

## **ADDENDUM HUD 202-ELDERLY - SHALOM HOUSE**

### **Background:**

1. HUD Handbook 4350.3 chg-24, page 2-83 defines "elderly" in 202 projects to include one or more persons who are 62 years old or older. The definition does NOT include disabled or handicapped persons as in other programs.
2. Exhibit #2 of the original loan application indicates that Shalom House was built to serve "elderly families".
3. 4350.3, paragraph 2-10 specifies that to qualify for a handicap accessible unit, the head of household or spouse must have mobility impairment; for all other units, the head of household or spouse must be elderly.
4. 4350.3 chg 24, 2-4d.e. precludes families with children which otherwise qualify for elderly housing from being denied admission based on familial status. However, they can be denied based on unit size standards.
5. 4350.3 chg. 24, 2-28 b.2 allows owners to treat federal preferences equally (if applicable).
6. According to NCHM's Preference Alert Workbook (1994), page 68; Section 202 projects are not subject to the election of the Subtitle D system of preferences, and 202 projects will operate eligibility to the same extent that such families were eligible before the 1992 HCD Act.

### **Conclusions:**

- Elderly households (whose head or spouse is 62 years or older) qualify for all units.
- Elderly and non-elderly households whose head or spouse is "mobility impaired requiring the special design features of the unit" qualify and have priority for the handicap accessible units.
- Households who have handicap (other than mobility impaired) are not eligible unless they are elderly.
- Based on #4, elderly or handicapped applicants who have children in their household and who otherwise meet the eligibility and unit size standards, shall be considered eligible.
- Should Shalom House change it's current policy of not using Federal preferences, Federal Preferences shall be weighted equally, and applicants with any Federal Preference code of 2, 3, and 4 shall be offered units at Shalom House in dated chronological order before applicants who do not qualify for any Federal preferences. This is not applicable under the current waiting list policy.