Once the Resident or a household member is either evicted for criminal activity, the Landlord shall notify the local post office serving that Unit that such individual or family is no longer residing in the Unit.

- (2) Discovery by the Landlord after admission of facts that made the Resident ineligible;
- (3) Discovery by the Landlord of material false statements or fraud by the Resident in connection with an application for assistance or with reexamination of income;
- (4) Failure of the Resident or household member to comply with the Community Service and Family Self-Sufficiency requirements pursuant to Section 12 of this Lease. Such failure shall be grounds only for non-renewal of this Lease and termination of tenancy at the end of the twelve-month lease term; or
- (5) The Resident's failure to accept the Landlord's offer of a lease revision made in accordance with HUD regulations, after prior written notice of the offer of the revision at least sixty (60) calendar days before the lease revision is to take effect, and with the offer specifying a reasonable time limit within that period for acceptable by the Resident.

In the event merited legal proceedings are required to recover possession of the Unit, the Resident will be charged a \$90.00 fee or such fee as set by the court to cover the administrative costs, plus other court costs directly associated with such merited legal proceedings.

20. NOTICE OF LEASE TERMINATION:

- a. In the event of termination of this Lease by the Resident, the Resident shall give the Landlord thirty (30) days' written notice of termination, which notice shall be delivered as set forth in Section 23. The Resident agrees, upon vacating the Unit, to remove any and all contents of the Unit which are not owned by the Landlord or had not otherwise been provided by the Landlord. To the extent permissible by North Carolina law, costs of removal and disposal shall be assessed to and paid for by the Resident.
- b. In the event of termination of this Lease by the Landlord, the Landlord shall provide written notice (which notice shall be delivered as set forth in Section 23) as follows:
 - (1) A fourteen (14) days' notice because of the Resident's failure to pay rent.
 - (2) A reasonable notice period considering the seriousness of the situation (but not to exceed thirty (30) days):
 - (i) If the health or safety of other residents, the Landlord's employees, contractors, or persons residing in the immediate vicinity of the premises is threatened;

- (ii) If any member of the Resident's household has engaged in drug-related criminal activity or violent criminal activity; or
- (iii) If any member of the Resident's household has been convicted of a felony
- (3) A thirty (30) days' notice for termination in all other cases except that if a state or local law provides for a shorter period of time, the shorter period shall apply.

c.. The notice of termination from the Landlord shall:

- (1) State the specific grounds for the termination, including both the factual grounds for the termination and make a citation to the lease provision(s) which was violated.
- (2) Inform the Resident of his or her right to make such reply as he or she may wish;
- (3) Inform the Resident of his or her right to examine the Landlord's documents directly relevant to the termination or eviction; and
- (4) Inform the Resident of whether he has or she has the right to request a hearing in accordance with the Landlord's grievance procedure.

21. **TERMINATION OF LEASE UPON DEATH OR INCAPACITY OF RESIDENT:** Upon the death of the Resident, or if there is more than one Resident, upon the death of all Residents, either the Landlord or the personal representative of the Resident's estate may terminate this Lease upon thirty (30) days' written notice, to be effective on the last day of a calendar month. If notice is not given, the Resident's estate shall be liable for rent to the end of the notice period or to the date the unit is re-rented, whichever date comes first. The termination of the Lease under this Section shall not relieve the Resident's estate from liability either for payment of rent or other accounts owed prior to or during the notice period, or for the payment of amounts necessary to restore the premises to their condition at the beginning of the Resident's occupancy, normal wear and tear excepted.

22. **RESERVED FOR FUTURE USE**

23. **DELIVERY OF NOTICES:**

- A. Notice by the Landlord. Except as provided in Section 17, any notice from the Landlord shall be in writing and either personally delivered to the Resident or to an adult member of the Resident's household residing in the Unit, or sent to the Resident by prepaid first-class mail properly addressed to the Resident.
- B. Notice by the Resident: Any notice to the Landlord shall be in writing, and either personally delivered to the Landlord at the Development office, or sent to Landlord by prepaid first-class mail, addressed to; The Wilmington Housing Authority, P. O. Box 899, Wilmington, NC 28402.

- C. Reasonable Accommodation. If the Landlord is aware that a special accommodation is needed because the Resident is visually impaired, notices shall be in an accessible format.

24. GRIEVANCES: All disputes concerning the obligations of the Resident or the Landlord shall, shall be resolved in accordance with the Landlord's grievance policy ("Grievance Policy"). The Grievance Policy is posted in the Development office where copies are available upon request.

When the Landlord is required to afford the Resident the opportunity for a hearing in accordance with the Grievance Policy for a grievance concerning the termination of the Lease, the tenancy shall not terminate (even if any notice to vacate under state or local law has expired) until the time for the Resident to request a grievance hearing has expired, and (if a hearing was timely requested by the Resident) the grievance process has been completed.

25. HOUSE RULES: The Resident agrees to obey any House Rules which are reasonably related to the safety, care and cleanliness of the building and the safety, comfort and convenience of the Residents. The Resident also agrees to:

- a. Abide by any and regulations set forth in the "RESIDENT HANDBOOK, the provisions of which are incorporated herein by reference, and which the Resident acknowledges receipt of; and
- b. Abide by any and all regulations as set forth in the "ADMISSIONS AND CONTINUED OCCUPANCY POLICY" of the Landlord. The "ADMISSION AND CONTINUED OCCUPANCY POLICY" shall be posted in each Development office.
- c. HOUSE RULES include, but are not limited to the Landlord's Curb Appeal and Housekeeping policies.

26. DISCRIMINATION PROHIBITED. The Landlord shall not discriminate based upon race, color, creed, religion, national origin, sex marital status, age, handicap or disability, familial status and shall comply with all nondiscrimination requirements of federal, state and local law.

27. ATTACHMENTS TO THE LEASE: The Resident certifies that he/she has received a copy of this Lease and the following Attachments to this Lease, and understands that these Attachments incorporated in the Lease.

Attachments:

Violence Against Women Act Addendum

House Rules

Housekeeping Policy

Curb Appeal Policy

Lead Based Paint Pamphlet and Disclosure

Signatures: _____

RESIDENT: 1) _____

_____ Date

2) _____

_____ Date

LANDLORD: _____

_____ Date

I hereby agree to be responsible for the above lessee in the event he/she becomes incapacitated in any way; and I further agree to visit said person periodically, to see how they are getting along.

SPONSOR NAME: _____

ADDRESS: _____

TELEPHONE: _____

ACOP TABLE OF CONTENTS

1.0	FAIR HOUSING	1
2.0	REASONABLE ACCOMMODATION	2
3.0	SERVICES FOR LIMITED-ENGLISH PROFICIENCY APPLICANTS AND RESIDENTS	2
4.0	FAMILY OUTREACH	3
5.0	RIGHT TO PRIVACY	3
6.0	REQUIRED POSTINGS	3
7.0	TAKING APPLICATIONS	4
8.0	ELIGIBILITY FOR ADMISSION	6
8.1	INTRODUCTION.....	6
8.2	ELIGIBILITY CRITERIA.....	6
8.3	SUITABILITY	11
8.4	GROUND FOR DENIAL.....	13
8.5	INFORMAL REVIEW.....	16
9.0	MANAGING THE WAITING LIST	16
9.1	OPENING AND CLOSING THE WAITING LIST.....	17
9.2	ORGANIZATION OF THE WAITING LIST.....	17
9.3	FAMILIES NEARING THE TOP OF THE WAITING LIST	17
9.4	PURGING THE WAITING LIST	18
9.5	REMOVAL OF APPLICANTS FROM THE WAITING LIST.....	18
9.6	MISSED APPOINTMENTS.....	18
9.7	NOTIFICATION OF NEGATIVE ACTIONS	18
10.0	TENANT SELECTION AND ASSIGNMENT PLAN	19
10.1	PREFERENCES.....	19
10.1.1	HOUSING FOR KATRINA VICTIMS.....	20
10.2	ASSIGNMENT OF BEDROOM SIZES	20
10.3	SELECTION FROM THE WAITING LIST	22
10.4	DECONCENTRATION POLICY	22
10.5	DECONCENTRATION INCENTIVES	23
10.6	OFFER OF A UNIT.....	23
10.7	REJECTION OF UNIT	24
10.8	ACCEPTANCE OF UNIT	24
11.0	INCOME, EXCLUSIONS, AND DEDUCTIONS FROM INCOME	25

11.1	INCOME	25
11.2	ANNUAL INCOME	29
11.3	DEDUCTIONS FROM ANNUAL INCOME	34
11.4	RECEIPT OF A LETTER OR NOTICE FROM HUD CONCERNING INCOME....	35
11.5	COOPERATING WITH WELFARE AGENCIES.....	35
11.6	COOPERATING WITH LAW ENFORCEMENT AGENCIES	36
12.0	VERIFICATION.....	36
12.1	ACCEPTABLE METHODS OF VERIFICATION.....	37
12.2	TYPES OF VERIFICATION.....	40
12.3	VERIFICATION OF CITIZENSHIP OR ELIGIBLE NONCITIZEN STATUS.....	43
12.4	VERIFICATION OF SOCIAL SECURITY NUMBERS.....	44
12.5	TIMING OF VERIFICATION	45
12.6	FREQUENCY OF OBTAINING VERIFICATION.....	45
12.7	SPECIAL VERIFICATION FOR ADULT STUDENTS	45
13.0	DETERMINATION OF TOTAL TENANT PAYMENT AND TENANT RENT	46
	46	
13.1	FAMILY CHOICE.....	46
13.2	THE INCOME METHOD	46
13.3	MINIMUM RENT	47
13.4	THE FLAT RENT	48
13.6	RENT FOR FAMILIES UNDER THE NONCITIZEN RULE	48
13.7	UTILITY ALLOWANCE.....	49
13.8	PAYING RENT	50
14.0	COMMUNITY SERVICE	51
14.1	GENERAL	51
14.2	EXEMPTIONS.....	51
14.3	NOTIFICATION OF THE REQUIREMENT	52
14.4	VOLUNTEER OPPORTUNITIES	53
14.5	THE PROCESS.....	53
14.6	NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT.....	53
14.7	OPPORTUNITY FOR CURE.....	54
14.8	PROHIBITION AGAINST REPLACEMENT OF AGENCY EMPLOYEES	54
15.0	RECERTIFICATIONS	54
15.1	GENERAL	54
15.2	MISSED APPOINTMENTS	55
15.3	FLAT RENTS	55
15.4	THE INCOME METHOD	57
15.5	EFFECTIVE DATE OF RENT CHANGES FOR ANNUAL REEXAMINATIONS	57
15.6	INTERIM REEXAMINATIONS.....	57
15.7	SPECIAL REEXAMINATIONS	59

15.8	EFFECTIVE DATE OF RENT CHANGES DUE TO INTERIM OR SPECIAL REEXAMINATIONS.....	59
15.9	HOUSING AUTHORITY MISTAKES IN CALCULATING RENT.....	59
16.0	UNIT TRANSFERS.....	60
16.1	OBJECTIVES OF THE TRANSFER POLICY.....	60
16.2	CATEGORIES OF TRANSFERS	60
16.3	DOCUMENTATION.....	61
16.5	PROCESSING TRANSFERS.....	61
16.6	COST OF THE FAMILY'S MOVE.....	62
16.7	TENANTS IN GOOD STANDING.....	62
16.8	TRANSFER REQUESTS	63
16.9	RIGHT OF THE WILMINGTON HOUSING AUTHORITY IN TRANSFER POLICY	63
17.0	INSPECTIONS	63
17.1	MOVE-IN INSPECTIONS	63
17.2	ANNUAL INSPECTIONS.....	64
17.3	PREVENTATIVE MAINTENANCE INSPECTIONS	64
17.4	SPECIAL INSPECTIONS	64
17.5	HOUSEKEEPING INSPECTIONS	64
17.6	NOTICE OF INSPECTION.....	64
17.7	EMERGENCY INSPECTIONS.....	64
17.8	PRE-MOVE-OUT INSPECTIONS	65
17.9	MOVE-OUT INSPECTIONS	65
18.0	PET POLICY	65
19.0	REPAYMENT AGREEMENTS	65
20.0	TERMINATION.....	66
20.1	TERMINATION BY TENANT.....	66
20.2	TERMINATION BY THE HOUSING AUTHORITY.....	66
20.2A	VAWA PROTECTIONS	69
20.2B	VERIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING.....	70
20.2C	CONFIDENTIALITY	71
20.3	TERMINATIONS FOR CRIMINAL ACTIVITY.....	71
20.4	ABANDONMENT.....	72
20.5	RETURN OF SECURITY DEPOSIT.....	72
21.0	RESERVED.....	72
22.0	ANTI-FRAUD POLICY.....	72
	GLOSSARY.....	74

ACRONYMS	89
ATTACHMENT A	90
REASONABLE ACCOMMODATIONS POLICY	90
ATTACHMENT B	94
PET POLICY	94

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

This Admissions and Continued Occupancy Policy defines the WILMINGTON Housing Authority's policies for the operation of the Public Housing Program, incorporating Federal, State and local law. If there is any conflict between this policy and laws or regulations, the laws and regulations will prevail.

This policy shall apply solely to public housing units directly managed by the WILMINGTON Housing Authority. Public housing units owned in partnership with others, managed by third parties, or present within a mixed-use property (a property containing both public housing and non-public housing units) will be governed by their own separate policy, subject to approval of the WILMINGTON Housing Authority and HUD.

1.0 FAIR HOUSING

It is the policy of the WILMINGTON Housing Authority to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The WILMINGTON Housing Authority shall affirmatively further fair housing in the administration of its public housing program.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the WILMINGTON Housing Authority's programs.

To further its commitment to full compliance with applicable Civil Rights laws, the WILMINGTON Housing Authority will provide Federal/State/local information to applicants/tenants of the Public Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the WILMINGTON Housing Authority office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The WILMINGTON Housing Authority will assist any family that believes they have suffered illegal discrimination by providing the family with copies of the appropriate housing discrimination forms. The WILMINGTON Housing Authority will also assist them in completing the forms if requested, and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

2.0 REASONABLE ACCOMMODATION

Sometimes people with disabilities may need a reasonable accommodation in order to take full advantage of the WILMINGTON Housing Authority housing programs and related services. When such accommodations are granted, they do not confer special treatment or advantage for the person with a disability; rather, they make the program accessible to them in a way that would otherwise not be possible due to their disability. This WILMINGTON Housing Authority Reasonable Accommodation policy clarifies how people can request accommodations and the guidelines the WILMINGTON Housing Authority will follow in determining whether it is reasonable to provide a requested accommodation. Because disabilities are not always apparent, the WILMINGTON Housing Authority will ensure that all applicants/tenants are aware of the opportunity to request reasonable accommodations.

See **ATTACHMENT A** - Reasonable Accommodation Policy, and associated forms (Reasonable Accommodations Request Form [RA-1], Medical Practitioner Disability Certification form [RA-2], and Medical Practitioner Necessity Certification [RA-3].

3.0 SERVICES FOR LIMITED-ENGLISH PROFICIENCY APPLICANTS AND RESIDENTS

The WILMINGTON Housing Authority shall do its best, within reason, to assist people with Limited English Proficiency (LEP). This shall be accomplished by assessing the need of LEP persons using the four factors described in the January 22, 2007 Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons; Notice published in the Federal Register. The WILMINGTON Housing Authority shall balance these factors in deciding what to do:

- A. The number or proportion of LEP persons served or encountered in the eligible service area;
- B. The Frequency with which LEP individuals come in contact with the program;
- C. The nature and importance of the program, activity, or service provided by the program; and
- D. The resources available to the Housing Authority and costs.

Depending upon what this analysis reveals, the WILMINGTON Housing Authority may or may not prepare a Language Access Plan (LAP). If a LAP is needed, the guidance outlined in the above reference Notice shall be utilized.

In addition, the WILMINGTON Housing Authority will endeavor to have bilingual staff or access to people who speak languages other than English. Finally, the WILMINGTON Housing Authority shall utilize multilingual “I speak” cards to the maximum degree possible.

4.0 FAMILY OUTREACH

The WILMINGTON Housing Authority will publicize the availability and nature of the Public Housing Program for extremely low-income, very low and low-income families in a newspaper of general circulation, minority media, and by other suitable means.

To reach people who cannot or do not read the newspapers, the WILMINGTON Housing Authority will initiate personal contacts with members of the news media and community service personnel. The WILMINGTON Housing Authority will also try to utilize public service announcements.

The WILMINGTON Housing Authority will communicate the status of housing availability to other service providers in the community and inform them of housing eligibility factors and guidelines so they can make proper referrals for the Public Housing Program.

The objective of this effort is to develop a waiting list that is representative of our low-income community. A particular emphasis will be placed on attracting eligible individuals and families least likely to apply for public housing.

5.0 RIGHT TO PRIVACY

All adult members of both applicant and tenant households are required to annually sign HUD Form 9886, Authorization for Release of Information and Privacy Act Notice. The Authorization for Release of Information and Privacy Act Notice states how family information will be released and includes the Federal Privacy Act Statement.

Any request for applicant or tenant information will not be released unless there is a signed release of information request from the applicant or tenant.

6.0 REQUIRED POSTINGS

In each of its offices, the WILMINGTON Housing Authority will post, in a conspicuous place and at a height easily read by all persons including persons with mobility disabilities, the following information:

- A. Statement of Policies and Procedures governing Admission and Continued Occupancy
- B. Notice of the status of the waiting list (opened or closed)
- C. A listing of all the developments by name, address, number of units, units designed with special accommodations, address of all project offices, office hours, telephone numbers, TDD numbers, and Resident Facilities and operation hours
- D. Income Limits for Admission
- E. Excess Utility Charges
- F. Utility Allowance Schedule
- G. Current Schedule of Routine Maintenance Charges
- H. Dwelling Lease
- I. Grievance Procedure
- J. Fair Housing Poster
- K. Equal Opportunity in Employment Poster
- L. Any current WILMINGTON Housing Authority Notices

7.0 TAKING APPLICATIONS

Families wishing to apply for the Public Housing Program will be required to complete an application for housing assistance. Applications will be accepted during regular business hours at:

**Main Administrative Offices
1524 S. 16th Street
Wilmington, NC 28401**

Applications will also be available online at www.wha.net and at the various Property Management Offices. Applications will not be accepted for closed waiting lists.

Applications are taken to compile a waiting list. Due to the demand for housing in the WILMINGTON Housing Authority jurisdiction, the WILMINGTON Housing Authority may take applications on an open enrollment basis, depending on the length of the waiting list.

Completed applications will be accepted for all applicants and the WILMINGTON Housing Authority will verify the information. Applicants will be provided the opportunity to complete the information on form HUD-92006, Supplement to Application for Federally Assisted Housing. The form gives applicants the option to identify an individual or organization that the Housing Authority may contact and the reason(s) the individual or organization may be contacted. The applicants, if they choose to provide the additional contact information, must sign and date the form.

If the applicant chooses to have more than one contact person or organization, the applicant must make clear to the Housing Authority the reason each person or organization may be contacted. The Housing Authority will allow the applicant to complete a form HUD-92006 for each contact and indicating the reason the Housing Authority may contact the individual or organization. For example, the applicant may choose to have a relative as a contact for emergency purposes and an advocacy organization for assistance for tenancy purposes.

Those applicants who choose not to provide the contact information should check the box indicating that they “choose not to provide the contact information” and sign and date the form.

Applications may be made in person on **Monday-Friday, 8:a.m. – 4:0 p.m.** Applications will be mailed to interested families upon request.

The completed application will be dated and time stamped upon its return to the WILMINGTON Housing Authority.

Persons with disabilities who require a reasonable accommodation in completing an application may call the WILMINGTON Housing Authority to make special arrangements. A Telecommunication Device for the Deaf (TDD) is available for the deaf. The TDD telephone number is **(910) 341-7740**.

The application process will involve two phases. The first phase is the initial application for housing assistance or the pre-application. The pre-application requires the family to provide limited basic information (i.e. family composition, income, etc.). This first phase results in an apparently eligible family’s placement on the waiting list.

Upon receipt of the family's pre-application, the WILMINGTON Housing Authority will make a preliminary determination of eligibility. The WILMINGTON Housing Authority will notify an apparently eligible family in writing of the date and time of placement on

the waiting list, and the approximate wait before housing may be offered. If the WILMINGTON Housing Authority determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The applicant may at any time report changes in their applicant status including changes in family composition, income, etc. The WILMINGTON Housing Authority will annotate the applicant's file and confirmation of the changes will be made in writing.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The WILMINGTON Housing Authority will ensure that verification of eligibility, suitability and selection factors are current (less than 90 calendar days old) in order to determine the family's final eligibility for admission into the Public Housing Program.

