

Elderly Housing

NEWSBRIEF

(excerpt from September 30, 1997)

ELDERLY HOUSING

A question has been raised as to whether the elderly can be presumed to be principally low and moderate income, particularly for housing-related activities. The presumption that elderly are principally low- and moderate-income applies only to activities which qualify under the limited clientele national objective provision of 570.208(a)(2)(i)(A). Activities which involve acquisition and rehabilitation of property to provide housing are prohibited by statute from qualifying under the low and moderate income national objective of limited clientele (since the statute at 105(c)(3) speaks to occupancy of such housing). Therefore, where a housing activity is expected to meet the national objective of benefiting low- and moderate-income persons under the provision of 570.208(a)(3), the grantee must document that the individuals and families occupying and/or owning the units, including the elderly, are actually low and moderate income.