



City of Oneonta Housing Authority
2 Mitchell Street, Oneonta, NY 13820

The James F. Lettis Apartments is a project-based section 8 program and Academy Arms Apartments is a project-based section 202/8 program.

ELIGIBILITY FOR ADMISSION

To be eligible for both Lettis and Academy, an applicant family must have an income within the income limits, meet citizenship/eligible immigrant criteria, provide documentation of Social Security numbers, meet student eligibility criteria, and sign consent documents. In addition to the eligibility criteria, families must also meet the Lettis and Academy screening criteria in order to be admitted.

ELIGIBILITY CRITERIA

Income Eligibility

To be eligible for admission the family's annual income must be within the extremely or very low-income limits set by HUD. Income limits apply only at admission and are not applicable for continued occupancy.

Academy Arms Family Status

An **elderly family**, which is:

- A family whose head, spouse, or sole member is a person who is at least 62 years of age;
- One or more persons who are at least 62 years of age living with one or more live-in aides.

A **disabled family**, which is:

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

James F. Lettis Family Status – 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.

- Children temporarily absent from the home due to placement in foster care are considered family members.
- 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.

The head of the household for both Lettis and Academy must be at least 18 years of age.

Citizenship/Eligibility Status

1. To be eligible for assistance in the Lettis or Academy Apartments housing programs each member of the family must be a citizen, national, or a noncitizen who has eligible immigration status under one of the categories set forth in Section 214 of the Housing and Community Develop. Act of 1980 (see 42 U.S.C. 1436a(a)).
2. Family eligibility for assistance.
 - a. A family shall not be eligible for assistance unless every 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 proration of assistance under the noncitizen 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.

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. Noncitizen students on student visas, though in the country legally, are not eligible to be admitted to Section 202/8. 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.

Social Security Number (SSN) Documentation

Each member of an applicant's household, except for those who do not claim to have eligible immigration status, and persons 62 and older who were already receiving federal housing assistance somewhere else on January 31, 2010, must disclose such SSN before the household may be housed. However, they do not need to have or disclose their SSN in order to be placed on the waiting list.

Note: the SSN requirements do not apply to persons not claiming eligible immigration status.

Signing Consent Forms

Each family member who is at least 18 years of age, and each family head and spouse regardless of age, shall sign one or more consent forms. At a minimum the HUD 9887 and 9887-A Applicant's/Tenant's Consent to the Release of Information forms (which expire 15 months after the date signed) will be required, as well as a Police check consent form and any individual verification forms as needed.

Special College Student Eligibility Rules

As of January 30, 2006, the law requires that if a student is enrolled at an institution of higher education (full or part time), is under the age of 24, is not a veteran, is unmarried, and does not have a dependent child, is individually ineligible for section 8 assistance, or the student's parents are, individually or jointly, ineligible for assistance, no section 8 assistance can be provided to the student. Students with disabilities who were receiving section 8 assistance as of November 30, 2005, are exempt from the restrictions for providing section 8 assistance to college students as provided in Public Law 109-249. Students with disabilities who are applying for, or who started receiving, section 8 assistance after November 30, 2005, are not exempt from the restrictions of the new law. All information will be verified.

8.1 SCREENING AND SUITABILITY

A. Applicants will be screened for the following:

1. Whether a household has a member who has been evicted from federally assisted housing for drug-related criminal activity, for three years from the date of eviction. (If that person has successfully completed a supervised drug rehabilitation program or the circumstances leading to the eviction no longer exist Lettis and Academy Arms may, but is not required to, admit the household.)
2. Whether a household has a member who is currently engaged in illegal use of drugs for which the owner has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents;
3. Whether a household has a member who is subject to a lifetime state sex offender registration requirement.
4. Whether there is reasonable cause to believe that any member's behavior, from abuse or pattern of abuse of alcohol may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.

- B. Applicant families will be screened and evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in noncompliance with the lease. Past conduct will be viewed 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, 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.

See Tenant Selection Plan for more detail