Applicants will also be given the opportunity to update their HUD Form 92006 if applicable and if they so desire.

8.0 ELIGIBILITY FOR ADMISSION

8.1 INTRODUCTION

There are five eligibility requirements for admission to public housing: qualifies as a family, has an income within the income limits, meets citizenship/eligible immigrant criteria, provides documentation of Social Security numbers, and signs consent authorization documents. In addition to the eligibility criteria, families must also meet the WILMINGTON Housing Authority screening criteria in order to be admitted to public housing.

8.2 ELIGIBILITY CRITERIA

- A. Family Status - All families must have a Head of Household or Co-Heads of Household
 - 1. **A family with or without children.** Such a family is defined as a group of people related by blood, marriage, adoption or affinity that live together in a stable family relationship.
 - a. Children temporarily absent from the home due to placement in foster care are considered family members.
 - b. Unborn children and children in the process of being adopted are considered family members for the purpose of determining

bedroom size but are not considered family members for determining income limit.

2. An **elderly family**, which is:
 - a. A family whose head, spouse, or sole member is a person who is at least 62 years of age;
 - b. Two or more persons who are at least 62 years of age living together; or
 - c. One or more persons who are at least 62 years of age living with one or more live-in aides.
3. A **near-elderly family**, which is:
 - a. A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62;
 - b. Two or more persons, who are at least 50 years of age but below the age of 62, living together; or
 - c. One or more persons, who are at least 50 years of age but below the age of 62, living with one or more live-in aides.
4. A **disabled family**, which is:
 - a. A family whose head, spouse, or sole member is a person with disabilities;
 - b. Two or more persons with disabilities living together; or
 - c. One or more persons with disabilities living with one or more live-in aides.
 - d. For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence.
5. A **displaced family**, which is a family in which each member, or whose sole member, has been displaced by governmental action, or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.

6. A **remaining member of a tenant family**.
7. A **single person** who is not an elderly or displaced person, a person with disabilities, or the remaining member of a tenant family.

B. Income Eligibility

1. To be eligible for admission to developments or scattered-site units, the family's annual income must be within the low-income limit set by HUD. This means the family income cannot exceed 80 percent of the median income for the area. If the property has Low Income Housing Tax Credits on it, a lower income cap will apply.
2. Income limits apply only at admission and are not applicable for continued occupancy.
3. A family may not be admitted to the public housing program from another assisted housing program (e.g., tenant-based Section 8) or from a public housing program operated by another housing authority without meeting the income requirements of the WILMINGTON Housing Authority.
4. If the WILMINGTON Housing Authority acquires a property for federal public housing purposes, the families living there must have incomes within the low-income limit in order to be eligible to remain as public housing residents.
5. Income limit restrictions do not apply to families transferring within our Public Housing Program.
6. The WILMINGTON Housing Authority may allow police officers who would not otherwise be eligible for occupancy in public housing to reside in a public housing dwelling unit. Such occupancy must be needed to increase security for public housing residents. Their rent shall at least equal the cost of operating the public housing unit.
7. If there are no eligible families on the waiting list and the WILMINGTON Housing Authority has published a 30 calendar day notice of available units in at least one newspaper of general circulation, families above the applicable income limit may be housed. They must vacate the unit if an eligible family applies.

C. Citizenship/Eligibility Status

1. To be eligible for public housing each member of the family must be a citizen, national, or a non-citizen who has eligible immigration status

under one of the categories set forth in Section 214 of the Housing and Community Development Act of 1980 (see 42 U.S.C. 1436a(a)) or a citizen of the Republic of Marshall Islands, the Federated States of Micronesia, or the Republic of Palau. However, people in the last category are not entitled to housing assistance in preference to any United States citizen or national resident within Guam.

2. Family eligibility for assistance.

- a. A family shall not be eligible for assistance unless at least one member of the family residing in the unit is determined to have eligible status, with the exception noted below.
- b. Despite the ineligibility of one or more family members, a mixed family may be eligible for one of three types of assistance (See Section 13.6 for calculating rents under the non-citizen rule).
- c. A family without any eligible members and receiving assistance on June 19, 1995, may be eligible for temporary deferral of termination of assistance.

D. Social Security Number Documentation

Prior to admission, every family member regardless of age must provide the WILMINGTON Housing Authority with a complete and accurate Social Security Number unless they do not contend eligible immigration status. New family members must provide this verification prior to being added to the lease. If the new family member is under the age of six and has not been assigned a Social Security Number, the family shall have ninety (90) calendar days after starting to receive the assistance to provide a complete and accurate Social Security Number. The Housing Authority may grant one ninety (90) day extension if in its sole discretion it determines that the person's failure to comply was due to circumstances that could not have reasonably been foreseen and was outside the control of the person.

If a person is already a program participant and has not disclosed his or her Social Security Number, it must be disclosed at the next re-examination or re-certification.

Participants aged 62 or older as of January 31, 2010 whose initial eligibility determination was begun before January 31, 2010 are exempt from the required disclosure of their Social Security Number.

The best verification of the Social Security Number is the original Social Security card. If the card is not available, the Housing Authority will accept an original

document issued by a federal or state government agency, which contains the name of the individual and the Social Security Number of the individual, along with other identifying information of the individual or such other evidence of the Social Security Number as HUD may prescribe in administrative instructions.

If a member of an applicant family indicates they have a Social Security Number, but cannot readily verify it, the family cannot be assisted until verification is provided.

If an individual fails to provide the verification within the time allowed, the family will be denied assistance or will have their assistance terminated. The Housing Authority may grant one ninety (90) day extension from termination if in its sole discretion it determines that the person's failure to comply was due to circumstances that could not have reasonably been foreseen and there is a reasonable likelihood that the person will be able to disclose a Social Security Number by the deadline.

E. Signing Consent Forms

1. In order to be eligible, each member of the family who is at least 18 years of age, and each family head and spouse regardless of age, shall sign one or more consent forms.
2. The consent form must contain, at a minimum, the following:
 - a. A provision authorizing HUD or the WILMINGTON Housing Authority to obtain from State Wage Information Collection Agencies (SWICAs) any information or materials necessary to complete or verify the application for participation or for eligibility for continued occupancy;
 - b. A provision authorizing HUD or the WILMINGTON Housing Authority to verify with previous or current employers or other sources of income information pertinent to the family's eligibility for or level of assistance;
 - c. A provision authorizing HUD to request income information from the IRS and the SSA for the sole purpose of verifying income information pertinent to the family's eligibility or level of benefits;
 - d. A statement allowing the WILMINGTON Housing Authority permission to access the applicant's criminal record with any and all police and/or law enforcement agencies, and

- e. A statement that the authorization to release the information requested by the consent form expires 15 months after the date the consent form is signed.

F. Special College Student Eligibility Rules

In order to be eligible for public housing, college students living outside their parents or guardians homes must have established a separate household for at least one year prior to applying to the public housing program. This will be verified by presenting to the WILMINGTON Housing Authority evidence of the establishment of the separate household.

The college student must not be claimed as a dependant by parents or guardians on their IRS returns. This will be verified by examining the student's IRS return for the previous year. The WILMINGTON Housing Authority will examine the box that asks if someone else claimed them on their tax return.

If the student is receiving an athletic scholarship that includes over \$5000 a year for housing costs, the student shall not be eligible for public housing.

8.3 SUITABILITY

- A. Applicant families will be evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in compliance with the public housing lease. The WILMINGTON Housing Authority will look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development environment, other tenants, WILMINGTON Housing Authority employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the suitability criteria.
- B. The WILMINGTON Housing Authority will consider objective and reasonable aspects of the family's background, including the following:
 - 1. History of meeting financial obligations, especially rent and any utility payments;
 - 2. Ability to maintain (or with assistance would have the ability to maintain) their housing in a decent and safe condition based on living or housekeeping habits and whether such habits could adversely affect the health, safety, or welfare of other tenants;
 - 3. History of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal

activity including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property;

4. History of disturbing neighbors or destruction of property;
5. Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from; and
6. History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others.

C. The WILMINGTON Housing Authority will ask applicants to provide information demonstrating their ability to comply with the essential elements of the lease. The WILMINGTON Housing Authority will verify the information provided. Such verification may include but may not be limited to the following:

1. A credit check of the head, spouse, co-head, and any other adult family members;
2. A rental history check of all adult family members;
3. A criminal background check on all adult household members, including live-in aides at no cost to the applicant. This check will be made through State or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. Where the individual has lived outside the local area, the WILMINGTON Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC). This criminal background check will proceed after each adult household member has signed a consent form designed by the WILMINGTON Housing Authority.

The information received as a result of the criminal background check shall be used solely for screening, lease enforcement and eviction purposes. The information derived from the criminal background check shall be shared only with employees of the WILMINGTON Housing Authority who have a job-related need to have access to the information. The information shall be maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose(s) for which it was requested has been accomplished and the period for filing a challenge to the WILMINGTON Housing Authority's action has expired without a

challenge or final disposition of any litigation has occurred;

4. A home visit. The home visit provides the opportunity for the family to demonstrate their ability to maintain their home in a safe and sanitary manner. This inspection considers cleanliness and care of rooms, appliances, and appurtenances. The inspection may also consider any evidence of criminal activity; and
5. A check of the State's lifetime sex offender registration program for each adult household member, including live-in aides. No household with an individual registered under a State sex offender registration will be admitted to public housing. The WILMINGTON Housing Authority will check with our State registry and if the applicant has resided in another State(s), with that State(s)'s list. The WILMINGTON Housing Authority will utilize the US Department of Justice's Dru Sjodin National Sex Offender website as an additional resource. The Dru Sjodin National Sex Offender Database is an online, searchable database, hosted by the Department of Justice, which combines the data from individual state sex offender registries.

If an applicant is about to be denied housing based on either the criminal check or the sex offender registration program, the applicant will be informed of this fact and given an opportunity to dispute the accuracy of the information before the denial or eviction occurs.

8.4 GROUND FOR DENIAL

The WILMINGTON Housing Authority is not required or obligated to assist families where applicants or members of the applicant's household:

- A. Do not meet any one or more of the eligibility criteria;
- B. Do not supply information or documentation required by the application process;
- C. Have failed to respond to a written request for information or a request to declare their continued interest in the program;
- D. Have a history of not meeting financial obligations, especially rent;
- E. Do not have the ability to maintain (with assistance) their housing in a decent and safe condition where such habits could adversely affect the health, safety, or welfare of other tenants;
- F. Have a history of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity

including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property;

For the purpose of this Policy, if any member of the applicant family has been arrested at least one (1) time within the prior five (5) year period for this purpose, they will be determined to have engaged in criminal activity, drug-related criminal activity or violent criminal activity.

Being a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission. The Authority will require verification in all cases where an applicant claims protection against an action proposed to be taken by the Authority involving such individual. Types of acceptable verifications are outlined in Section 20.2B of the ACOP, and must be submitted within 14 business days after receipt of the Housing Authority's written request for verification.

- G. Have a history of disturbing neighbors or destruction of property;
- H. Currently owes rent or other amounts to any housing authority in connection with their public housing or Section 8 programs;
- I. Have committed fraud, bribery or any other corruption in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from;
- J. Were evicted from federally assisted housing within the past five years because of drug-related criminal activity. The five year limit is based on the date of such eviction, not the date the crime was committed.

However, the WILMINGTON Housing Authority may admit the household if the PHA determines:

- 1. The evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the WILMINGTON Housing Authority; or
 - 2. The circumstances leading to the eviction no longer exist (for example, the criminal household member is imprisoned or has died).
- K. Are currently engaging in the illegal use of a controlled substance. For purposes of this section, a member is "currently engaged in" the criminal activity if the person has engaged in this behavior recently enough to justify a reasonable belief that the behavior is current;

- L. The WILMINGTON Housing Authority determines that it has reasonable cause to believe that a household member's illegal use or pattern of illegal use of a drug may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents;
- M. The WILMINGTON Housing Authority determines that it has reasonable cause to believe that a household member's abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents;
- N. Have engaged in or threatened abusive or violent behavior towards any WILMINGTON Housing Authority staff member or resident;
- O. Fugitive felons, parole violators, and persons fleeing to avoid prosecution or custody or confinement after conviction for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees;
- P. **Denied for Life:** If any family member has been convicted of manufacturing or producing methamphetamine (speed) in a public housing development, in a Section 8 assisted property, or on the premises of other federally assisted housing;
- Q. **Denied for Life:** Has a lifetime registration under a State sex offender registration program.

In determining whether to deny admission for illegal drug use by a household member who is no longer engaging in such abuse, or for abuse or a pattern of abuse of alcohol by a household member who is no longer engaging in such abuse, the WILMINGTON Housing Authority may consider whether such household member:

1. Is participating in a supervised drug or alcohol rehabilitation program;
2. Has successfully completed a supervised drug or alcohol rehabilitation program;
or
3. Has otherwise been successfully rehabilitated.

For this purpose, WILMINGTON Housing Authority will require the applicant to submit evidence of the household member's current participation in, or successful completion of, a supervised drug or alcohol rehabilitation program or evidence of otherwise having been rehabilitated successfully.

Before the WILMINGTON Housing Authority denies admission to the WILMINGTON Housing Authority's public housing program on the basis of a criminal record, the WILMINGTON Housing Authority must notify the household of the proposed action and must provide the person with the criminal record (i.e., a child) and the applicant (head of household) with a copy of the criminal record and an opportunity to dispute the accuracy and relevance of that record. The applicant will have seven (7) calendar days to dispute the accuracy and relevance of the record in writing. If the WILMINGTON Housing Authority does not receive the dispute within the allotted time, the applicant will be denied.

8.5 *INFORMAL REVIEW*

- A. If the WILMINGTON Housing Authority determines that an applicant does not meet the criteria for receiving public housing assistance, the WILMINGTON Housing Authority will promptly provide the applicant with written notice of the determination. The notice must contain a brief statement of the reason(s) for the decision and state that the applicant may request in writing an informal review of the decision within 10 business days of the denial. The WILMINGTON Housing Authority will describe how to obtain the informal review.

The informal review may be conducted by any person designated by the WILMINGTON Housing Authority, other than a person who made or approved the decision under review or subordinate of this person. The applicant must be given the opportunity to present written or oral objections to the WILMINGTON Housing Authority's decision. The WILMINGTON Housing Authority must notify the applicant of the final decision within 14 calendar days after the informal review, including a brief statement of the reasons for the final decision.

Requests for an informal review must be submitted in writing to the Chief Operations Officer at 1524 S. 16th Street, Wilmington, NC 28401.

- B. The applicant may request that the WILMINGTON Housing Authority provide for an Informal Hearing after the family has notification of an INS decision on their citizenship status on appeal, or in lieu of request of appeal to the INS. This request must be made by the applicant within 30 calendar days of receipt of the Notice of Denial or Termination of Assistance, or within 30 calendar days of receipt of the INS appeal decision.

For the applicants, the Informal Hearing Process above will be utilized with the exception that the applicant will have up to 30 calendar days of receipt of the Notice of Denial or Termination of Assistance, or of the INS appeal decision.

9.0 MANAGING THE WAITING LIST

9.1 OPENING AND CLOSING THE WAITING LIST

Opening of the waiting list will be announced with a public notice stating that applications for public housing will again be accepted. The public notice will state where, when, and how to apply. The notice will be published in a local newspaper of general circulation and also by any available minority media. The public notice will state any limitations to who may apply.

The notice will state that applicants already on waiting lists for other housing programs must apply separately for this program and such applicants will not lose their place on other waiting lists when they apply for public housing. The notice will include the Fair Housing logo and slogan and will be in compliance with Fair Housing requirements.

Closing of the waiting list will also be announced with a public notice. The public notice will state the date the waiting list will be closed and for what bedroom sizes. The public notice will be published in a local newspaper of general circulation and also by any available minority media.

9.2 ORGANIZATION OF THE WAITING LIST

The waiting list will be maintained in accordance with the following guidelines:

- A. The application will be a permanent file;
- B. All applications will be maintained in order of site, bedroom size, and then in order of date and time of application; and
- C. Any contact between the WILMINGTON Housing Authority and the applicant will be documented in the applicant file.

9.3 FAMILIES NEARING THE TOP OF THE WAITING LIST

When a family appears to be nearing the top of the waiting list, the family will be invited to an interview and the verification process will begin.

The family will complete a full application, present Social Security number information, citizenship/eligible immigrant information, and sign the Consent for Release of Information forms.

Applicants will also be given the opportunity to update their HUD Form 92006 if applicable and if they desire.

9.4 PURGING THE WAITING LIST

The WILMINGTON Housing Authority will update and purge its waiting list at least annually to ensure that the pool of applicants reasonably represents the interested families for whom the WILMINGTON Housing Authority has current information, i.e., applicant's address, family composition, income category, etc.

9.5 REMOVAL OF APPLICANTS FROM THE WAITING LIST

The WILMINGTON Housing Authority will not remove an applicant's name from the waiting list unless:

- A. The applicant requests in writing that the name be removed;
- B. The applicant fails to respond to a written request for information or a request to declare their continued interest in the program;
- C. The applicant does not meet either the eligibility or suitability criteria for the program; or
- D. The applicant is offered refuses two (2) units from one site without good cause; or,
- E. The applicant is housed.

Applicants will be offered the right to an informal review before being removed from the waiting list.

9.6 MISSED APPOINTMENTS

All applicants who fail to keep a scheduled appointment with the WILMINGTON Housing Authority will be sent a notice of termination of the process for eligibility.

The WILMINGTON Housing Authority will allow the family to reschedule for good cause. Generally, no more than one opportunity will be given to reschedule without good cause, and no more than two opportunities will be given for good cause. When good cause exists for missing an appointment, the WILMINGTON Housing Authority will work closely with the family to find a more suitable time.

9.7 NOTIFICATION OF NEGATIVE ACTIONS

Any applicant whose name is being removed from the waiting list will be notified by the WILMINGTON Housing Authority, in writing, that they have ten (10) business days from the date of the written correspondence to present mitigating circumstances or

request in writing an informal review. The letter will also indicate that their name will be removed from the waiting list if they fail to respond within the timeframe specified. The WILMINGTON Housing Authority system of removing applicant names from the waiting list will not violate the rights of persons with disabilities. If an applicant claims that their failure to respond to a request for information or updates was caused by a disability, the WILMINGTON Housing Authority will verify that there is in fact a disability and the disability caused the failure to respond, and will provide a reasonable accommodation. An example of a reasonable accommodation would be to reinstate the applicant on the waiting list based on the date and time of the original application.

10.0 TENANT SELECTION AND ASSIGNMENT PLAN

10.1 PREFERENCES

The WILMINGTON Housing Authority does not offer admissions preferences to non-designated sites in its public housing program.

Buildings Designated for the Elderly and Disabled (Mixed Population Developments): Preference will be given to elderly and disabled families. If there are no elderly or disabled families on the list, preference will then be given to near-elderly families. If there are no near-elderly families on the waiting list, units will be offered to families who qualify for the appropriate bedroom size using these priorities.

Accessible Units: Accessible units will be first offered to families who may benefit from the accessible features who reside in the development that has the vacancy. If there are no families residing in that development needing the accessible unit, it shall then be offered to families residing in other developments who may benefit from the accessible unit. If there are no families residing in the other developments needing the accessible unit, it shall then be offered to applicants on the waiting list who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above.

If there are no applicants who would benefit from the accessible features, the units will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, will be requested to sign a lease rider stating they will accept a transfer (at the Housing Authority's expense) if, at a future time, a family requiring an accessible feature applies or a family requires a transfer from a non-accessible unit. Any family required to transfer will be given a 30-day notice.

10.1.1 HOUSING FOR KATRINA VICTIMS

In the case of a federally declared disaster, the WILMINGTON Housing Authority reserves the right for its Executive Director to suspend its preference system for whatever duration the Executive Director feels is appropriate and to admit victims of the disaster to the program instead of those who would be normally admitted. Any other provisions of this policy can also be suspended during the emergency at the discretion of the Executive Director so long as the provision suspended does not violate a law. If regulatory waivers are necessary, they shall be promptly requested of the HUD Assistant Secretary for Public and Indian Housing.

10.2 ASSIGNMENT OF BEDROOM SIZES

The following guidelines will determine each family’s unit size without overcrowding or over-housing:

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

These standards are based on the assumption that each bedroom will accommodate no more than two (2) persons. Zero bedroom units will only be assigned to one-person families.

