

Exhibit B-2

Meet Income Eligibility Requirements

HUD Regulation – 24 CFR 5.653(b)

(2) Low income limit. No family other than a low income family is eligible for admission to the Section 8 project-based assistance programs. (This paragraph (b) does not apply to the Section 8 project-based voucher program under part 983 of this title.)

For a determination of a family's annual income, see Income Determination and Verification in this policy.

1. Income Limit Categories

Annually, HUD publishes revised income limits in the *Federal Register*. Listed below are the income limit categories that determine S8 Moderate Rehabilitation-SRO Housing program eligibility.

1.A Extremely Low Income Limit

This definition was changed in HUD's 2014 Appropriations Act¹. These are set at 30 percent of the area median income or the federal poverty level, whichever is higher. See Poverty Guidelines for Alaska for federal poverty levels.

1.B Very Low Income Limit

These are set at 50 percent of the area median income.

Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits in the State of Alaska signed February 10, 1997

Section 3(i) Owner hereby covenants that the Owner shall lease 100 percent of the residential rental units in the Complex to individuals or families whose income is 50 percent or less of area median gross income and the remaining percentage of units to individuals or families whose income is 100 percent or less of area median gross income as determined in accordance with Section 42 of the Code.

Section 4(a) The term of this Agreement and its provisions shall terminate 15 years from the end of the 15 year compliance period.

¹ Title II of Division L of Public Law 113-76, 128 Stat. 5, approved January 17, 2014. Published in the Federal Register on June 25, 2014.

AHFC Policy

Family income of newly admitted participants must equal or fall below this income limit.

1.C Low Income Limit

These are set at 80 percent of the area median income.

2. Income Targeting

HUD Regulation – 24 CFR 5.653

(c) Targeting to extremely low income families. For each project assisted under a contract for project-based assistance, of the dwelling units that become available for occupancy in any fiscal year that are assisted under the contract, not less than 40 percent shall be available for leasing only by families that are extremely low income families at the time of admission.

(d) Limitation on admission of non-very low income families –

(1) Admission to units available before October 1, 1981. Not more than 25 percent of the Section 8 project-based dwelling units that were available for occupancy under Section 8 Housing Assistance Payments Contracts effective before October 1, 1981 and that are leased on or after that date shall be available for leasing by low income families other than very low income families. HUD reserves the right to limit the admission of low income families other than very low income families to these units.

(2) Admission to units available on or after October 1, 1981. Not more than 15 percent of the Section 8 project-based dwelling units that initially become available for occupancy under Section 8 Housing Assistance Payments (HAP) Contracts on or after October 1, 1981 shall be available for leasing by low income families other than families that are very low income families at the time of admission to the Section 8 program. Except with the prior approval of HUD under paragraphs (d)(3) and (d)(4) of this section, the owner may only lease such units to very low income families.

Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits in the State of Alaska signed February 10, 1997

Section 4(b) The Owner agrees that 75% of the residential rental units will be occupied by special needs clients, seniors, homeless, persons with physical or mental disabilities, or persons whose annual income is less than 30% of the area median income adjusted for family size.

AHFC Policy

New admissions do not include continuously-assisted families or families that move from one SRO housing unit to another.

Numbered Memo

21-02 Exhibits 2-2 and B-2 Meet Income Eligibility Requirements