

Streamlined annual examinations (effective January 1, 2025)

GPHA is adopting Streamlined Annual Examinations for households that met the definitions under § 982.516 Family income and composition: Annual and interim examinations for all HCV and MS5 clients.

GPHA will conduct full examinations for those in odd numbered months during odd numbered years, and streamlined examination those in even numbered months during even numbered years. This allows the staff to expedite the process and reduce workload. Staff will conduct inspections annually.

1. PHA responsibility for reexamination and verification.
2. The PHA must conduct a reexamination of family income and composition at least annually.
3. Except as detailed in CFR § 982.516, the PHA must obtain and document in the tenant file third-party verification of the following factors, or must document in the tenant file why third-party verification was not available:
 - a. Reported family annual income;
 - b. The value of assets;
 - c. Expenses related to deductions from annual income; and
 - d. Other factors that affect the determination of adjusted income.
4. For a family with net family assets (as the term is defined in § 5.603 of this title) equal to or less than \$50,000, which amount will be adjusted annually by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, a PHA may accept, for purposes of recertification of income, a family's declaration under § 5.618(b) of this title, except that the PHA must obtain third-party verification of all family assets every 3 years.

Streamlined income determination as defined by HUD:

1. General: A PHA may elect to apply a streamlined income determination to families receiving fixed income as described in paragraphs below.
2. Definition of "fixed income": for purposes of this section, "fixed income" means periodic payments at reasonably predictable levels from one or more of the following sources:
 - a. Social Security, Supplemental Security Income, Supplemental Disability Insurance.
 - b. Federal, state, local, or private pension plans.
 - c. Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other similar types of periodic receipts.
 - d. Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.
3. Method of streamlined income determination. A PHA using the streamlined income determination must adjust a family's income according to the percentage of a family's unadjusted income that is from fixed income.

- a. When 90 percent or more of a family's unadjusted income consists of fixed income, PHAs using streamlined income determinations must apply a COLA or COLAs to the family's fixed-income sources, provided that the family certifies both that 90 percent or more of their unadjusted income is fixed income and that their sources of fixed income have not changed from the previous year. For non-fixed income, the PHA is not required to make adjustments pursuant to paragraph (a) of this section.
 - b. When less than 90 percent of a family's unadjusted income consists of fixed income, PHAs using streamlined income determinations must apply a COLA to each of the family's sources of fixed income individually. The PHA must determine all other income pursuant to paragraph (a) of this section.
4. COLA rate applied by PHAs: PHAs using streamlined income determinations must adjust a family's fixed income using a COLA or current interest rate that applies to each specific source of fixed income and is available from a public source or through tenant-provided, third party-generated documentation. If no public verification or tenant-provided documentation is available, then the owner must obtain third-party verification of the income amounts to calculate the change in income for the source.
5. Odd numbered months are January, March, May, July, September, and November. Even numbered months are February, April, June, August, October, and December.