In determining bedroom size, the WILMINGTON Housing Authority will include the presence of children to be born to a pregnant woman, children who are in the process of being adopted, children whose custody is being obtained, children currently under a 50% or more joint custody decree, children who are temporarily away at school, or children who are temporarily in foster care.

In addition, the following considerations may be taken in determining bedroom size:

- A. Children of the same sex may share a bedroom.
- B. Siblings of the opposite sex, both under the age of five (5), may share a bedroom.
- C. Adults and children will not be required to share a bedroom.
- D. Foster adults and/or foster children will not be required to share a bedroom with family members.
- E. Live-in aides will get a separate bedroom.

Exceptions to normal bedroom size standards include the following:

- A. Units smaller than assigned through the above guidelines. A family may request a smaller unit size than the guidelines allow. The WILMINGTON Housing Authority will allow the smaller size unit so long as generally no more than two (2) people per bedroom are assigned. In such situations, the family will sign a certification stating they understand they will be ineligible for a larger size unit for three (3) years or until the family size changes, whichever may occur first.
- B. Units larger than assigned through the above guidelines. A family may request a larger unit size than the guidelines allow. The WILMINGTON Housing Authority will allow the larger size unit if the family provides a verified medical or disability related need that the family be housed in a larger unit.
- C. If there are no families on the waiting list for a larger size, smaller families may be housed if they sign a release form stating they will transfer (at the family's own expense) to the appropriate size unit when an eligible family needing the larger unit applies. The family transferring will be given a 30 calendar day notice before being required to move.
- D. Larger units may be offered in order to improve the marketing of a development suffering a high vacancy rate.
- E. In no event will a single person who is not an elderly person or a displaced person, or a person with disabilities be provided with a unit that is larger than one-bedroom.

10.3 SELECTION FROM THE WAITING LIST

The WILMINGTON Housing Authority shall follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To ensure this requirement is met we shall quarterly monitor the incomes of newly admitted families and the incomes of the families on the waiting list. If it appears that the requirement to house extremely low-income families will not be met, we will skip higher income families on the waiting list to reach extremely low-income families.

If admissions of extremely low-income families to the WILMINGTON Housing Authority's voucher program during a fiscal year exceed the 75% minimum targeting requirement for the WILMINGTON Housing Authority's voucher program, such excess shall be credited (subject to the limitations in this paragraph) against the WILMINGTON Housing Authority's basic targeting requirement for the same fiscal year.

The fiscal year credit for voucher program admissions that exceeds the minimum voucher program targeting requirement shall not exceed the lower of:

- A. Ten percent of public housing waiting list admissions during the WILMINGTON Housing Authority fiscal year;
- B. Ten percent of waiting list admissions to the WILMINGTON Housing Authority's Section 8 tenant-based assistance program during the PHA fiscal year; or
- C. The number of qualifying low-income families who commence occupancy during the fiscal year of WILMINGTON Housing Authority public housing units located in census tracts with a poverty rate of 30 % or more. For this purpose, qualifying low-income family means a low-income family other than an extremely low-income family.

If there are not enough extremely low-income families on the waiting list we will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

10.4 DECONCENTRATION POLICY

It is the WILMINGTON Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we may skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The WILMINGTON Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 DECONCENTRATION INCENTIVES

The WILMINGTON Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

10.6 OFFER OF A UNIT

When the WILMINGTON Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The WILMINGTON Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the family was contacted by telephone or from the date the letter was mailed to contact the WILMINGTON Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. The family will have two (2) business days to view and accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the WILMINGTON Housing Authority will send the family a letter documenting the offer and the rejection.

Because an applicant chooses the location in which they wish to live when they apply to a specific site based wait list, the Housing Authority will limit its offers to two (2) units at any particular site. Units that are rejected for good cause will not count against the applicant.

10.7 REJECTION OF UNIT

If in making the offer to the family the WILMINGTON Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the WILMINGTON Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes, among other things, reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

10.8 ACCEPTANCE OF UNIT

The family will be required to sign a lease that will become effective no later than three (3) business days after the date of acceptance or the business day after the day the unit becomes available, whichever is later.

Prior to signing the lease, all families (head of household) and other adult family members will be required to attend the Lease and Occupancy Orientation when they are initially accepted for occupancy. The family will not be housed if they have not attended the orientation. Applicants who provide prior notice of an inability to attend the orientation will be rescheduled. Failure of an applicant to attend the orientation, without good cause, may result in the cancellation of the occupancy process. The orientation shall include the resident's rights and responsibilities under the Violence Against Women Act.

The applicant will be provided a copy of the lease, the grievance procedure, utility allowances, utility charges, the current schedule of routine maintenance charges, and a request for reasonable accommodation form. These documents will be explained in detail. The applicant will sign a certification that they have received these documents and that they have reviewed them with Housing Authority personnel. The certification will be filed in the tenant's file.

The signing of the lease and the review of financial information are to be privately handled. The head of household and all adult family members will be required to execute the lease prior to admission. One executed copy of the lease will be furnished to the head of household and the WILMINGTON Housing Authority will retain the original executed lease in the tenant's file. A copy of the grievance procedure will be attached to the

resident's copy of the lease.

The family will pay a security deposit at the time of lease signing. The security deposit will be equal to:

- A. Two Hundred and Fifty Dollars (\$250.00)
- B. A lesser amount approved by the CEO in an attempt to address vacancy concerns.

The WILMINGTON Housing Authority may allow a new resident to pay their security deposit in up to five (5) payments. One fifth shall be paid in advance, one fifth with their second, third, fourth, and fifth rent payments. This shall be at the sole discretion of the CEO.

In the event there are costs attributable to the family for bringing the first unit into condition for re-renting, the family shall be billed for these charges.

11.0 INCOME, EXCLUSIONS, AND DEDUCTIONS FROM INCOME

To determine annual income, the WILMINGTON Housing Authority adds the income of all family members, excluding the types and sources of income that are specifically excluded. Once the annual income is determined, the WILMINGTON Housing Authority subtracts all allowable deductions (allowances) to determine the Total Tenant Payment.

11.1 INCOME

Annual income means all amounts, monetary or not, that:

- A. Go to (or on behalf of) the family head or spouse (even if temporarily absent) or to any other family member; or
- B. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- C. Are not specifically excluded from annual income.

If it is not feasible to anticipate a level of income over a 12-month period (e.g. seasonal or cyclic income), or the WILMINGTON Housing Authority believes that past income is the best available indicator of expected future income, the WILMINGTON Housing

Authority may annualize the income anticipated for a shorter period, subject to a redetermination at the end of the shorter period.

Annual income includes, but is not limited to, the amounts specified in the federal regulations currently found in 24 CFR 5.609:

- A. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services.
- B. The net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness are not used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight-line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession is included in income, except to the extent the withdrawal is a reimbursement of cash or assets invested in the operation by the family.
- C. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness are not used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight-line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from an investment is included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of \$5,000, annual income includes the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD. Income that could have been derived from assets worth more than \$1000 that were disposed of for less than fair market value within the past two years will be counted as income.
- D. The full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount. (However, deferred periodic amounts from supplemental security income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts are excluded.)
- E. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay. (However, lump sum additions such as insurance payments from worker's compensation are excluded.)

F. Welfare assistance

1. Welfare assistance payments

a. Welfare assistance payments made under the Temporary Assistance for Needy Families (TANF, a.k.a. Work First) program are included in annual income only to the extent such payments:

- i. Qualify as assistance under the TANF program definition at 45 CFR 260.31; and
- ii. Are not otherwise excluded under paragraph Section 11.2 of this Policy.

b. If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income consists of:

- i. The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus
- ii. The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this requirement is the amount resulting from one application of the percentage.

2. Imputed welfare income

a. A family's annual income includes the amount of imputed welfare income (because of specified welfare benefits reductions resulting from either welfare fraud or the failure to comply with economic self-sufficiency requirements, as specified in notice to the WILMINGTON Housing Authority by the welfare agency) plus the total amount of other annual income.

b. At the request of the WILMINGTON Housing Authority, the welfare agency will inform the WILMINGTON Housing Authority in writing of the amount and term of any specified welfare benefit reduction for a family member, and the reason for such reduction, and will also inform the WILMINGTON Housing Authority of any subsequent changes in the term or amount of such specified

welfare benefit reduction. The WILMINGTON Housing Authority will use this information to determine the amount of imputed welfare income for a family.

- c. A family's annual income includes imputed welfare income in family annual income, as determined at an interim or regular reexamination of family income and composition during the term of the welfare benefits reduction (as specified in information provided to the WILMINGTON Housing Authority by the welfare agency).
- d. The amount of the imputed welfare income is offset by the amount of additional income a family receives that commences after the time the sanction was imposed. When such additional income from other sources is at least equal to the imputed welfare income, the imputed welfare income is reduced to zero.
- e. The WILMINGTON Housing Authority will not include imputed welfare income in annual income if the family was not an assisted resident at the time of the sanction.
- f. If a resident is not satisfied that the WILMINGTON Housing Authority has calculated the amount of imputed welfare income in accordance with HUD requirements, and if the WILMINGTON Housing Authority denies the family's request to modify such amount, then the WILMINGTON Housing Authority shall give the resident written notice of such denial, with a brief explanation of the basis for the WILMINGTON Housing Authority's determination of the amount of imputed welfare income. The WILMINGTON Housing Authority's notice shall also state that if the resident does not agree with the determination, the resident may grieve the decision in accordance with our grievance policy. The resident is not required to pay an escrow deposit for the portion of the resident's rent attributable to the imputed welfare income in order to obtain a grievance hearing.

3. Relations with welfare agencies

- a. The WILMINGTON Housing Authority will ask welfare agencies to inform it of any specified welfare benefits reduction for a family member, the reason for such reduction, the term of any such reduction, and any subsequent welfare agency determination affecting the amount or term of a specified welfare benefits reduction. If the welfare agency determines a specified welfare benefits reduction for a family member, and gives the

WILMINGTON Housing Authority written notice of such reduction, the family's annual incomes shall include the imputed welfare income because of the specified welfare benefits reduction.

- b. The WILMINGTON Housing Authority is responsible for determining the amount of imputed welfare income that is included in the family's annual income as a result of a specified welfare benefits reduction as determined by the welfare agency and specified in the notice by the welfare agency to the housing authority. However, the WILMINGTON Housing Authority is not responsible for determining whether a reduction of welfare benefits by the welfare agency was correctly determined by the welfare agency in accordance with welfare program requirements and procedures, nor for providing the opportunity for review or hearing on such welfare agency determinations.
 - c. Such welfare agency determinations are the responsibility of the welfare agency, and the family may seek appeal of such determinations through the welfare agency's normal due process procedures. The WILMINGTON Housing Authority shall rely on the welfare agency notice to the WILMINGTON Housing Authority of the welfare agency's determination of a specified welfare benefits reduction.
- G. Periodic and determinable allowances, such as alimony, child support payments, and regular contributions or gifts received from organizations or from persons not residing in the dwelling.
 - H. All regular pay, special pay, and allowances of a member of the Armed Forces. (Special pay to a member exposed to hostile fire is excluded.)

11.2 ANNUAL INCOME

Annual income does not include the following amounts specified in the federal regulations currently found in 24 CFR 5.609:

- A. Income from employment of children (including foster children) under the age of 18 years;
- B. Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone) or payments made under Kin-GAP or similar guardianship care programs for children leaving the juvenile court system.;

- C. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses;
- D. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
- E. Income of a live-in aide;
- F. The full amount of student financial assistance paid directly to the student or to the educational institution unless it is an athletic scholarship that includes assistance available for housing costs and that portion is included in income;
- G. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
- H. The amounts received from the following programs:
 - 1. Amounts received under training programs funded by HUD;
 - 2. Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 - 3. Amounts received by a participant in other publicly assisted programs that are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, childcare, etc.) and that are made solely to allow participation in a specific program;
 - 4. Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the Housing Authority or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the WILMINGTON Housing Authority governing board. No resident may receive more than one such stipend during the same period of time;
 - 5. Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training

programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the employment training program;

6. Temporary, nonrecurring or sporadic income (including gifts);
7. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
8. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);
9. Adoption assistance payments in excess of \$480 per adopted child;
10. The incremental earnings due to employment during a cumulative 12-month period following date of the initial hire shall be excluded. This exclusion (paragraph 11) will not apply for any family who concurrently is eligible for exclusion #10. Additionally, this exclusion is only available to the following families:
 - a. Families whose income increases as a result of employment of a family member who was previously unemployed for one or more years.
 - b. Families whose income increases during the participation of a family member in any economic self-sufficiency or other job training program.
 - c. Families who are or were, within 6 months, assisted under a State TANF or Welfare-to-Work program.

During the second cumulative 12-month period after the date of initial hire, 50% of the increased income shall be excluded from income.

The disallowance of increased income of an individual family member is limited to a lifetime 48-month period. It only applies for 12 months of the 100% exclusion and 12 months of the 50% exclusion.

(While HUD regulations allow for the housing authority to offer an escrow account in lieu of having a portion of their income excluded under this paragraph, it is the policy of this housing authority to provide the exclusion in all cases.)

11. Deferred periodic amounts from supplemental security income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts;
12. Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;
13. Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or
14. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits. These exclusions include:
 - a. The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017(b));
 - b. Payments to Volunteers under the domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(g), 5058);
 - c. Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c));
 - d. Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 459e);
 - e. Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f));
 - f. Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 U.S.C. 1552(b)); (effective July 1, 2000, references to Job Training Partnership Act shall be deemed to refer to the corresponding provision of the Workforce Investment Act of 1998 (29 U.S.C. 2931);
 - g. Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub. L. 94-540, 90 Stat. 2503-04);
 - h. The first \$2000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the U.S. Claims Court, the interests of individual Indians in trust or restricted lands, including the first \$2000 per year of income received by individual

Indians from funds derived from interests held in such trust or restricted lands (25 U.S.C. 1407–1408);

- i. Amounts of scholarships funded under title IV of the Higher Education Act of 1965, including awards under Federal work-study program or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu);
- j. Payments received from programs funded under Title V of the Older Americans Act of 1985 (42 U.S.C. 3056(f));
- k. Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in *In Re Agent*-product liability litigation, M.D.L. No. 381 (E.D.N.Y.);
- l. Payments received under the Maine Indian Claims Settlement Act of 1980 (25 U.S.C. 1721);
- m. The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q);
- n. Earned income tax credit (EITC) refund payments received on or after January 1, 1991 (26 U.S.C. 32(j));
- o. Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L. 95–433);
- p. Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d));
- q. Any allowance paid under the provisions of 38 U.S.C. 1805 to a child suffering from spina bifida who is the child of a Vietnam veteran (38 U.S.C. 1805);
- r. Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act (42 U.S.C. 10602); and

- s. Allowances, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998 (29 U.S.C. 2931).
- t. Any low-income subsidy received to assist low-income persons in paying for their Medicare prescription drug Program.
- u. Income payments from the U. S. Census Bureau defined as employment lasting no longer than 180 days and not culminating in permanent employment.
- v. One-time recovery payments generated by the American Recovery and Reinvestment Act (ARRA).

The WILMINGTON Housing Authority will not provide exclusions from income in addition to those already provided for by HUD.

11.3 DEDUCTIONS FROM ANNUAL INCOME

The following deductions will be made from annual income:

- A. \$480 for each dependent;
- B. \$400 for any elderly family or disabled family;
- C. The sum of the following, to the extent the sum exceeds three percent of annual income:
 - 1. Unreimbursed medical expenses of any elderly family or disabled family including any fee paid by the participant for the Medicare Prescription Drug Program; and
 - 2. Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed, but this allowance may not exceed the earned income received by family members who are 18 years of age or older who are able to work because of such attendant care or auxiliary apparatus.
- D. Reasonable childcare expenses for children 12 and younger necessary to enable a member of the family to be employed or to further his or her education. This

deduction shall not exceed the amount of employment income that is included in annual income.

11.4 RECEIPT OF A LETTER OR NOTICE FROM HUD CONCERNING INCOME

- A. If a public housing resident receives a letter or notice from HUD concerning the amount or verification of family income, the letter shall be brought to the person responsible for income verification within thirty (30) calendar days of receipt by the resident.
- B. The **Manager of Admissions & Continued Occupancy** shall reconcile any difference between the amount reported by the resident and the amount listed in the HUD communication. This shall be done as promptly as possible.
- C. After the reconciliation is complete, the WILMINGTON Housing Authority shall, if appropriate, adjust the resident's rent beginning at the start of the next month. If the reconciliation is completed during the final five (5) calendar days of the month, the new rent shall take effect on the first day of the second month following the end of the current month. In addition, if the resident had not previously reported the proper income, the WILMINGTON Housing Authority shall do one of the following:
 - 1. Immediately collect the back rent due to the agency;
 - 2. Establish a repayment plan for the resident to pay the sum due to the agency;
 - 3. Terminate the lease and evict for failure to report income; or
 - 4. Terminate the lease, evict for failure to report income, and collect the back rent due to the agency.

11.5 COOPERATING WITH WELFARE AGENCIES

The WILMINGTON Housing Authority will make its best efforts to enter into cooperation agreements with local welfare agencies under which the welfare agencies will agree:

- A. To target assistance, benefits and services to families receiving assistance in the public housing and Section 8 tenant-based assistance program to achieve self-sufficiency; and
- B. To provide written verification to the WILMINGTON Housing Authority concerning welfare benefits for families applying for or receiving assistance in our housing assistance programs.

11.6 COOPERATING WITH LAW ENFORCEMENT AGENCIES

The WILMINGTON Housing Authority will comply, on a case-by-case basis, with information requests from Federal, State or local law enforcement officers regarding possible fugitive felons and/or a parole or probation violators. The WILMINGTON Housing Authority will supply upon legitimate request (1) the current address, (2) Social Security number and (3) photograph (if available) of any recipient of assistance.

The Federal, State or local enforcement officer must submit a request that is (1) written, (2) on law enforcement agency letterhead, and (3) is signed by the requesting officer and his or her immediate supervisor. The request for information must provide the name of the fugitive felon and/or parole or probation violator being sought, and may include other personal information used for identification. The request should also comply with the following requirements:

- A. The law enforcement agency shall notify WILMINGTON Housing Authority that the fugitive felon and/or parole or probation violator (i) is fleeing to avoid prosecution, custody or confinement after conviction, under the laws of the place from which the individual flees, for a crime, or attempt to commit a crime, which is a felony under the laws of the place from which the individual flees, or which, in the case of the State of New Jersey, is a high misdemeanor; or (ii) is violating a condition of probation or parole imposed under Federal or State law; or (iii) has information that is necessary for the officer to conduct his/her official duties;
- B. The location or apprehension of the recipient is within the WILMINGTON Housing Authority's official duties; and,
- C. The request is made in the proper exercise of the law enforcement agency's official duties.

12.0 VERIFICATION

The WILMINGTON Housing Authority will verify information related to waiting list preferences, eligibility, admission, and level of benefits prior to admission. Periodically during occupancy, items related to eligibility and rent determination shall also be reviewed and verified. Income, assets, and expenses will be verified, as well as disability status, need for a live-in aide and other reasonable accommodations; full-time student status of family members 18 years of age and older; Social Security numbers; and citizenship/eligible non-citizen status. Age and relationship will only be verified in those instances where needed to make a determination of level of assistance.

12.1 ACCEPTABLE METHODS OF VERIFICATION

Age, relationship, U.S. citizenship, and Social Security numbers will generally be verified with documentation provided by the family. For citizenship, the family's certification will be accepted. (Or, for citizenship, documentation such as listed below will be required.) Verification of these items will include photocopies of the Social Security cards and other documents presented by the family, the INS SAVE approval code, and forms signed by the family.

Other information will be verified by the following five verification methods acceptable to HUD, in the order of preference indicated:

1. Up-front Income Verifications (UIV)

UIV is the verification of income through an independent source that systematically maintains income information in computerized form for a large number of individuals.

Current UIV resources include the following:

- a. Enterprise Income Verification (EIV) – HUD's online wage and benefit system that allows PHAs to verify tenant-reported income from an independent source in computerized form. Use of the EIV system in its entirety is mandatory especially for all re-examinations and re-certifications.**
- b. State Wage Information Collection Agencies (SWICAs)**
- c. State systems for the Temporary Assistance for Needy Families (TANF, a.k.a. Work First) program**
- d. Credit Bureau Information (CBA) credit reports**
- e. Internal Revenue Service (IRS) Letter 1722**
- f. Private sector databases (e.g. The Work Number)**

The WILMINGTON Housing Authority will use additional UIV resources as they become available. This will be done before, during and/or after examinations and/or re-examinations of household income as appropriate.

