

To: Real Estate Department Partners

Notice: RED-20-34

From: Real Estate Department

Date: June 22, 2020

Re: Census Bureau Temporary Income Exclusion

Income Exclusions:

On June 5, 2020 the U.S. Department of Housing and Urban Development (HUD) issued the following guidance in [Notice H 20-06](#):

“This notice provides for exclusion of temporary employment received from the U.S. Census Bureau from annual income calculation. Many individuals are hired temporarily by the U.S. Census Bureau to assist in counting the population. As one of the Census partners, HUD is committed to supporting each employment that will help ensure the validity and accuracy of the census counts. Previously, recipients of rental assistance have declined employment due to the perceived impact to rental and other public assistance benefits.”

The exclusion of this income applies to the following programs:

1. Section 8 -Project Based Rental Assistance (PBRA)
 - New Construction
 - State Agency Financed
 - Substantial Rehabilitation
 - Section 202/208
 - Rural Housing Services- Section 515/518
 - Loan Management Set-Aside (LMSA)
 - Property Disposition Set Aside (PDSA)
2. Section 202/162 Project Assistance Contract (PAC)
3. Section 202 Project Rental Assistance Contract (PRAC)
4. Section 811 PRAC
5. Section 236
6. Section 221(d)(3) Below Market Interest Rate (BMIR)
7. HOME Investment Partnership Program (HOME)
8. Rental Housing Tax Credit Program (RHTC)
9. National Housing Trust Fund (HTF)

Owners and Property Managers who have tenants who receive Section 8 benefits should exclude this temporary income from the calculation of annual income. Temporary employment as defined by HUD is employment lasting no longer than 180 days per year and not culminating in permanent employment. Employer verification of both the employment dates and income amount must be maintained in the tenant's file. Although the HUD notice does not include the HOME, HTF, and RHTC programs, IHCD utilizes the Section 8 methodology for the purposes of determining income; therefore, the US Census Bureau temporary employment is also excluded for these programs.

Questions about this notice can be directed to Jeff Zongolowicz, Housing Choice Programs Manager at JeZongolowicz@ihcda.in.gov or 317-232-7059.



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