It is important to note that UIV data will only be used to verify an participant's eligibility for participation in a rental assistance program and to determine the level of assistance the participant is entitled to receive

and only by properly trained persons whose duties require access to this information. Any other use, unless approved by the HUD Headquarters UIV Security System Administrator, is specifically prohibited and will not occur.

No adverse action can be taken against a participant until the WILMINGTON Housing Authority has independently verified the UIV information and the participant has been granted an opportunity to contest any adverse findings through the established grievance procedure. The consequences of adverse findings may include the WILMINGTON Housing Authority requiring the immediate payment of any over-subsidy, the entering into a repayment agreement, eviction, criminal prosecution, or any other appropriate remedy.

Furthermore, the information the WILMINGTON Housing Authority derives from the UIV system will be protected to ensure that it is utilized solely for official purposes and not disclosed in any way that would violate the privacy of the affected individuals.

Once the data has served its purpose, it shall be destroyed by either burning or shredding the data. All wage, unemployment, employment, and new hire information shall be destroyed no later than two years from the date it is received.

2. Third-Party Written Verifications

This type of verification includes written documentation, with forms sent directly to and received directly from a source, not passed through the hands of the family. It may also be a report generated automatically by another government agency, i.e., Department of Welfare, Veterans Administration, etc.

Third-party written verifications may also be used to supplement Up-front Income Verifications. They will be utilized when there is a discrepancy of \$200 a month or more and the participant disputes the UIV results.

Third party verification of SS and SSI benefits shall be obtained by getting a copy of an official Social Security Administration letter of benefits from the person receiving the benefits and verification from HUD's on-line systems dated within the last sixty (60) days. If either of these forms of verification are not obtainable, then the file shall be documented as to why third party verification was not used.

The WILMINGTON Housing Authority will allow ten (10) calendar days for the return of third party written verifications prior to continuing on to the next type of verification.

3. Third-Party Oral Verifications

This type of verification includes direct contact with the source, in person or by telephone. When this method is used, staff members will be required to document in writing with whom they spoke, the date of the conversation and the facts obtained.

The WILMINGTON Housing Authority will allow five (5) business days for the return of third party oral verifications prior to continuing on to the next type of verification.

4. Review of Documents

When UIV, written and oral third party verifications are not available within the ten (10) days and five (5) business days period allowed in paragraphs 2 and 3 above, the Housing Authority will use the information received by the family, provided that the documents provide complete information. Photocopies of the documents, excluding government checks, provided by the family will be maintained in the file. In cases in which documents are viewed and cannot be photocopied, staff reviewing the documents will complete a written statement as to the contents of the document(s).

5. Self-Certification and Self-Declaration

When UIV, written and oral third party verifications are not available within the ten (10) days and five (5) business days period allowed in paragraphs 2 and 3 above, and hand-carried verification cannot be obtained, the Housing Authority will accept a statement detailing information needed, signed by the head, spouse, co-head, or other adult family member.

Verification forms and reports received will be contained in the applicant/tenant file. Oral third party documentation will include the same information as if the documentation had been written, i.e. name, date of contact, amount received, etc.

When any verification method other than Up-Front Income Verification is utilized, the WILMINGTON Housing Authority will document the reason for the choice of the verification methodology in the applicant/resident's file.

12.2 TYPES OF VERIFICATION

The chart below outlines the factors that may be verified and gives common examples of the verification that will be sought. To obtain written third party verification, the WILMINGTON Housing Authority will send a request form to the source along with a release form signed by the applicant/tenant via first class mail.

Verification Requirements for Individual Items		
Item to Be Verified	3 rd party verification	Hand-carried verification
General Eligibility Items		
Social Security Number	Not Allowed	Original Social Security Card, an appropriate government letter showing the number or other HUD-allowed method
Adult Status of the Head of Household		Valid drivers license, identification card issued by a government agency, or a birth certificate.
Citizenship	N/A	Signed certification, voter's registration card, birth certificate, etc.
Eligible immigration status	INS SAVE confirmation #	INS card
Disability	Letter from medical professional, SSI, etc	Proof of SSI or Social Security disability payments
Full time student status (if >18)	Letter from school	For high school and/or college students, any document evidencing enrollment
Need for a live-in aide	Letter from doctor or other professional knowledgeable of condition	N/A
Childcare costs	Letter from care provider	Bills and receipts

Verification Requirements for Individual Items		
Item to Be Verified	3 rd party verification	Hand-carried verification
Disability assistance expenses	Letters from suppliers, care givers, etc.	Bills and records of payment
Medical expenses	Letters from providers, prescription record from pharmacy, medical professional's letter stating assistance or a companion animal is needed	Bills, receipts, records of payment, dates of trips, mileage log, receipts for fares and tolls
Medicare Prescription Drug Coverage		A card issued by the private prescription drug plan with the words Medicare Rx on it.
Value of and Income from Assets		
Savings, checking accounts	Letter from institution	Passbook, most current statements
CDS, bonds, etc	Letter from institution	Tax return, information brochure from institution, the CD, the bond
Stocks	Letter from broker or holding company	Stock or most current statement, price in newspaper or through Internet
Real property	Letter from tax office, assessment, etc.	Property tax statement (for current value), assessment, records or income and expenses, tax return
Personal property held as an investment	Assessment, bluebook, etc	Receipt for purchase, other evidence of worth
Cash value of whole life insurance policies	Letter from insurance company	Current statement

Verification Requirements for Individual Items		
Item to Be Verified	3 rd party verification	Hand-carried verification
Assets disposed of for less than fair market value	N/A	Original receipt and receipt at disposition, other evidence of worth
Income		
Earned income	Letter from employer	Multiple pay stubs
Self-employed	N/A	Tax return from prior year, books of accounts
Regular gifts and contributions	Letter from source, letter from organization receiving gift (i.e., if grandmother pays day care provider, the day care provider could so state)	Bank deposits, other similar evidence
Alimony/child support	Court order, letter from source, letter from Human Services	Record of deposits, divorce decree
Social Security Administration		Letter from Social Security as verified by HUD computer systems
Periodic payments (i.e., welfare, pensions, workers compensation, unemployment)	Letter or electronic reports from the source	Award letter, letter announcing change in amount of future payments
Training program participation	Letter from program provider indicating <ul style="list-style-type: none"> - whether enrolled or completed - whether training is HUD-funded - whether Federal, State, local govt., or local program - whether it is employment training - whether it has clearly defined goals and objectives - whether program has supportive 	N/A

Verification Requirements for Individual Items		
Item to Be Verified	3 rd party verification	Hand-carried verification
	services - whether payments are for out-of-pocket expenses incurred in order to participate in a program - date of first job after program completion	Evidence of job start

12.3 VERIFICATION OF CITIZENSHIP OR ELIGIBLE NONCITIZEN STATUS

The citizenship/eligible non-citizen status of each family member regardless of age must be determined.

Prior to being admitted, or at the first reexamination, all citizens and nationals will be required to sign a declaration under penalty of perjury. They will be required to show proof of their status by such means as a birth certificate, military ID, or military DD 214 Form.

Prior to being admitted or at the first reexamination, all eligible non-citizens who are 62 years of age or older will be required to sign a declaration under penalty of perjury. They will also be required to show proof of age.

Prior to being admitted or at the first reexamination, all eligible non-citizens must sign a declaration of their status and a verification consent form and provide their original INS documentation. The WILMINGTON Housing Authority will make a copy of the individual's INS documentation and place the copy in the file. The WILMINGTON Housing Authority will also verify their status through the INS SAVE system. If the INS SAVE system cannot confirm eligibility, the WILMINGTON Housing Authority will mail information to the INS in order that a manual check can be made of INS records.

Family members who do not claim to be citizens, nationals, or eligible non-citizens must be listed on a statement of non-eligible members and the list must be signed by the head of the household.

Non-citizen students on student visas, though in the country legally, are not eligible to be admitted to public housing. If they are members of families that include citizens, the rent must be pro-rated.

Any family member who does not choose to declare their status must be listed on the statement of non-eligible members.

If no family member is determined to be eligible under this section, the family's eligibility will be denied.

The family's assistance will not be denied, delayed, reduced, or terminated because of a delay in the process of determining eligible status under this section, except to the extent that the delay is caused by the family.

If the WILMINGTON Housing Authority determines that a family member has knowingly permitted an ineligible non-citizen (other than any ineligible non-citizens listed on the lease) to permanently reside in their public housing unit, the family will be evicted. Such family will not be eligible to be readmitted to public housing for a period of 24 months from the date of eviction or termination.

12.4 VERIFICATION OF SOCIAL SECURITY NUMBERS

Prior to admission, every family member regardless of age must provide the WILMINGTON Housing Authority with a complete and accurate Social Security Number unless they do not contend eligible immigration status. New family members must provide this verification prior to being added to the lease. If the new family member is under the age of six and has not been assigned a Social Security Number, the family shall have ninety (90) calendar days after starting to receive the assistance to provide a complete and accurate Social Security Number. The WILMINGTON Housing Authority may grant one ninety (90) day extension if in its sole discretion it determines that the person's failure to comply was due to circumstances that could not have reasonably been foreseen and was outside the control of the person.

If a person is already a program participant and has not disclosed his or her Social Security Number, it must be disclosed at the next re-examination or re-certification. Participants aged 62 or older as of January 31, 2010 whose initial eligibility determination was begun before January 31, 2010 are exempt from the required disclosure of their Social Security Number.

The best verification of the Social Security Number is the original Social Security card. If the card is not available, the WILMINGTON Housing Authority will accept an original document issued by a federal or state government agency, which contains the name of the individual and the Social Security Number of the individual, along with other identifying information of the individual or such other evidence of the Social Security Number as HUD may prescribe in administrative instructions.

If a member of an applicant family indicates they have a Social Security Number, but cannot readily verify it, the family cannot be assisted until verification is provided.

If an individual fails to provide the verification within the time allowed, the family will be denied assistance or will have their assistance terminated. The WILMINGTON Housing Authority may grant one ninety (90) day extension from termination if in its sole

discretion it determines that the person's failure to comply was due to circumstances that could not have reasonably been foreseen and there is a reasonable likelihood that the person will be able to disclose a Social Security Number by the deadline.

12.5 TIMING OF VERIFICATION

Verification information must be dated within ninety (90) calendar days of certification or reexamination. If the verification is older than this, the source will be contacted and asked to provide information regarding any changes.

When an interim reexamination is conducted, the Housing Authority will verify and update all information related to family circumstances and level of assistance. (Or, the Housing Authority will only verify and update those elements reported to have changed.)

12.6 FREQUENCY OF OBTAINING VERIFICATION

Household composition will be verified annually. The frequency that household income will be verified depends on the type of rent method chosen by the family.

For each family member, citizenship/eligible non-citizen status will be verified only once unless the family member is an eligible immigrant in a transitional stage of admission. In this situation, their status must be updated until they are admitted for permanent residency. This verification will be obtained prior to admission. If the status of any family member was not determined prior to admission, verification of their status will be obtained at the next regular reexamination. Prior to a new member joining the family, their citizenship/eligible non-citizen status will be verified.

For each family member age 6 and above, verification of Social Security number will be obtained only once. This verification will be accomplished prior to admission. When a family member who did not have a Social Security number at admission receives a Social Security number, that number will be verified at the next regular reexamination. Likewise, when a child turns six, their verification will be obtained at the next regular reexamination.

12.7 SPECIAL VERIFICATION FOR ADULT STUDENTS

In addition to other verification procedures, student head of households must provide a written signed certification that the student does or does not receive any financial support from his or her parents or guardians and whether or not the student is receiving an athletic scholarship. If support is received, the certification must state the amount of the anticipated support. The WILMINGTON Housing Authority shall verify using normal third party verification procedures that amount by communicating directly with the supporting person(s). If an athletic scholarship is involved, the WILMINGTON Housing Authority shall determine if any of the scholarship is available for housing costs.

13.0 DETERMINATION OF TOTAL TENANT PAYMENT AND TENANT RENT

13.1 FAMILY CHOICE

At admission and each year in preparation for their annual reexamination, each family is given the choice of having their rent determined under the income method or having their rent set at the flat rent amount.

- A. Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the annual review they would otherwise undergo. Their family composition must still be reviewed annually.
- B. Families who opt for the flat rent may request to have a reexamination and return to the income based method at any time for any of the following reasons:
 - 1. The family's income has decreased.
 - 2. The family's circumstances have changed increasing their expenses for childcare, medical care, etc.
 - 3. Other circumstances creating a hardship on the family such that the income method would be more financially feasible for the family.
- C. Families have only one choice per year except for financial hardship cases. In order for families to make informed choices about their rent options, the WILMINGTON will provide them with the following information whenever they have to make rent decisions:
 - 1. The WILMINGTON Housing Authority's policies on switching types of rent in case of a financial hardship; and
 - 2. The dollar amount of tenant rent for the family under each option. If the family chose a flat rent for the previous year, the WILMINGTON Housing Authority will provide the amount of income-based rent for the subsequent year only the year the WILMINGTON Housing Authority conducts an income reexamination or if the family specifically requests it and submits updated income information.

13.2 THE INCOME METHOD

The total tenant payment is equal to the highest of:

- A. 10% of the family's monthly income;

- B. 30% of the family's adjusted monthly income; or
- C. If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this provision is the amount resulting from one application of the percentage; or
- D. The minimum rent of \$50.

13.3 MINIMUM RENT

The WILMINGTON Housing Authority has set the minimum rent at \$50. If the family requests a hardship exemption, however, the WILMINGTON Housing Authority will suspend the minimum rent beginning the month following the family's request until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
 - 1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - 2. When the family would be evicted because it is unable to pay the minimum rent;
 - 3. When the income of the family has decreased because of changed circumstances, including loss of employment; and
 - 4. When a death has occurred in the family.
- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will be not be imposed for a period of 90 calendar days from the beginning of the

suspension of the minimum rent. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.

- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

13.4 THE FLAT RENT

The WILMINGTON Housing Authority has set a flat rent for each public housing unit. In doing so, it considered the size and type of the unit, as well as its age, condition, amenities, services, and neighborhood. The WILMINGTON Housing Authority determined the market value of the unit and set the rent at the market value. The amount of the flat rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied at the end of the annual lease (for more information on flat rents, see Section 15.3).

The WILMINGTON Housing Authority will post the flat rents at each of the developments and at the central office. Flat rents are incorporated in this policy upon approval by the Board of Commissioners.

There is no utility allowance for families paying a flat rent because the WILMINGTON Housing Authority has already factored who pays for the utilities into the flat rent calculation.

13.6 RENT FOR FAMILIES UNDER THE NONCITIZEN RULE

A mixed family will receive full continuation of assistance if all of the following conditions are met:

- A. The family was receiving assistance on June 19, 1995;
- B. The family was granted continuation of assistance before November 29, 1996;
- C. The family's head or spouse has eligible immigration status; and

- D. The family does not include any person who does not have eligible status other than the head of household, the spouse of the head of household, any parent of the head or spouse, or any child (under the age of 18) of the head or spouse.

The family's assistance is prorated in the following manner:

- A. Determine the 95th percentile of gross rents (tenant rent plus utility allowance) for the WILMINGTON Housing Authority. The 95th percentile is called the maximum rent.
- B. Subtract the family's total tenant payment from the maximum rent. The resulting number is called the maximum subsidy.
- C. Divide the maximum subsidy by the number of family members and multiply the result times the number of eligible family members. This yields the prorated subsidy.
- D. Subtract the prorated subsidy from the maximum rent to find the prorated total tenant payment. From this amount subtract the full utility allowance to obtain the prorated tenant rent.

13.7 UTILITY ALLOWANCE

The WILMINGTON Housing Authority shall establish a utility allowance for all check-metered utilities and for all tenant-paid utilities. The allowance will be based on a reasonable consumption of utilities by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful environment. In setting the allowance, the WILMINGTON Housing Authority will review the actual consumption of tenant families as well as changes made or anticipated due to modernization (weatherization efforts, installation of energy-efficient appliances, etc). Allowances will be evaluated at least annually as well as any time utility rate changes by 10% or more since the last revision to the allowances.

The utility allowance will be subtracted from the family's income-based rent to determine the amount of the Tenant Rent. The Tenant Rent is the amount the family owes each month to the WILMINGTON Housing Authority. The amount of the utility allowance is then still available to the family to pay the cost of their utilities. Any utility cost above the allowance is the responsibility of the tenant. Any savings resulting from utility costs below the amount of the allowance belongs to the tenant. At its discretion and with 30 days notice to tenants, the Housing Authority may elect to pay the utility allowance directly to the local utility supplier provided the family is notified of the amount paid to the utility supplier.

For WILMINGTON Housing Authority paid utilities, the WILMINGTON Housing Authority will monitor the utility consumption of each household. Any consumption in excess of the allowance established by the WILMINGTON Housing Authority will be billed to the tenant.

Utility allowance revisions based on rate changes shall be effective retroactively to the first day of the month following the month in which the last rate change took place. Revisions based on changes in consumption or other reasons shall become effective at each family's next annual reexamination, unless otherwise authorized by the WILMINGTON Housing Authority Board of Commissioners.

Families with high utility costs are encouraged to contact the WILMINGTON Housing Authority for an energy analysis. The analysis may identify problems with the dwelling unit that once corrected will reduce energy costs. The analysis can also assist the family in identifying ways they can reduce their costs.

Requests for relief from surcharges for excess consumption of WILMINGTON Housing Authority purchased utilities or from payment of utility supplier billings in excess of the utility allowance for tenant-paid utility costs may be granted by the WILMINGTON Housing Authority on reasonable grounds. Requests may be granted to families that include an elderly member or a member with disabilities. Requests by the family shall be submitted under the Reasonable Accommodation Policy. Families shall be advised of their right to individual relief at admission to public housing and at time of utility allowance changes.

13.8 *PAYING RENT*

Rent and other charges are due and payable on the first day of the month. All rents should be paid with check (unless prohibited) or money order at the location indicated on the tenant lease. Reasonable accommodations for this requirement will be made for persons with disabilities. As a safety measure, no cash shall be accepted as a rent payment.

If the rent is not paid by the fifth business day of the month, a Notice to Vacate will be issued to the tenant. In addition, a \$15 late charge will be assessed to the tenant. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus an additional charge of \$25 for bank charges and/or processing costs.

14.0 COMMUNITY SERVICE

14.1 GENERAL

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as previously described unless they are exempt from this requirement. The eight hours of activity must be performed each month. An individual may not skip a month and then double up the following month unless special circumstances warrant it.

14.2 EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirements.
- C. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.
- D. Family members engaged in work activity as defined in section 407(d) of the Social Security Act, specified below. **[You may want to specify a specific number of hours that a person must be working per week or month.]**
 - 1. Unsubsidized employment;
 - 2. Subsidized private-sector employment;
 - 3. Subsidized public-sector employment;
 - 4. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 - 5. On-the-job-training;
 - 6. Job-search and job-readiness assistance;
 - 7. Community service programs;

8. Vocational educational training (not to exceed 12 months with respect to any individual);
 9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 12. The provision of childcare services to an individual who is participating in a community service program.
- E. Family members who are or would be exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.
- F. Family members receiving assistance, benefits or services under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

14.3 NOTIFICATION OF THE REQUIREMENT

The WILMINGTON Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

The WILMINGTON Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status in writing. The WILMINGTON Housing Authority shall verify such claims. If a resident does not agree with the WILMINGTON Housing Authority's determination, he or she can appeal by following the Grievance Policy. Changes in exempt or non-exempt status of a resident shall be reported by the resident to the WILMINGTON Housing Authority within ten (10) calendar days of the change.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after April 1, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise

them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The WILMINGTON Housing Authority may from time to time provide a list of volunteer community service positions.

14.5 THE PROCESS

Upon admission or at the first annual reexamination on or after April 1, 2001 , and each annual reexamination thereafter, the WILMINGTON Housing Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.

14.6 NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The WILMINGTON Housing Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;

- B. That the determination is subject to the grievance procedure, a right to be represented by counsel, and the opportunity to any available judicial remedy; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

14.7 OPPORTUNITY FOR CURE

The WILMINGTON Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. It will state the number of hours that the family member is deficient. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, the WILMINGTON Housing Authority shall take action to terminate the lease unless the noncompliant family member no longer lives in the unit.

14.8 PROHIBITION AGAINST REPLACEMENT OF AGENCY EMPLOYEES

In implementing the service requirement, the WILMINGTON Housing Authority may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees or replace a job at any location where residents perform activities to satisfy the service requirement.

15.0 RECERTIFICATIONS

At least annually, the WILMINGTON Housing Authority will conduct a reexamination of family income and circumstances. The results of the reexamination determine (1) the rent the family will pay, and (2) whether the family is housed in the correct unit size.

15.1 GENERAL

The WILMINGTON Housing Authority will send a notification letter to the family letting them know that it is time for their annual reexamination, giving them the option of selecting either the flat rent or income method, and scheduling an appointment if they are currently paying an income rent. If the family thinks they may want to switch from a flat

rent to an income rent, they should request an appointment. At the appointment, the family can make their final decision regarding which rent method they will choose. The letter also includes, for those families paying the income method, forms for the family to complete in preparation for the interview. The letter includes instructions permitting the family to reschedule the interview if necessary. The letter tells families who may need to make alternate arrangements due to a disability that they may contact staff to request an accommodation of their needs.

During the appointment, the WILMINGTON Housing Authority will determine whether family composition may require a transfer to a different bedroom size unit, and if so, the family's name will be placed on the transfer list.

Also, during the recertification, each household shall be asked whether any member is subject to the lifetime registration requirement under a state registration program. The Housing Authority will verify this information using the Dru Sjodin National Sex Offender Database and document this information in the same method used at admission. For any admissions after June 25, 2001 (the effective date of the Screening and Eviction for Drug Abuse and Other Criminal Activity final rule), if the recertification screening reveals that the tenant or a member of the tenant's household is subject to a lifetime sex offender registration requirement, or that the tenant has falsified information or otherwise failed to disclose his or her criminal history on their application and/or recertification forms, the Housing Authority will pursue eviction of the household.

If a family is about to be evicted from housing based on either the criminal check or the sex offender registration program, the applicant will be informed of this fact and given an opportunity to dispute the accuracy of the information before the eviction occurs.

15.2 MISSED APPOINTMENTS

If the family fails to respond to the letter and fails to attend the interview, a second letter will be mailed. The second letter will advise of a new time and date for the interview, allowing for the same considerations for rescheduling and accommodation as above. The letter will also advise that failure by the family to attend the second scheduled interview will result in the WILMINGTON Housing Authority taking eviction actions against the family.

15.3 FLAT RENTS

The annual letter to flat rent payers regarding the reexamination process will state the following:

- A. Each year at the time of the annual reexamination, the family has the option of selecting a flat rent amount in lieu of completing the reexamination process and

having their rent based on the income amount.

- B. The amount of the flat rent.
- C. A fact sheet about income rents that explains the types of income counted, the most common types of income excluded, and the categories of allowances that can be deducted from income.
- D. Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the annual review they otherwise would undergo.
- E. Families who opt for the flat rent may request to have a reexamination and return to the income based method at any time for any of the following reasons:
 - 1. The family's income has decreased.
 - 2. The family's circumstances have changed increasing their expenses for childcare, medical care, etc.
 - 3. Other circumstances creating a hardship on the family such that the income method would be more financially feasible for the family.

Once a family returns to the income based method during their “lease year” they cannot go back to a flat rent until their next regular annual reexamination.

- F. The dates upon which the WILMINGTON Housing Authority expects to review the amount of the flat rent, the approximate rent increase the family could expect, and the approximate date upon which a future rent increase could become effective.
- G. The name and phone number of an individual to call to get additional information or counseling concerning flat rents.
- H. A certification for the family to sign accepting or declining the flat rent.

Each year prior to their anniversary date, WILMINGTON Housing Authority will send a reexamination letter to the family offering the choice between a flat rent or an income rent. The opportunity to select the flat rent is available only at this time. At the appointment, the WILMINGTON Housing Authority may assist the family in identifying the rent method that would be most advantageous for the family. If the family wishes to select the flat rent method without meeting with the WILMINGTON Housing Authority representative, they may make the selection on the form and return the form to the WILMINGTON Housing Authority. In such case, the WILMINGTON Housing Authority will cancel the appointment and solely verify the family size and whether it is

in an appropriate size unit.

15.4 THE INCOME METHOD

During the interview, the family will provide all information regarding income, assets, deductions (eligible expenses), and other information necessary to determine the family's share of rent. The family will sign the HUD consent form and other consent forms that later will be mailed to the sources that will verify the family circumstances.

Upon receipt of verification, the WILMINGTON Housing Authority will determine the family's annual income and will calculate their rent as follows.

The total tenant payment is equal to the highest of:

- A. 10% of the family's monthly income;
- B. 30% of the family's adjusted monthly income;
- C. The welfare rent; or
- D. The minimum rent.

The family shall be informed of the results of the rent calculation under both the Income Method and the Flat Rent and given their choice of which rent to pay.

15.5 EFFECTIVE DATE OF RENT CHANGES FOR ANNUAL REEXAMINATIONS

The new rent will generally be effective upon the anniversary date with thirty (30) calendar days notice of any rent increase to the family.

If the rent determination is delayed due to a reason beyond the control of the family, then any rent increase will be effective the first of the month after the month in which the family receives a 30-day notice of the amount. If the new rent is a reduction and the delay is beyond the control of the family, the reduction will be effective as scheduled on the anniversary date.

If the family caused the delay, then any increase will be effective on the anniversary date. Any reduction will be effective the first of the month after the rent amount is determined.

15.6 INTERIM REEXAMINATIONS

During an interim reexamination, only the information affected by the changes being reported will be reviewed and verified.

Families will not be required to report any increase in income when the increase is from a source that was properly reported at the annual recertification interview, or decrease in allowable expenses between annual reexaminations.

Families are required to report the following changes to the WILMINGTON Housing Authority between regular reexaminations. If the family's rent is being determined under the income method, these changes will trigger an interim reexamination. The family shall report these changes within ten (10) calendar days of their occurrence.

- A. A member has been added to the family through birth or adoption or court-awarded custody.
- B. A household member is leaving or has left the family unit.
- C. A new income source that began between annual recertifications.

In order to add a household member other than through birth, adoption, or court-awarded custody, the family must request that the new member be added to the lease. Before adding the new member to the lease, the individual must complete an application form stating their income, assets, and all other information required of an applicant. The individual must provide their Social Security number if they have one and must verify their citizenship/eligible immigrant status. (Their housing will not be delayed due to delays in verifying eligible immigrant status other than delays caused by the family.) The new family member will go through the screening process similar to the process for applicants. The WILMINGTON Housing Authority will determine the eligibility of the individual before adding them to the lease. If the individual is found to be ineligible or does not pass the screening criteria, they will be advised in writing and given the opportunity for an informal review. If they are found to be eligible and do pass the screening criteria, their name will be added to the lease. At the same time, if the family's rent is being determined under the income method, the family's annual income will be recalculated taking into account the circumstances of the new family member. The effective date of the new rent will be in accordance with Section 15.8.

A resident requesting a live-in-aide will be required to provide verification of the need for a live-in-aide. In addition, before approval of the live-in-aide, the individual (live-in-aide) must complete an application form for purposes of determining citizenship/eligible immigrant status and the live-in-aide will go through the screening process similar to the process for applicants. The WILMINGTON Housing Authority will determine the eligibility of the live-in-aide before approval can be granted. If the individual is found to be ineligible or does not pass the screening criteria, the resident will be advised in writing and given the opportunity for an informal review. Under no circumstances will the live-in-aide be added to the lease or be considered the last remaining member of a tenant family.

Families are not required to, but may at any time, request an interim reexamination based on a decrease in income, an increase in allowable expenses, or other changes in family circumstances. Upon such request, the WILMINGTON Housing Authority will take timely action to process the interim reexamination and recalculate the tenant's rent.

15.7 SPECIAL REEXAMINATIONS

If a family's income is too unstable to project for twelve (12) months, including families that temporarily have no income (0 renters) or have a temporary decrease in income, the WILMINGTON Housing Authority may schedule special reexaminations every ninety (90) calendar days until the income stabilizes and an annual income can be determined.

15.8 EFFECTIVE DATE OF RENT CHANGES DUE TO INTERIM OR SPECIAL REEXAMINATIONS

Unless there is a delay in reexamination processing caused by the family, any rent increase will be effective the first of the second month after the month in which the family receives notice of the new rent amount. If the family causes a delay, then the rent increase will be effective on the date it would have been effective had the process not been delayed (even if this means a retroactive increase).

If the new rent is a reduction and any delay is beyond the control of the family, the reduction will be effective the first of the month after the interim reexamination should have been completed.

If the new rent is a reduction and the family caused the delay or did not report the change in a timely manner, the change will be effective the first of the month after the rent amount is determined.

15.9 HOUSING AUTHORITY MISTAKES IN CALCULATING RENT

If the WILMINGTON Housing Authority makes a mistake in calculating a resident's rent contribution and overcharges the resident, the resident shall receive a refund for the amount of the mistake going back a maximum of 24 months. The refund shall be given to the resident as soon as practical or credited to the resident's account, whichever the resident desires unless the resident owes the Housing Authority money in which case the debt shall be offset to the degree possible before the resident chooses between the two refund methods.

16.0 UNIT TRANSFERS

16.1 OBJECTIVES OF THE TRANSFER POLICY

The objectives of the Transfer Policy include the following:

- A. To address emergency situations.
- B. To fully utilize available housing resources while avoiding overcrowding by ensuring that each family occupies the appropriate size unit.
- C. To facilitate a relocation when required for modernization or other management purposes.
- D. To facilitate relocation of families with inadequate housing accommodations.
- E. To provide an incentive for families to assist in meeting the WILMINGTON Housing Authority's de-concentration goal, if appropriate.
- F. To eliminate vacancy loss and other expenses due to unnecessary transfers.

16.2 CATEGORIES OF TRANSFERS

Category A: Emergency transfers. These transfers are necessary when conditions pose an immediate threat to the life, health, or safety of a family or one of its members. Such situations may involve defects of the unit or the building in which it is located, the health condition of a family member, a hate crime, the safety of witnesses to a crime, or a law enforcement matter particular to the neighborhood.

Category B: Immediate administrative transfers. These transfers are necessary in order to permit a family needing accessible features to move to a unit with such a feature or to enable modernization, revitalization, disposition or demolition work to proceed. When an accessible unit becomes available, it shall first be offered to families needing it who reside on the site that has the vacancy, then to other public housing residents needing the special accessibility features, and finally to appropriate people on the waiting list.

Category C: Regular administrative transfers. These transfers are made to offer incentives to families willing to help meet certain WILMINGTON Housing Authority occupancy goals, to correct occupancy standards where the unit size is inappropriate for the size and composition of the family, to allow for non-emergency but medically advisable transfers, and other transfers approved by the WILMINGTON Housing Authority when a transfer is the only or best way of solving a serious problem.

16.3 DOCUMENTATION

When the transfer is at the request of the family, the family may be required to provide third party verification of the need for the transfer.

16.5 PROCESSING TRANSFERS

Transfers on the waiting list will be sorted by the above categories and within each category by date and time.

Transfers in category A and B will be housed ahead of any other families, including those on the applicant waiting list. Transfers in category A will be housed ahead of transfers in category B.

Transfers in category C will be housed along with applicants for admission at a ratio not to exceed one transfer for every five (5) admissions.

Upon offer and acceptance of a unit, the family will execute all lease up documents within two (2) business days of being informed the unit is ready to rent. The family will be allowed ten (10) calendar days to complete a transfer. The family will be responsible for paying rent at the old unit as well as the new unit for any period of time they have possession of both. The prorated rent and other charges (key deposit and any additional security deposit owing) must be paid at the time of lease execution.

The following is the policy for the rejection of an offer to transfer:

- A. If the family rejects with good cause any unit offered, they will not lose their place on the transfer waiting list.
- B. If the transfer is being made at the request of the WILMINGTON Housing Authority and the family rejects two offers without good cause, the WILMINGTON Housing Authority will take action to terminate their tenancy. If the reason for the transfer is that the current unit is too small to meet the WILMINGTON Housing Authority's optimum occupancy standards, the family may request in writing to stay in the unit without being transferred so long as their occupancy will not exceed two people per living/sleeping room.
- C. If the transfer is being made at the family's request and the rejected offer provides deconcentration incentives, the family will maintain their place on the transfer list and will not otherwise be penalized.
- D. If the transfer is being made at the family's request, the family may, without good cause and without penalty, turn down one offer that does not include

deconcentration incentives. After turning down a second such offer without good cause, the family's name will be removed from the transfer list.

16.6 COST OF THE FAMILY'S MOVE

The cost of the transfer generally will be borne by the family in the following circumstances:

- A. When the transfer is made at the request of the family or by others on behalf of the family (i.e., by the police);
- B. When the transfer is needed to move the family to an appropriately sized unit, either larger or smaller;

or

- C. When the transfer is needed because action or inaction by the family caused the unit to be unsafe or uninhabitable.

The cost of the transfer will be borne by the WILMINGTON Housing Authority in the following circumstances:

- A. When the transfer is needed in order to carry out modernization, disposition or demolition activities; or
- D. When action or inaction by the WILMINGTON Housing Authority has caused the unit to be unsafe or inhabitable; or
- E. When the transfer is necessitated because a family with disabilities needs the accessible unit into which the transferring family moved.

The responsibility for moving costs in other circumstances will be determined on a case by case basis.

16.7 TENANTS IN GOOD STANDING

When the transfer is at the request of the family, it will not be approved unless the family is in good standing with the WILMINGTON Housing Authority. This means the family must be in compliance with their lease, current in all payments to the Housing Authority, and must pass a housekeeping inspection. Additionally, tenants whose files document material lease violations related to care and upkeep of their apartment within the 12 months prior to the date a request for transfer is made are ineligible for such transfers.

16.8 TRANSFER REQUESTS

A tenant may request a transfer at any time by completing a transfer request form. In considering the request, the WILMINGTON Housing Authority may request a meeting with the tenant to better understand the need for transfer and to explore possible alternatives. The WILMINGTON Housing Authority will review the request in a timely manner and if a meeting is desired, it shall contact the tenant within ten (10) business days of receipt of the request to schedule a meeting.

The WILMINGTON Housing Authority will grant or deny the transfer request in writing within thirty (30) business days of receiving the request or holding the meeting, whichever is later.

If the transfer is approved, the family's name will be added to the transfer waiting list.

If the transfer is denied, the denial letter will advise the family of their right to utilize the grievance procedure.

16.9 RIGHT OF THE WILMINGTON HOUSING AUTHORITY IN TRANSFER POLICY

The provisions listed above are to be used as a guide to ensure fair and impartial means of assigning units for transfers. It is not intended that this policy will create a property right or any other type of right for a tenant to transfer or refuse to transfer.

17.0 INSPECTIONS

An authorized representative of the WILMINGTON Housing Authority and an adult family member will inspect the premises prior to commencement of occupancy. A written statement of the condition of the premises will be made, all equipment will be provided, and the statement will be signed by both parties with a copy retained in the WILMINGTON Housing Authority file and a copy given to the family member. An authorized WILMINGTON Housing Authority representative will inspect the premises at the time the resident vacates and will furnish a statement of any charges to be made provided the resident turns in the proper notice under State law. The resident's security deposit can be used to offset against any WILMINGTON Housing Authority damages to the unit.

17.1 MOVE-IN INSPECTIONS

The WILMINGTON Housing Authority and an adult member of the family will inspect the unit prior to signing the lease. Both parties will sign a written statement of the condition of the unit. A copy of the signed inspection will be given to the family and the original will be placed in the tenant file.

17.2 ANNUAL INSPECTIONS

The WILMINGTON Housing Authority will inspect each public housing unit annually to ensure that each unit meets the WILMINGTON Housing Authority's housing standards. Work orders will be submitted and completed to correct any deficiencies.

17.3 PREVENTATIVE MAINTENANCE INSPECTIONS

These inspections are generally conducted quarterly. These inspections are intended to keep items in good repair. The inspector checks weatherization; checks the condition of the smoke detectors, water heaters, furnaces, automatic thermostats; checks for leaks; and provides an opportunity to change furnace filters and provide other minor servicing that extends the life of the unit and its equipment.

17.4 SPECIAL INSPECTIONS

A special inspection may be scheduled to enable HUD or others to inspect a sample of the housing stock maintained by the WILMINGTON Housing Authority.

17.5 HOUSEKEEPING INSPECTIONS

Generally, at the time of annual reexamination, or at other times as necessary, the WILMINGTON Housing Authority will conduct a housekeeping inspection to ensure the family is maintaining the unit in a safe and sanitary condition. Tenants who fail a housekeeping inspection may be subject to frequent inspections until such time as they either (1) maintain their household in accordance with the lease, or (2) are evicted or voluntarily move from the premises.

17.6 NOTICE OF INSPECTION

For inspections defined as annual inspections, preventative maintenance inspections, special inspections, and housekeeping inspections, the WILMINGTON Housing Authority will give the tenant at least two (2) calendar days written notice.

17.7 EMERGENCY INSPECTIONS

If any employee and/or agent of the WILMINGTON Housing Authority has reason to believe that an emergency exists within the housing unit, the unit can be entered without notice. The person(s) that enters the unit will leave a written notice to the resident that indicates the date and time the unit was entered and the reason why it was necessary to enter the unit.

17.8 PRE-MOVE-OUT INSPECTIONS

When a tenant gives notice that they intend to move, the WILMINGTON Housing Authority may schedule a pre-move-out inspection with the family. The inspection allows the WILMINGTON Housing Authority to help the family identify any problems which, if left uncorrected, could lead to vacate charges. The Property Manager may ask a contractor or other qualified person to accompany them during a pre-move-out inspection so as to develop a scope of work and obtain quotes for making necessary repairs to return the unit to rentable condition.

17.9 MOVE-OUT INSPECTIONS

The WILMINGTON Housing Authority conducts the move-out inspection after the tenant vacates to assess the condition of the unit and determine responsibility for any needed repairs. It is the responsibility of the tenant to contact the Property Manager for purposes of accompanying them on the move-out inspection if they wish to do so. This inspection becomes the basis for any claims that may be assessed against the security deposit.

18.0 PET POLICY

See WILMINGTON Housing Authority Pet Policy, Attachment B

19.0 REPAYMENT AGREEMENTS

When a resident owes the WILMINGTON Housing Authority back charges and is unable to pay the balance by the due date, the resident may request that the WILMINGTON Housing Authority allow them to enter into a Repayment Agreement. The WILMINGTON Housing Authority has the sole discretion of whether to accept such an agreement. All Repayment Agreements must assure that the full payment is made within a period in accordance with the following schedule, unless otherwise authorized by the CEO:

Amounts between \$3,000 and the Federal or State threshold for criminal prosecution must be repaid within 36 months.

Amounts between \$2,000 and \$2,999 must be repaid within 30 months.

Amounts between \$1,000 and \$1,999 must be repaid within 24 months.

Amounts under \$1,000 must be repaid within 12 months.

All Repayment Agreement installment payments are due at the same time as the tenant rent, subject to the same late penalties and consequences.

All Repayment Agreements must be in writing and signed by both parties. Failure to comply with the Repayment Agreement terms may subject the resident to eviction procedures.

A 10% downpayment is required at the time of execution of any written repayment agreement.

20.0 TERMINATION

20.1 *TERMINATION BY TENANT*

The tenant may terminate the lease at any time upon submitting a 30-day written notice. If the tenant vacates prior to the end of the thirty (30) calendar days, they will be responsible for rent through the end of the notice period or until the unit is re-rented, whichever occurs first.

20.2 *TERMINATION BY THE HOUSING AUTHORITY*

The WILMINGTON Housing Authority will not renew the lease of any non-exempt family that is not in compliance with the Community Service Requirement or approved Agreement to Cure. If they do not voluntarily leave the property, eviction proceedings will begin.

The WILMINGTON Housing Authority will terminate the lease for serious or repeated violations of material lease terms. Such violations include, but are not limited to, the following:

- A. Nonpayment of rent or other charges;
- B. A history of late rental payments;
- C. Failure to provide timely and accurate information regarding family composition, income circumstances, or other information related to eligibility or rent;
- D. Failure to allow inspection of the unit;
- E. Failure to maintain the unit in a safe and sanitary manner;
- F. Assignment or subletting of the premises;

- G. Use of the premises for purposes other than as a dwelling unit (other than for housing authority approved resident businesses);
- H. Destruction of property;
- I. Acts of destruction, defacement, or removal of any part of the premises or failure to cause guests to refrain from such acts;
- J. Any violent or drug-related criminal activity on or off the premises, not just on or near the premises. This includes any tenant, member of the tenant's household or guest, and any such activity engaged in on the premises by any other person under the tenant's control. This includes but is not limited to the manufacture of methamphetamine on the premises of the WILMINGTON Housing Authority or on the premises of any other federally assisted housing;
- K. Non-compliance with Non-Citizen Rule requirements;
- L. Permitting persons not on the lease to reside in the unit more than fourteen (14) calendar days each year without the prior written approval of the Housing Authority;
- M. Any activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the Authority by the resident, household members, or guests of the resident or threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises is grounds for termination of tenancy;
- N. Alcohol abuse that the WILMINGTON Housing Authority determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents, including possession of open alcohol containers or apparent consumption of said beverages by tenant, household members, or guests on the exterior of tenant dwelling;
- O. Failure to perform required community service or be exempted therefrom;
- P. The WILMINGTON Housing Authority will take immediate action to evict any household that includes an individual who is subject to a lifetime registration requirement under a State sex offender registration program;
- Q. Determination that a household member is illegally using a drug or when the WILMINGTON Housing Authority determines that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;

- R. Criminal activity as shown by a criminal record. In such cases the WILMINGTON Housing Authority will notify the household of the proposed action to be based on the information and will provide the subject of the record and the tenant with a copy of the criminal record before the WILMINGTON Housing Authority grievance hearing or court trial concerning the termination of tenancy or eviction. The tenant will be given an opportunity to dispute the accuracy and relevance of that record in the grievance hearing or court trial;
- S. Disconnecting a smoke detector in any manner, removing any batteries from a smoke detector or failing to notify the Housing Authority if the smoke detector is inoperable for any reason;; and
- T. Other good cause.

If an individual or family's lease is terminated for criminal activity, the WILMINGTON Housing Authority will notify the local post office serving the development that the individual or family no longer lives there.

In deciding to terminate a tenancy for criminal activity or alcohol abuse, the WILMINGTON Housing Authority will consider circumstances relevant to the particular case such as the seriousness of the offending action, the extent of participation by the leaseholder in the offending action, the effects that the eviction would have on family members not involved in the offending activity, and the extent to which the leaseholder has shown personal responsibility and has taken all reasonable steps to prevent or mitigate the offending action.

AND/OR

In deciding to terminate a tenancy for criminal activity or alcohol abuse, the WILMINGTON Housing Authority will require a leaseholder to exclude a household member in order to continue to reside in the assisted unit, where that household member has participated in or been culpable for an action or failure to act that warrants the termination.

AND/OR

In deciding to terminate a tenancy for illegal drug use or a pattern of illegal drug use by a household member who is no longer engaging in such use, or for abuse or a pattern of abuse of alcohol by a household member who is no longer engaging in such abuse, the WILMINGTON Housing Authority may consider whether such household member:

1. Is participating in a supervised drug or alcohol rehabilitation program;

2. Has successfully completed a supervised drug or alcohol rehabilitation program; or
3. Has otherwise been successfully rehabilitated.

For this purpose, WILMINGTON Housing Authority may require the leaseholder to submit evidence of one of the above 3 statements.

20.2A VAWA PROTECTIONS

Under the Violence Against Women Act (VAWA), public housing residents have the following specific protections, which will be observed by the WILMINGTON Housing Authority:

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not in itself be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The Housing Authority may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. This is also true even if the household member is not a signatory to the lease. Under VAWA, the WILMINGTON Housing Authority is granted the authority to bifurcate the lease.

The Housing Authority will honor court orders regarding the rights of access or control of the property.

There is no limitation on the ability of the Housing Authority to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a “more demanding standard” than non-victims.

There is no prohibition on the Housing Authority evicting if it “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s (victim’s) tenancy is not terminated.”

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The WILMINGTON Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Housing Authority. Types of acceptable verifications are outlined below,

and must be submitted within 14 business days after receipt of the Housing Authority's written request for verification.

20.2B VERIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING

The WILMINGTON Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Housing Authority.

- A. Requirement for Verification.** The law allows, but does not require, the WILMINGTON Housing Authority to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. The Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Housing Authority.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

- 1. HUD-approved form (HUD-50066)** - By providing to the Housing Authority a written certification, on the form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
- 2. Other documentation** - by providing to the Housing Authority documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. ***Police or court record*** – by providing to the Housing Authority a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed to provide verification/ failure to provide.*** An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the Housing Authority to provide verification, must provide such verification within 14 business days after receipt of the written request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

20.2C CONFIDENTIALITY

All information provided under VAWA including the fact that an individual is a victim of domestic violence, dating violence, or stalking, shall be retained in confidence and shall not be entered into any shared database or provided to any related entity except to the extent that the disclosure is:

- A. Requested or consented to by the individual in writing;
- B. Required for used in an eviction proceeding; or
- C. Otherwise required by applicable law.

The WILMINGTON Housing Authority shall provide its tenants notice of their rights under VAWA including their right to confidentiality and the limits thereof.

20.3 TERMINATIONS FOR CRIMINAL ACTIVITY

- A. The term “due process determination” means a determination by HUD that law covering the WILMINGTON Housing Authority’s jurisdiction requires that residents must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit.
- B. HUD has issued a due process determination that the law of this State requires that residents be given the opportunity for a hearing in a court that provides the basic elements of due process before eviction from a dwelling unit. The WILMINGTON Housing Authority has therefore determined that this Grievance Procedure shall not be applicable to any termination of tenancy or eviction for:
 1. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the WILMINGTON Housing Authority’s public housing premises by other residents or employees of the Housing Authority;

2. Any violent or drug-related criminal activity on or off such premises; or
3. Any activity resulting in a felony conviction.

20.4 ABANDONMENT

The WILMINGTON Housing Authority will not declare units to be abandoned, but instead will seek a formal eviction through the appropriate court if it becomes apparent that lease requirements are not being met.

20.5 RETURN OF SECURITY DEPOSIT

After a family moves out, the WILMINGTON Housing Authority will return the security deposit within 30 days or give the family a written statement of why all or part of the security deposit is being kept. The rental unit must be restored to the same conditions as when the family moved in, except for normal wear and tear. Deposits will not be used to cover normal wear and tear or damage that existed when the family moved in.

If State law requires the payment of interest on security deposits, it shall be complied with.

The WILMINGTON Housing Authority will be considered in compliance with the above if the required payment, statement, or both, are deposited in the U.S. mail with first class postage paid within thirty (30) calendar days.

21.0 RESERVED

22.0 ANTI-FRAUD POLICY

The WILMINGTON Housing Authority is fully committed to combating fraud in its public housing program. It defines fraud as a single act or pattern of actions that include false statements, the omission of information, or the concealment of a substantive fact made with the intention of deceiving or misleading the WILMINGTON Housing Authority. It results in the inappropriate expenditure of public housing funds and/or a violation of public housing requirements.

Although there are numerous different types of fraud that may be committed, the two most common are the failure to fully report all sources of income and the failure to accurately report who is residing in the residence. The WILMINGTON Housing Authority shall aggressively attempt to prevent all cases of fraud.

When a fraudulent action is discovered, the WILMINGTON Housing Authority shall take action. It shall do one or more of the following things depending on circumstances and what it determines appropriate:

- A. Require the resident to immediately repay the amount in question;
- B. Require the resident to enter into a satisfactory repayment agreement as set forth in a previous section of this Policy;
- C. Terminate the resident's tenancy;
- D. Refer the case for criminal prosecution; or
- E. Take such other action as the WILMINGTON Housing Authority deems appropriate.

GLOSSARY

50058 Form: The HUD form that housing authorities are required to complete and electronically submit to HUD for each assisted household in public housing to record information used in the certification and re-certification process and, at the option of the housing authority, for interim reexaminations. Housing Authorities must retain at a minimum the last three years of the form 50058, and supporting documentation, during the term of each assisted lease, and for a period of at least three years from the end of participation date. Electronic retention of form HUD 50058 and HUD 50058-FSS and supporting documentation fulfills the record retention requirement.

1937 Housing Act: The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.) (24 CFR 5.100)

Adjusted Annual Income: The amount of household income, after deductions for specified allowances, on which tenant rent is based. (24 CFR 5.611)

Adult: A household member who is 18 years or older or who is the head of the household, or spouse, or co-head. An emancipated minor is also considered an adult. In the anti-drug portions of this policy, it also refers to a minor who has been convicted of a crime as an adult under any Federal, State or tribal law.

Allowances: Amounts deducted from the household's annual income in determining adjusted annual income (the income amount used in the rent calculation). Allowances are given for elderly families, dependents, medical expenses for elderly and disabled families, disability expenses, and childcare expenses for children under 13 years of age. Other allowance can be given at the discretion of the housing authority.

Annual Contributions Contract (ACC): The written contract between HUD and a housing authority under which HUD agrees to provide funding for a program under the 1937 Act, and the housing authority agrees to comply with HUD requirements for the program. (24 CFR 5.403)

Annual Income: All amounts, monetary or not, that:

- A. Go to (or on behalf of) the family head or spouse (even if temporarily absent) or to any other family member; or
- B. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- C. Are not specifically excluded from annual income.

Annual Income also includes amounts derived (during the 12-month period) from assets to which any member of the family has access. (1937 Housing Act; 24 CFR 5.609)

Applicant (applicant family): A person or family that has applied for admission to a program but is not yet a participant in the program. (24 CFR 5.403)

As-Paid States: States where the welfare agency adjusts the shelter and utility component of the welfare grant in accordance with actual housing costs. Currently, the four as-paid States are New Hampshire, New York, Oregon, and Vermont.

Assets: The value of equity in savings, checking, IRA and Keogh accounts, real property, stocks, bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles are not counted as assets. (Also see "net family assets.")

Asset Income: Income received from assets held by family members. If assets total more than \$5,000, income from the assets is "imputed" and the greater of actual asset income and imputed asset income is counted in annual income. (See "imputed asset income" below.)

Assistance applicant: A family or individual that seeks admission to the public housing program.

Bifurcate: with respect to a public housing or Section 8 lease, it means to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.

Business Days: Days the housing authority is open for business.

Ceiling Rent: Maximum rent allowed for some units in public housing developments under the income method of calculating rent.

Certification: The examination of a household's income, expenses, and family composition to determine the family's eligibility for program participation and to calculate the family's share of rent.

Child: For purposes of citizenship regulations, a member of the family other than the family head or spouse who is under 18 years of age. (24 CFR 5.504(b))

Childcare Expenses: Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for childcare. In the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income. (24 CFR 5.603(d))

Citizen: A citizen or national of the United States. (24 CFR 5.504(b))

Community service: The performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

Consent Form: Any consent form approved by HUD to be signed by assistance applicants and participants for the purpose of obtaining income information from employers and SWICAs, return information from the Social Security Administration, and return information for unearned income from the Internal Revenue Service. The consent forms may authorize the collection of other information from assistance applicants or participant to determine eligibility or level of benefits. (24 CFR 5.214)

Covered Families: Families who receive welfare assistance or other public assistance benefits ("welfare benefits") from a State or other public agency ("welfare agency") under a program for which Federal, State, or local law requires that a member of the family must participate in an economic self-sufficiency program as a condition for such assistance.

Covered Person: For purposes of the anti-drug provisions of this policy, a covered person is a tenant, any member of the tenant's household, a guest or another person under the tenant's control.

Currently engaging in: With respect to behavior such as illegal use of a drug, other drug-related criminal activity, or other criminal activity, currently engaging in means that the individual has engaged in the behavior recently enough to justify a reasonable belief that the individual's behavior is current.

Dating Violence: Violence committed by a person: (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.

Decent, Safe, and Sanitary: Housing is decent, safe, and sanitary if it satisfies the applicable housing quality standards.

Department: The Department of Housing and Urban Development. (24 CFR 5.100)

Dependent: A member of the family (except foster children and foster adults), other than the family head or spouse, who is under 18 years of age or is a person with a disability or is a full-time student. (24 CFR 5.603(d))

Dependent Allowance: An amount, equal to \$480 multiplied by the number of dependents, that is deducted from the household's annual income in determining adjusted annual income.

Disability Assistance Expenses: Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source. (24 CFR 5.603(d))

Disability Assistance Expense Allowance: In determining adjusted annual income, the amount of disability assistance expenses deducted from annual income for families with a disabled household member.

Disabled Family: A family whose head, spouse, or sole member is a person with disabilities; two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides. (24 CFR 5.403(b)) (Also see "person with disabilities.")

Disabled Person: See "person with disabilities."

Displaced Family: A family in which each member, or whose sole member, is a person displaced by governmental action (such as urban renewal), or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws. (24 CFR 5.403(b))

Displaced Person: A person displaced by governmental action or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws. [1937 Act]

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim share a child in common, by a person who is cohabitated with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that persons acts under the domestic or family violence laws of the jurisdiction.

Drug: means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Drug-Related Criminal Activity: The illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug.

Economic self-sufficiency program: Any program designed to encourage, assist, train or facilitate the economic independence of HUD-assisted families or to provide work for such families. These programs include programs for job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant for work (including a substance abuse or mental health treatment program), or other work activities.

Elderly Family: A family whose head, spouse, or sole member is a person who is at least 62 years of age; two or more persons who are at least 62 years of age living together; or one or more persons who are at least 62 years of age living with one or more live-in aides. (24 CFR 5.403)

Elderly/Disabled Family Allowance: For elderly families, an allowance of \$400 is deducted from the household's annual income in determining adjusted annual income.

Elderly Person: A person who is at least 62 years of age. (1937 Housing Act)

Extremely low-income families: Those families whose incomes do not exceed 30% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30% of the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 et seq.). (24 CFR 5.100)

Family includes but is not limited to:

- A. A family with or without children;
- B. An elderly family;
- C. A near-elderly family;
- D. A disabled family;
- E. A displaced family;
- F. The remaining member of a tenant family; and
- G. A single person who is not an elderly or displaced person, a person with disabilities, or the remaining member of a tenant family. (24 CFR 5.403)

Family Members: All members of the household other than live-in aides, foster children, and foster adults. All family members permanently reside in the unit, though they may be temporarily absent. All family members are listed on the lease.

Family Self-Sufficiency Program (FSS Program): The program established by a housing authority to promote self-sufficiency among participating families, including the coordination of supportive services. (24 CFR 984.103(b))

Flat Rent: A rent amount the family may choose to pay in lieu of having their rent determined under the income method. The flat rent is established by the housing authority set at the lesser of the market value for the unit or the cost to operate the unit. Families selecting the flat rent option have their income evaluated once every three years, rather than annually.

Full-Time Student: A person who is attending school or vocational training on a full-time basis as defined by the institution.

Guest: Means a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant.

Head of Household: The adult member of the family who is the head of the household for purposes of determining income eligibility and rent. (24 CFR 5.504(b))

Household Members: All members of the household including members of the family, live-in aides, foster children, and foster adults. All household members are listed on the lease, and no one other than household members are listed on the lease.

Housing Assistance Plan: A housing plan that is submitted by a unit of general local government and approved by HUD as being acceptable under the standards of 24 CFR 570.

Immediate Family Member: a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

Imputed Income: For households with net family assets of more than \$5,000, the amount calculated by multiplying net family assets by a HUD-specified percentage. If imputed income is more than actual income from assets, the imputed amount is used as income from assets in determining annual income.

Imputed welfare income: The amount of annual income not actually received by a family, as a result of a welfare benefit reduction for welfare fraud or the failure to comply with economic self-sufficiency requirements, that is nonetheless included in the family's annual income for purposes of determining rent.

In-Kind Payments: Contributions other than cash made to the family or to a family member in exchange for services provided or for the general support of the family (e.g., groceries provided on a weekly basis, baby sitting provided on a regular basis).

Income Method: A means of calculating a family's rent based on the greater of 10% of their monthly income, 30% of their adjusted monthly income, the welfare rent, or the minimum rent. Under the income method, rents may be capped by a ceiling rent. Under this method, the family's income is evaluated at least annually.

Interim (examination): A reexamination of a family income, expenses, and household composition conducted between the regular annual recertifications when a change in a household's circumstances warrants such a reexamination.

Law enforcement agency: The National Crime Information Center (NCIC), police departments and other law enforcement agencies that hold criminal conviction records.

Live-In Aide: A person who resides with one or more elderly persons, near-elderly persons, or persons with disabilities and who:

- A. Is determined to be essential to the care and well-being of the persons;
- B. Is not obligated for the support of the persons; and
- C. Would not be living in the unit except to provide the necessary supportive services. (24 CFR 5.403(b))

A live-in aide is not a party to the lease.

Low-Income Families: Those families whose incomes do not exceed 80% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD's findings that such variations are necessary because of unusually high or low family incomes.

Medical Expenses: Medical expenses (of all family members of an elderly or disabled family), including medical insurance premiums, that are anticipated during the period for which annual income is computed and that are not covered by insurance. (24 CFR 5.603(d)). These expenses include, but are not limited to, prescription and non-prescription drugs, costs for doctors, dentists, therapists, medical facilities, care for a service animals, transportation for medical purposes.

Mixed Family: A family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status. (24 CFR 5.504(b))

Mixed population development: A public housing development, or portion of a development, that was reserved for elderly and disabled families at its inception (and has retained that character). If the development was not so reserved at its inception, the PHA has obtained HUD approval to give preference in tenant selection for all units in the development (or portion of development) to elderly families and disabled families. These developments were formerly known as elderly projects.

Monthly Adjusted Income: One twelfth of adjusted income. (24 CFR 5.603(d))

Monthly Income: One twelfth of annual income. (24 CFR 5.603(d))

National: A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession. (24 CFR 5.504(b))

Near-Elderly Family: A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides. (24 CFR 5.403(b))

Net Family Assets:

- A. Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment, excluding interests in Indian trust land and excluding equity accounts in HUD homeownership programs. The value of necessary items of personal property such as furniture and automobiles shall be excluded.
- B. In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining annual income.
- C. In determining net family assets, housing authorities or owners, as applicable, shall include the value of any business or family assets disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of the consideration received therefor. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be for less than fair market value if the applicant or tenant receives important consideration not measurable in dollar terms. (24 CFR 5.603(d))

Non-Citizen: A person who is neither a citizen nor national of the United States. (24 CFR 5.504(b))

Occupancy Standards: The standards that a housing authority establishes for determining the appropriate number of bedrooms needed to house families of different sizes or composition.

Other person under the tenant's control: For the purposes of the definition of covered person it means the person, although not staying as a guest (as defined in this section) in the unit, is, or was at the time of the activity in question, on the premises (as premises is defined in this section) because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person

temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant's control.

Participant: A family or individual that is assisted by the public housing program.

Permanently absent: A person or persons not actually residing in the unit who once lived there and does not intend to return. One becomes permanently absent when one vacates the unit.

Person with Disabilities: A person who:

- A. Has a disability as defined in 42 U.S.C. 423
- B. Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - 1. Is expected to be of long-continued and indefinite duration;
 - 2. Substantially impedes his or her ability to live independently; and
 - 3. Is of such a nature that the ability to live independently could be improved by more suitable housing conditions.
- C. Has a developmental disability as defined in 42 U.S.C. 6001.

This definition does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

For purposes of qualifying for low-income housing, it does not include a person whose disability is based solely on any drug or alcohol dependence.

Premises: for purposes of the anti-drug provisions of this policy it means the building or complex or development in which the public or assisted housing dwelling unit is located, including common areas and grounds.

Previously unemployed: This includes a person who has earned, in the 12 months previous to employment, no more than would be received for 10 hours of work per week for 50 weeks at the established minimum wage.

Processing Entity: The person or entity that is responsible for making eligibility and related determinations and an income reexamination. In the Section 8 and public housing programs, the processing entity is the responsibility entity.

Proration of Assistance: The reduction in a family's housing assistance payment to reflect the proportion of family members in a mixed family who are eligible for assistance. (24 CFR5.520)

Public Housing: Housing assisted under the 1937 Act, other than under Section 8. Public housing includes dwelling units in a mixed-finance project that are assisted by a PHA with capital or operating funds.

Public Housing Agency (PHA): Any State, county, municipality, or other governmental entity or public body (or agency or instrumentality thereof) which is authorized to engage in or assist in the development or operation of low-income housing under the 1937 Housing Act. (24 CFR 5.100)

Recertification: The annual reexamination of a family's income, expenses, and composition to determine the family's rent.

Remaining Member of a Tenant Family: A member of the family listed on the lease who continues to live in the public housing dwelling after all other family members have left. (Handbook 7565.1 REV-2, 3-5b.)

Responsible Entity:

- A. For the public housing program, the Section 8 tenant-based assistance program (24 CFR 982), and the Section 8 project-based certificate or voucher program (24 CFR 983), and the Section 8 moderate rehabilitation program (24 CFR 882), responsible entity means the PHA administering the program under an ACC with HUD;
- B. For all other Section 8 programs, responsible entity means the Section 8 project owner.

Self-Declaration: A type of verification statement by the tenant as to the amount and source of income, expenses, or family composition. Self-declaration is acceptable verification only when third-party verification or documentation cannot be obtained.

Shelter Allowance: That portion of a welfare benefit (e.g., TANF) that the welfare agency designates to be used for rent and utilities.

Single Person: Someone living alone or intending to live alone who does not qualify as an elderly family, a person with disabilities, a displaced person, or the remaining member of a tenant family. (Public Housing: Handbook 7465.1 REV-2, 3-5)

Specified Welfare Benefit Reduction:

- A. A reduction of welfare benefits by the welfare agency, in whole or in part, for a family member, as determined by the welfare agency, because of fraud by a family member in connection with the welfare program; or because of welfare

agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

- B. "Specified welfare benefit reduction" does not include a reduction or termination of welfare benefits by the welfare agency:
1. at the expiration of a lifetime or other time limit on the payment of welfare benefits;
 2. because a family member is not able to obtain employment, even though the family member has complied with welfare agency economic self-sufficiency or work activities requirements; or
 3. because a family member has not complied with other welfare agency requirements.

Stalking: to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

State Wage Information Collection Agency (SWICA): The State agency receiving quarterly wage reports from employers in the State or an alternative system that has been determined by the Secretary of Labor to be as effective and timely in providing employment-related income and eligibility information. (24 CFR 5.214)

Temporarily absent: A person or persons not actually residing in a unit for a period of time while still maintaining control of the unit. If the absence exceeds **XXX (XXX)** calendar days, the Housing Authority must agree to the absence.

Temporary Assistance to Needy Families (TANF): The program that replaced the Assistance to Families with Dependent Children (AFDC) that provides financial assistance to needy families who meet program eligibility criteria. Benefits are limited to a specified time period.

Tenant: The person or family renting or occupying an assisted dwelling unit. (24 CFR 5.504(b))

Tenant Rent: The amount payable monthly by the family as rent to the housing authority. Where all utilities (except telephone) and other essential housing services are supplied by the housing authority or owner, tenant rent equals total tenant payment. Where some or all utilities (except telephone) and other essential housing services are supplied by the housing authority and the cost thereof is not included in the amount paid as rent, tenant rent equals total tenant payment less the utility allowance. (24 CFR 5.603(d))

Third-Party (verification): Written or oral confirmation of a family's income, expenses, or household composition provided by a source outside the household.

Total Tenant Payment (TTP):

- A. Total tenant payment for families whose initial lease is effective on or after August 1, 1982:
 - 1. Total tenant payment is the amount calculated under Section 3(a)(1) of the 1937 Act which is the higher of :
 - a. 30% of the family's monthly adjusted income;
 - b. 10% of the family's monthly income; or
 - c. If the family is receiving payments for welfare assistance from a public agency and a part of such payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of such payments which is so designated.

If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under section 3(a)(1) shall be the amount resulting from one application of the percentage.

 - 2. Total tenant payment for families residing in public housing does not include charges for excess utility consumption or other miscellaneous charges.
- B. Total tenant payment for families residing in public housing whose initial lease was effective before August 1, 1982: Paragraphs (b) and (c) of 24 CFR 913.107, as it existed immediately before November 18, 1996), will continue to govern the total tenant payment of families, under a public housing program, whose initial lease was effective before August 1, 1982.

Utility Allowance: If the cost of utilities (except telephone) and other housing services for an assisted unit is not included in the tenant rent but is the responsibility of the family occupying the unit, an amount equal to the estimate made by a housing authority of the monthly cost of a reasonable consumption of such utilities and other services for the unit by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment. (24 CFR 5.603)

Utility Reimbursement: The amount, if any, by which the utility allowance for the unit, if applicable, exceeds the total tenant payment for the family occupying the unit. (24 CFR 5.603)

Very Low-Income Families: Families whose incomes do not exceed 50% of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50% of the median for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

(INSERT IF YOU HAVE A DOMESTIC VIOLENCE ADMISSION PREFERENCE)

Victims of Domestic Violence: Individuals or families who have been or are being subjected to or victimized by violence by a member of the family or household. The WILMINGTON Housing Authority will require evidence that the family has been displaced as result of fleeing violence in the home. Individuals and families are also eligible for this preference if there is proof that the individual or family is currently living in a situation where they are being subjected to or victimized by violence in the home. Evidence or proof may include a Protection from Abuse Order, police report, or written verification that the individual or family is living in an emergency shelter because the individual or family has been subjected to or victimized by violence by a member of the family or household. The following criteria are used to establish an individual's or a family's eligibility for this preference:

- A. Verified actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member who lives in the unit with the family or where the family has fled its housing to escape from an abuser.
- B. The actual or threatened violence must have occurred within the past 30 calendar days or be of a continuing nature.

An applicant who lives in a violent neighborhood or is fearful of other violence outside the household is not considered involuntarily displaced as a result of domestic violence.

The applicant must certify that the abuser will not reside with the applicant unless the Housing Authority gives prior written approval.

The Housing Authority will approve the return of the abuser to the household under the following conditions:

- A. The Housing Authority verifies that the abuser has received therapy or counseling that appears to minimize the likelihood of the recurrence of violent behavior.
- B. A counselor, therapist or other appropriate professional recommends in writing that the individual be allowed to reside with the family.

If the abuser returns to the family without approval of the Housing Authority, the Housing Authority will deny or terminate assistance for breach of the certification.

If the family requests it, the WILMINGTON Housing Authority will try to ensure that the new location of the family is concealed.

Violent criminal activity: means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

Welfare Assistance: Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, State or local governments (including assistance provided under the Temporary Assistance for Needy Families (TANF) program, as that term is defined under the implementing regulations issued by the Department of Health and Human Services at 45 CFR 260.31).

45 CFR 260.31 defines the term “assistance” to include cash, payments, vouchers, and other forms of benefits designed to meet a family's ongoing basic needs (i.e., for food, clothing, shelter, utilities, household goods, personal care items, and general incidental expenses).

It includes such benefits even when they are:

- A. Provided in the form of payments by a TANF agency, or other agency on its behalf, to individual recipients; and
- B. Conditioned on participation in work experience or community service (or any other work activity under 45 CFR 261.30).

Except where excluded later in this definition, it also includes supportive services such as transportation and childcare provided to families who are not employed.

The term “assistance” excludes:

- A. Nonrecurrent, short-term benefits that:
 - 1. Are designed to deal with a specific crisis situation or episode of need;
 - 2. Are not intended to meet recurrent or ongoing needs; and
 - 3. Will not extend beyond four months.
- B. Work subsidies (i.e., payments to employers or third parties to help cover the costs of employee wages, benefits, supervision, and training);
- C. Supportive services such as child care and transportation provided to families who are employed;
- D. Refundable earned income tax credits;

- E. Contributions to, and distributions from, Individual Development Accounts;
- F. Services such as counseling, case management, peer support, childcare information and referral, transitional services, job retention, job advancement, and other employment-related services that do not provide basic income support; and
- G. Transportation benefits provided under a Job Access or Reverse Commute project, pursuant to section 404(k) of the Act, to an individual who is not otherwise receiving assistance.

Welfare Rent: In "as-paid" welfare programs, the amount of the welfare benefit designated for shelter and utilities.

Written notification: All written notifications required in this policy shall be hand delivered with a signed receipt or mailed via first class mail unless specified otherwise.

ACRONYMS

ACC	Annual Contributions Contract
CFR	Code of Federal Regulations
FSS	Family Self Sufficiency (program)
HCDA	Housing and Community Development Act
HQS	Housing Quality Standards
HUD	Department of Housing and Urban Development
INS	(U.S.) Immigration and Naturalization Service
NAHA	(Cranston-Gonzalez) National Affordable Housing Act
NOFA	Notice of Funding Availability
OMB	(U.S.) Office of Management and Budget
PHA	Public Housing Agency
QHWRA	Quality Housing and Work Responsibility Act of 1998
SSA	Social Security Administration
TTP	Total Tenant Payment

ATTACHMENT A

REASONABLE ACCOMMODATIONS POLICY

Scope:

The Reasonable Accommodations Policy (the “Policy”) is applicable to prospective and current participants of all programs and services provided by the Wilmington Housing Authority (“WHA”). The Policy supplements the provisions of Chapter 2, Part II of the Admissions and Continued Occupancy Policy and any pertinent provisions of the Administrative Plan. If any part of the Policy is in conflict with the Fair Housing Amendments Act or regulations promulgated thereunder, the conflicting provisions of the Policy are deemed void.

Purpose:

WHA endeavors to provide all individuals, regardless of disability, with equal opportunity to benefit from its services. A “reasonable accommodation,” or change in practices, policies, procedures, or physical characteristics of WHA property, is sometimes necessary to assure the effective provision of such opportunity. Consequently, it is the policy of WHA to afford disabled individuals with reasonable accommodations requested in accordance with the procedures described herein.

Definitions:

- 1) Disability (and forms thereof) – Any condition other than transvestitism and the current, illegal use of or addiction to a controlled substance, which condition constitutes: A physical or mental impairment that substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment.
- 2) Direct Threat – A significant risk to the health or safety of others that cannot be eliminated by a modification of policies, practices or procedures, or by the provision of auxiliary aids or services.
- 3) Medical Practitioner Disability Verification – Written verification (Form RA-2) from a licensed medical practitioner confirming the existence of the Disability for which Reasonable Accommodations are sought.
- 4) Medical Practitioner Necessity Verification – Written verification (Form RA-3) from a licensed medical practitioner certifying that the Requested Reasonable Accommodations are Necessary.
- 5) Necessary (and forms thereof) – Reasonable Accommodations that provide direct amelioration of the consequences of the Disability.
- 6) Reasonable (and forms thereof) – Reasonable Accommodations that do not impose an undue financial or administrative burden or require a fundamental alteration in the nature of WHA’s

programs, taking into consideration factors such as the cost of implementing the accommodation, the availability of less costly alternatives, and the type of unit, facilities, or service involved.

7) Reasonable Accommodations – Changes in rules, policies, practices, or services that may be necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling.

8) Request – An application for Reasonable Accommodations.

9) Request Form – A written form (Form RA-1) used to initiate, document, and/or track requests for Reasonable Accommodations.

Procedure:

[1] Making the Application

Reasonable Accommodations will be made exclusively pursuant to a Request. A Request may be made by the disabled individual or by another individual or group acting on the disabled individual's behalf.

The Request Form is provided by WHA to facilitate the processing of the Request. While use of the Request Form is preferred, it is not required. All Requests, be they written or oral, will be considered by WHA in accordance with the provisions of the Policy. For purposes of consistency, all oral Requests (and written requests made via a document other than the Request Form) will be transcribed to the Request Form by WHA staff.

Written Requests should be submitted to WHA's Chief Operating Officer at 1524 South 16th Street, Wilmington, North Carolina 28401. WHA staff receiving an oral Request will transcribe the Request and then forward to WHA's Chief Operating Officer for evaluation.

[2] Initial Evaluation

Within ten business days of WHA's receipt of the Request, WHA will either: (1) grant the request; or (2) notify the individual or group making the Request that more information is needed to evaluate the Request.

[3] Additional Information

WHA will engage in an interactive process with the individual or group making the Request. WHA will require only the additional information that is minimally necessary to determine: (1) the existence of a Disability; (2) whether the Request is Reasonable; (3) whether the Request is Necessary; and (4) whether there is a Direct Threat. Information other than that provided in the Request will not be required to evaluate the Request if: (1) WHA is aware of the Disability for which Reasonable Accommodations are sought; and (2) the ameliorative relationship between the Disability and the Requested Reasonable Accommodations is apparent.

WHA will request additional information in writing (unless the nature of the Disability warrants communication via an alternative medium). The writing will explain what additional information is needed, when it is needed, and why it is needed. Within ten business days of receipt of the additional information (or, if not received, within ten business days of the date on which such information was due to WHA), WHA will either: (1) grant the Request; (2) deny the Request; or (3) notify the individual or group making the Request that still more information is needed.

Requested additional information may include documents and/or a personal interview. If, at any point during the evaluation of the Request, required additional information is not provided, WHA will evaluate the Request based on the information then available. A refusal to provide required additional information will not result in automatic denial of the Request.

[4] Verification

If an individual's Disability is unknown to WHA, WHA will attempt to verify the Disability. The individual or group making the Request may expedite the evaluation process by providing Medical Practitioner Disability Verification concurrently with the initial Request. However, this is not required; and, indeed, Medical Practitioner Disability Verification will not be necessary in all circumstances.

Depending upon the nature of the Disability, verification can be provided by the Disabled individual him/herself, a family member, a non-medical service provider, or a medical practitioner. WHA will require the verification necessary to establish the existence of the Disability and the impact thereof. The degree of verification required will be based on: (1) the extent to which the impairments of the Disability are apparent to a layperson; (2) the potential for disparity in impairments resulting from the Disability; and (3) the general population's familiarity with the Disability.

WHA will use common-sense reasoning in determining whether there is an ameliorative relationship between the Requested Reasonable Accommodations and the Disability (i.e., whether the Request is Necessary). However, in some circumstances, WHA may require outside verification in order to fully understand the Requested Reasonable Accommodations. Depending upon the nature of the Disability, verification can be provided by the Disabled individual him/herself, a family member, a non-medical service provider, or a medical practitioner. WHA will require the verification necessary to establish the existence of a direct ameliorative relationship between the Requested Reasonable Accommodations and the Disability. The degree of verification required will be based on: (1) the extent to which the impairments of the Disability are apparent to a layperson; and (2) the attenuation of the relationship between the Requested Reasonable Accommodations and the impairments resulting from the Disability.

Medical practitioners are often in the best position to explain why the Requested Reasonable Accommodations are Necessary; consequently, Medical Practitioner Necessity Verification may be sought by WHA during the verification process. The need for Medical Practitioner Disability Verification and Medical Practitioner Necessity Verification are often unrelated. Depending upon the disability and the Requested Reasonable Accommodations, both, one, or neither may be required.

Medical information for verification purposes will not be sought without written approval of the individual for whom the Request is made (or someone with legal authority to make such approval on his/her behalf). Any medical information provided to WHA for the purpose of evaluating the Request will be kept confidential and used solely for the purpose of evaluating the Request.

[5] Evaluation

WHA will grant Requests in all circumstances where: (1) a Disability exists; (2) the Request is Reasonable; (3) the Reasonable Accommodations are Necessary; and (4) the granting of the Request will not subject WHA staff or participants to a Direct Threat.

[6] Decision

When WHA has the information it deems necessary to make a determination based on the above-referenced criteria, WHA will inform the individual or group making the request in writing (unless the nature of the Disability warrants communication via an alternative medium) of WHA's decision to either grant, deny, or offer alternative accommodations. If a Request is not granted in full, WHA will make written findings of fact (which will be provided to the individual or group making the request) regarding the Disability, Reasonability, and Necessity of the Request (and Direct Threat, if such a finding is relevant to the decision).

If WHA finds that a Disability exists but that the Request is not Reasonable or Necessary, WHA will offer alternative accommodations that are less burdensome on WHA and/or less attenuated with respect to the impairments resulting from the Disability. WHA will offer alternative accommodations as similar as practicable to those Requested without being Unreasonable or Unnecessary. Such offers will be made in writing and may either be accepted or rejected by the individual or group making the Request.

[7] Appeal

WHA's decision regarding Requests may be appealed in accordance with WHA's Grievance Policy.

ATTACHMENT B

PET POLICY

OVERVIEW

This policy describes the WILMINGTON HOUSING AUTHORITY policies for pet deposits and fees in elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV.

PET DEPOSITS

Payment of Deposit

Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit is the higher of the family's total tenant payment or \$50.00, and must be paid in full before the pet is brought on the premises.

Refund of Deposit

The WILMINGTON HOUSING AUTHORITY will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The WILMINGTON HOUSING AUTHORITY will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the WILMINGTON HOUSING AUTHORITY will provide a meeting to discuss the charges.

OTHER CHARGES

Pet-Related Damages During Occupancy

All reasonable expenses incurred by the WILMINGTON HOUSING AUTHORITY as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit

- Fumigation of the dwelling unit

- Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

A separate pet waste removal charge of \$5.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 14 calendar days after billing. If the family requests a grievance hearing within the required timeframe, the WILMINGTON HOUSING AUTHORITY may not take action for nonpayment of the charge until the conclusion of the grievance process.

Charges for pet waste removal are not part of rent payable by the resident.

PET DEPOSITS AND FEES IN GENERAL OCCUPANCY DEVELOPMENTS

OVERVIEW

This part describes the WILMINGTON HOUSING AUTHORITY's policies for pet deposits and fees for those who reside in general occupancy developments.

PET DEPOSITS

Payment of Deposit

Pet owners are required to pay a pet deposit of \$250 in addition to any other required deposits. The deposit must be paid in full before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

Refund of Deposit

The WILMINGTON HOUSING AUTHORITY will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The WILMINGTON HOUSING AUTHORITY will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the WILMINGTON HOUSING AUTHORITY will provide a meeting to discuss the charges.

10-IV.C. NON-REFUNDABLE NOMINAL PET FEE

The WILMINGTON HOUSING AUTHORITY requires pet owners to pay a non-refundable nominal pet fee.

This fee is intended to cover the reasonable operating costs to the project relating to the presence of pets. Reasonable operating costs to the project relating to the presence of pets include, but are not limited to:

- Landscaping costs

- Pest control costs

- Insurance costs

- Clean-up costs

The pet fee of \$10.00 will be billed on a monthly basis, and payment will be due 14 calendar days after billing.

Charges for the non-refundable pet fee are not part of rent payable by the resident.

OTHER CHARGES

Pet-Related Damages During Occupancy

All reasonable expenses incurred by the WILMINGTON HOUSING AUTHORITY as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

A separate pet waste removal charge of \$5.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Such charges will be due and payable 14 calendar days after billing.

Charges for pet waste removal are not part of rent payable by the resident.

WILMINGTON HOUSING AUTHORITY

REASONABLE ACCOMMODATIONS REQUEST FORM (RA-1)

Name of Individual for Whom Request is Made: _____

Name of Individual Making Request (if different from above): _____

Date: _____

I hereby submit this request for the purpose of obtaining reasonable accommodations. I certify that the reasonable accommodations described below are necessary to provide the above-referenced individual with an equal opportunity to use and enjoy Wilmington Housing Authority (“WHA”) programs and/or facilities and that the above-referenced individual is either a current WHA participant or has made application for participation. I certify that the requested accommodations will directly ameliorate the consequences of the disability (or disabilities) that currently impair the above-referenced individual’s major life functions. I understand that it is a crime under North Carolina law to willfully and knowingly with intent to deceive make a false statement that results in myself or another person obtaining housing assistance in the amount of more than four-hundred dollars (\$400.00).

Signature: _____

Print: _____

Description of Requested Reasonable Accommodations (Attach Additional Pages as Necessary):

NOTE: Additional written information regarding the above-identified individual’s disability and/or the relationship between the disability and the requested reasonable accommodations is not required at this time. However, this information may be requested by WHA at a later date if it is needed to evaluate the request. Providing additional information at this time may expedite the processing of the request.

Do you wish to provide additional written information at this time? YES NO
(If yes, please attach the documentation to this Request Form)

Please indicate (by marking “X”) if the attached documentation is one of the following:

Medical Practitioner Disability Verification (Form RA-2)

Medical Practitioner Necessity Verification (Form RA-3)

Other Documentation of Disability

(WHA USE ONLY)

DATE REQUEST RECEIVED: _____

WILMINGTON HOUSING AUTHORITY

MEDICAL PRACTITIONER DISABILITY CERTIFICATION (RA-2)

Please be aware that the information contained herein will be relied upon by the Wilmington Housing Authority in determining whether to make certain changes in its programs and/or facilities, which changes have been requested as an accommodation of a disability (or disabilities) possibly afflicting the below-identified individual. **Please be advised that it is a crime under North Carolina law to willfully and knowingly with intent to deceive make a false statement that results in a person obtaining housing assistance in an amount in excess of four-hundred dollars (\$400.00).**

Medical Practitioner Statement

I, _____ [Print Name of Medical Practitioner], am a licensed medical practitioner who examined

_____ [Print Name of Individual for Whom Accommodation Sought] most recently on _____ [Date of Most Recent Examination].

It is my professional opinion that the above-identified individual

HAS

DOES NOT HAVE

a physical or mental impairment that substantially limits one or more major life activities. I understand that major life activities are defined, for purposes of this statement, as functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

Signed: _____

Dated: _____

Licensed as a(n): _____

WILMINGTON HOUSING AUTHORITY

MEDICAL PRACTITIONER NECESSITY CERTIFICATION (RA-3)

Please be aware that the information contained herein will be relied upon by the Wilmington Housing Authority in determining whether to make certain changes in its programs and/or facilities, which changes have been requested as an accommodation of a disability (or disabilities) afflicting the below-identified individual. **Please be advised that it is a crime under North Carolina law to willfully and knowingly with intent to deceive make a false statement that results in a person obtaining housing assistance in an amount in excess of four-hundred dollars (\$400.00).**

Medical Practitioner Statement

I, _____ [Print Name of Medical Practitioner], am a licensed medical practitioner who examined

_____ [Print Name of Individual for Whom Accommodation Sought] most recently on _____ [Date of Most Recent Examination].

It is my professional opinion that the below-identified accommodation is necessary for the above-identified individual to have an equal housing opportunity. I understand the term necessary, for purposes of this statement, to mean that the accommodation will directly ameliorate (either in whole or in part) the effects of the above-identified individual's inability, due to disability (or disabilities), to use and enjoy housing to the same extent as other individuals. I understand disability to mean a physical or mental impairment that substantially limits a major life activity and I understand that major life activities are defined, for purposes of this statement, as functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

Description of Necessary Accommodations (Attach Separate Documentation if Needed):

Signed: _____

Dated: _____

Licensed as a(n): _____

WILMINGTON HOUSING AUTHORITY

MAINTENANCE CHARGE SCHEDULE

(effective January 1, 2011)

This policy outlines how a Resident will be charged for damage (beyond reasonable wear and tear) to their apartment, whether that damage was intentional or accidental. It is the policy of the Housing Authority to recoup its actual costs when making such repairs.

Resident's will be charged in ¼ hour increments based on the average wage rates + benefits + overhead. Hourly rates are identified below and are exclusive of the actual cost of materials needed for repair/replacement:

Regular Business Hours: \$23/hour

After Hours, Non-Holiday: \$34/hour

Holidays: \$46/hour

The rates above are subject to change as the average hourly cost of WHA's maintenance workers change. The number will be calculated annually and any future changes will be effective after 30 days written notice has been provided to residents.

In addition to the charge for materials and WHA labor identified above, the actual cost charged by any Contractor will be charged to the tenant.

HOUSING CHOICE VOUCHER PROGRAM

PROJECT BASED ASSISTANCE

The Wilmington Housing Authority may set aside up to 20% of its eligible Housing Choice Vouchers as project based assistance. When authorized, the vouchers will not be eligible for use as tenant based vouchers, but rather will remain with a specific property. Residents who move into a unit that is supported with project-based Housing Choice Vouchers must be income-eligible and otherwise eligible under the Housing Choice Voucher guidelines.

**Management Needs
Assessment**
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name HOUSING AUTHORITY OF THE CITY OF WILMINGTON, NC	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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General Description of Management Needs	Urgency of Need (1- 5)	Preliminary Estimated HA-Wide Cost
Computer Software Upgrades and Hardware Replacement to ensure consistency among all employee computer users	1	50,000.00
Web site upgrades to allow online applications, online work order placement, and complaint submittals	1	5,850.00
Security (annual estimated cost of Hi-rise night shift security)	1	55,000.00

Total Preliminary Estimated HA-Wide Cost	\$	110,850.00
--	----	------------

Date Assessment Prepared	08/01/10
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Source(s) of Information
I.T. requests for assistance logs and billings to AMPS, police activity logs for AMPS, hi-rise residents requests for increased security

WHA CAPITAL PROJECTS LISTING (TO BE HARMONIZED WITH ANNUAL STATEMENTS AND FIVE YEAR ACTION PLAN)

SITE	PROJECT DESCRIPTION	COST ESTIMATE / CONTRACT AMOUNT	C	K	BLI	RHF	OTHER FUNDS (FINANCE, LIHTC, COMPETITIVE CFP, FUTURE CFP, ETC)	CFP 05	CFP 06	CFP 07	CFP 08	CFP 09	CFP 09 ARRA	CFP 10	CFP 11	CFP 12 (OR OTHER FUTURE CFP GRANT)	QUANTITY	CONTRACTOR	CONTRACT NUMBER
CWS	UNDERGROUND ELECTRICAL UTILITIES	\$150,000			1450											\$ 150,000			
CWS	FENCING	\$100,000			1450											\$ 100,000			
CWS	SPLASH PAD	\$50,000			1450							\$ 50,000							
CWS	138 UNIT SUBSTANTIAL REHAB TAX CREDIT PROJECT	\$12,500,000			1460	\$ 1,850,000	\$ 10,650,000												
CWS	27 UNIT PARTIAL INTERIOR RENOVATION	\$335,167			1460		\$ 153,793						\$ 181,375					HALL BUILDERS	ARRA09.02
CWS	52 UNIT INTERIOR RENOVATION (INCL 19 CARRIED FWD FROM PH 1)	\$2,167,651			1460								\$ 2,167,651					HALL BUILDERS	ARRA09.04
CWS	60 UNIT EXTERIOR REHAB (SIDING, ROOFS, GUTTERS)	\$1,650,000			1460	\$ 1,650,000											30 BUILDINGS		
CWS	60 UNIT APPLIANCES	\$111,467			1465.1				\$ 111,467									HOME DEPOT	STATE CONTRACT
CWS	MANAGEMENT OFFICE IMPROVEMENTS	\$50,000			1470		\$ 50,000											1 BUILDING	
CWS	CEILING TILE REPLACEMENT	\$5,000			1470					\$ 5,000									
CWS	MAINTENANCE SHOP NEW CONSTRUCTION	\$50,000			1470										\$ 50,000			1 BUILDING	
CWS	SECURITY CAMERAS	\$65,000			1475		\$ 65,000												
CWS	RELOCATION SERVICES PHASE 1	\$18,000			1495					\$ 18,000								MURRAY TRANSFER	CFP06.35
HA-WIDE	OPERATIONS (SUBJECT TO FUNDING AVAILABILITY, INCLUDES 90% DISTRIBUTION TO JERVAY)	\$2,751,756			1406			\$ 367,324	\$ 398,225	\$ 399,602	\$ 393,487	\$ -	\$ 393,118	\$ 400,000	\$ 400,000				
HA-WIDE	COMPUTER HARDWARE/SOFTWARE UPGRADES	\$50,000			1408				\$ 50,000										
HA-WIDE	WEB SITE DESIGN/IMPROVEMENTS	\$5,805			1408				\$ 5,805									WILMINGTON WEB MARKET	CFP05.21
HA-WIDE	ADMINISTRATION	\$1,482,059			1410			\$ 184,689	\$ 199,012	\$ 196,743	\$ 305,056	\$ 196,559	\$ 200,000	\$ 200,000					
HA-WIDE	FINANCIAL SERVICES	\$300,000			1430							\$ 300,000					3 YEARS	CSG	CFP07.06
HA-WIDE	ARCHITECTURAL FEES	\$550,000			1430				\$ 107,771	\$ 55,000			\$ 387,229					CLINE / AXIOM	CFP0708.01/CFP0708.02
HA-WIDE	ARCHITECTURAL FEES	\$71,593			1430		\$ 14,850	\$ 8,912	\$ 47,830									DAVID SIMS & ASSOC.	CFP07.01
HA-WIDE	LANDSCAPE ARCHITECT	\$40,000			1430				\$ 20,000									JDAVIS	ARRA09.01
HA-WIDE	LAND ACQUISITION FOR FUTURE TAX CREDIT DEVELOPMENT	\$50,000			1440										\$ 50,000		AS NEEDED		
HA-WIDE	PARK BENCHES/TABLES/GRILLS/GARBAGE CANS & CONCRETE PADS	\$75,000			1450					\$ 75,000									
HA-WIDE	PLAYGROUND AND BASKETBALL EQUIPMENT UPGRADES	\$50,000			1450				\$ 50,000										
HA-WIDE	BATHROOM LIGHT/EXHAUST ELECTRICAL COMBINATION	\$30,000			1460								\$ 30,000						
HA-WIDE	ROOF REPLACEMENT	\$100,000			1460				\$ 33,500			\$ 66,500					AS NEEDED	HALL BUILDERS	ARRA09.03
HA-WIDE	LOCK UPGRADES/REPLACEMENT	\$450,000			1460									\$ 450,000					
HA-WIDE	INSTALL MULTIPLE DWELLING UNIT SATELLITE DISHES	\$10,000			1460										\$ 10,000				
HA-WIDE	TELEVISION CABLE UPGRADES	\$10,000			1460										\$ 10,000				
HA-WIDE	DOOR REPLACEMENTS TO ALLOW LOCK UPGRADES	\$100,000			1460										\$ 100,000		AS NEEDED		
HA-WIDE	WINDOW BLINDS	\$300,000			1460										\$ 300,000				
HA-WIDE	DUCT WORK CLEANING	\$167,850			1460					\$ 30,240	\$ 54,000		\$ 83,610					INDOOR AIR TECHNOLOGIES	CFP08.01
HA-WIDE	SERVICE SEWER LINES	\$90,000			1460		\$ 52,020	\$ 25,372	\$ 12,607									EAST COAST DRAIN	CFP05.18/CFP06.30
HA-WIDE	SEWER JET OUT SERVICE	\$90,000			1460		\$ 53,925	\$ 6,075	\$ 30,000								AS NEEDED	HAZMAT	CFP05.20/CFP06.31
HA-WIDE	HOT WATER HEATER REPLACEMENT	\$148,500			1460		\$ 74,473	\$ 14,149	\$ 59,877									EAST COAST DRAIN	CFP05.19/CFP06.29
HA-WIDE	ASBESTOS ABATEMENT	\$35,000			1460				\$ 35,000										
HA-WIDE	VACANT UNIT PAINTING	\$99,600			1460				\$ 49,800					\$ 49,800			AS NEEDED	MINTWOOD	CFP07.04
HA-WIDE	HVAC REPLACEMENT	\$270,000			1460					\$ 217,425	\$ 52,575						AS NEEDED	PROFAB	CFP06.33
HA-WIDE	ENVIRONMENTAL CLEAN UP / ABATEMENT	\$23,058			1460		\$ 12,947	\$ 10,111									AS NEEDED	RA-EMS ENVIRONMENTAL	CFP04.16
HA-WIDE	BOBCAT	\$50,000			1475					\$ 50,000									
HA-WIDE	GRASS CUTTING EQUIPMENT	\$15,000			1475					\$ 15,000									
HA-WIDE	VEHICLE REPLACEMENTS	\$75,000			1475														
HA-WIDE	RELOCATION SERVICES	\$100,000			1495					\$ 100,000									
HA-WIDE	DEVELOPMENT ACTIVITIES (EASTBROOK)	\$2,700,000			1499	\$ 1,500,000	\$ 1,200,000												
HA-WIDE	DEVELOPMENT ACTIVITIES (JERVAY 7 HOMES)	\$750,000			1499	\$ 750,000													
HA-WIDE	DEBT SERVICE (SUBJECT TO FUNDING AVAILABILITY)	\$1,258,122			9002			\$ 85,446	\$ 85,446	\$ 85,446	\$ 85,446	\$ 85,446	\$ 85,446	\$ 85,446	\$ 85,446	\$ 660,000			
HA-WIDE	EMERGENCY INTERIOR REPAIRS/REPLACEMENTS AS NEEDED	\$100,000			1460									\$ 100,000					
HC	LANDSCAPE / HARDSCAPE	\$50,000			1450											\$ 50,000			
HC	SIDEWALKS AS NEEDED	\$25,000			1450											\$ 25,000			
HC	TREE REMOVAL & PRUNING	\$50,000			1450								\$ 50,000						
HC	ROOF REPLACEMENT	\$33,500			1460							\$ 33,500					11 ROOFS	WINDCHIP	CFP07.07
HC	CEILING TILE REPLACEMENT	\$11,000			1470					\$ 11,000									
HC	LAUNDROMAT	\$50,000			1470										\$ 50,000				
HC	YOUTHBUILD CENTER REHAB	\$50,000			1470									\$ 50,000					
HC	SECURITY CAMERAS	\$65,000			1475		\$ 65,000												
HC	LAUNDROMAT APPLIANCES	\$25,000			1475										\$ 25,000				

SITE	PROJECT DESCRIPTION	COST ESTIMATE / CONTRACT AMOUNT	C K	BLI	RHF	OTHER FUNDS (FINANCE, LIHTC, COMPETITIVE CFP, FUTURE CFP, ETC)	CFP 05	CFP 06	CFP 07	CFP 08	CFP 09	CFP 09 ARRA	CFP 10	CFP 11	CFP 12 (OR OTHER FUTURE CFP GRANT)	QUANTITY	CONTRACTOR	CONTRACT NUMBER
HM	UNDERGROUND ELECTRICAL UTILITIES ENGINEERING STUDY	\$10,000		1430									\$ 10,000					
HM	TOT LOT	\$50,000		1450		\$ 50,000												
HM	UNDERGROUND ELECTRICAL UTILITIES & EXT LIGHTING UPGRADES	\$140,000		1450									\$ 140,000					
HM	DEMOLITION OF EXISTING HARDSCAPE/SIDEWALKS,ETC.	\$163,800		1450										\$ 163,800				
HM	SIDEWALKS	\$143,000		1450										\$ 143,000				
HM	ROAD WIDENING & NEW CONSTRUCTION OF PARKING AREAS	\$250,900		1450										\$ 250,900				
HM	LANDSCAPE / HARDSCAPE	\$83,720		1450										\$ 83,720				
HM	FENCING	\$21,450		1450										\$ 21,450				
HM	TREE REMOVAL	\$5,000		1450						\$ 5,000								
HM	SPLASH PAD	\$50,000		1450						\$ 50,000								
HM	2BR LIGHTING/ELECTRICAL UPGRADES	\$50,000		1460											\$ 50,000			
HM	WINDOW REPLACEMENT	\$400,000		1460											\$ 400,000			
HM	PORCH LIGHT UPGRADES	\$15,000		1460											\$ 15,000			
HM	WINDOW SHUTTERS	\$100,000		1460											\$ 100,000			
HM	FLOORING UPGRADES	\$25,000		1460											\$ 25,000	AS NEEDED		
HM	BATHROOM RENOVATIONS	\$600,000		1460											\$ 600,000			
HM	KITCHEN CABINETS	\$450,000		1460											\$ 450,000			
HM	HVAC REPLACEMENT	\$750,000		1465.1											\$ 750,000			
HM	KITCHEN APPLIANCES	\$150,000		1465.1											\$ 150,000			
HM	MAINTENANCE SHOP GARAGE DOOR	\$5,000		1470						\$ 5,000								
HM	LAUNDROMAT CONSTRUCTION	\$50,000		1470									\$ 50,000					
HM	CEILING TILE REPLACEMENT	\$23,000		1470					\$ 23,000									
HM	CENTRAL OFFICE RESIDENT TRAINING / BOARD ROOM EXPANSION	\$275,000		1470						\$ 275,000								
HM	CENTRAL OFFICE KITCHEN UPGRADES	\$20,000		1470						\$ 20,000								
HM	CENTRAL OFFICE FIRST FLOOR COSMETIC UPGRADES	\$30,000		1470						\$ 30,000								
HM	CENTRAL OFFICE CEILING TILE REPLACEMENT	\$16,000		1470					\$ 16,000									
HM	CENTRAL OFFICE HVAC REPLACEMENT	\$250,000		1470						\$ 250,000								
HM	LAUNDROMAT APPLIANCES	\$25,000		1475									\$ 25,000					
HM	SECURITY CAMERAS	\$65,000		1475		\$ 65,000												
HM	CENTRAL OFFICE RESIDENT TRAINING / BOARD ROOM EXPANSION	\$25,000		1475						\$ 25,000								
HM	AUDIO VISUAL/INTERACTIVITY EQUIPMENT	\$7,500		1475						\$ 7,500								
HM	CENTRAL OFFICE KITCHEN APPLIANCES	\$20,000		1475						\$ 20,000								
HM	CENTRAL OFFICE FIRST FLOOR FILING CABINET UPGRADES	\$20,000		1475						\$ 20,000								
HM	WINDOW AIR CONDITIONERS	\$150,000		1465.1					\$ 150,000									
RT	SPLASH PAD	\$50,000		1450		\$ 50,000												
RT	SUBSTANTIAL INTERIOR/EXTERIOR REHAB TAX CREDIT PROJECT	\$10,000,000		1460		\$ 10,000,000												
RT	SECURITY CAMERAS	\$65,000		1475		\$ 65,000												
ST	SECURITY SERVICES	\$214,373		1408				\$ 55,000	\$ 159,373								MYERS INVESTIGATION	CFP07.05
ST	KITCHEN CABINETS & COUNTERTOPS	\$500,000		1460						\$ 500,000								
ST	SMOKE DETECTOR & ALARM UPGRADES/REPLACEMENTS	\$150,000		1460									\$ 150,000					
ST	BALCONY REPAIR	\$60,000		1460						\$ 60,000								
ST	RESIDENTIAL MAIN DOOR REPLACEMENTS	\$75,000		1460										\$ 75,000				
ST	RESIDENTIAL INTERIOR DOOR REPLACEMENTS	\$100,000		1460										\$ 100,000				
ST	FIRE SPRINKLER SYSTEM INSTALL	\$300,000		1460										\$ 300,000				
ST	INTERIOR PAINT UPGRADES	\$75,000		1460									\$ 75,000					
ST	INTERIOR FLOOR FINISHING	\$40,000		1460									\$ 40,000					
ST	KITCHEN APPLIANCES	\$260,089		1465.1			\$ 217,433	\$ 42,656									HOME DEPOT	STATE CONTRACT
ST	LAUNDROMAT CONSTRUCTION & REHAB	\$100,000		1470									\$ 100,000					
ST	MANAGEMENT OFFICE RELOCATION	\$10,000		1470						\$ 10,000								
ST	CEILING TILE REPLACEMENT	\$42,000		1470					\$ 42,000									
ST	GAZEBO	\$25,000		1470						\$ 25,000								
ST	STAIRWELL HVAC	\$75,000		1470					\$ 75,000									
ST	STAIRWELL PAINTING	\$25,000		1470					\$ 25,000									
ST	HALLWAY IMPROVEMENTS	\$300,000		1470										\$ 300,000				
ST	HALLWAY AIR CONDITIONING	\$400,000		1470										\$ 400,000				
ST	LAUNDROMAT APPLIANCES	\$50,000		1475									\$ 50,000					
ST	RECREATION ROOM RELOCATION (EQUIPMENT & FURNISHINGS)	\$10,000		1475						\$ 10,000								
ST	SECURITY CAMERAS	\$75,000		1475										\$ 75,000				
VV	UNDERGROUND ELECTRICAL UTILITIES	\$75,000		1450										\$ 75,000				

SITE	PROJECT DESCRIPTION	COST ESTIMATE / CONTRACT AMOUNT	C K	BLI	RHF	OTHER FUNDS (FINANCE, LIHTC, COMPETITIVE CFP, FUTURE CFP, ETC)	CFP 05	CFP 06	CFP 07	CFP 08	CFP 09	CFP 09 ARRA	CFP 10	CFP 11	CFP 12 (OR OTHER FUTURE CFP GRANT)	QUANTITY	CONTRACTOR	CONTRACT NUMBER
VV	SIDEWALKS	\$25,000		1450											\$ 25,000			
VV	TREE REMOVAL	\$10,000		1450											\$ 10,000			
VV	SPLASH PAD	\$50,000		1450							\$ 50,000							
VV	CEMENTIOUS SIDING	\$140,000		1460										\$ 140,000				
VV	HOT WATER HEATER REPLACEMENT	\$66,000		1460					\$ 66,000							44 UNITS		
VV	RESTORE MANAGEMENT OFFICE TO RESIDENTIAL RENTAL	\$5,000		1460					\$ 5,000							UNIT		
VV	COMMUNITY CENTER UPGRADE	\$35,000		1470					\$ 35,000									
VV	SECURITY CAMERAS	\$65,000		1475		\$ 65,000												
WB	CEMENTIOUS SIDING	\$100,000		1460											\$ 100,000			
WB	HANDRAIL /STAIRS REPLACEMENT	\$38,000		1460									\$ 38,000				INTEGRITY BUILDERS	CFP06.36