

## **INCOME INCLUSIONS:**

- 1.** The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
- 2.** The net income from operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family;
- 3.** Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (2) above. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of \$5,000, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD;

**Real Property/ Assets:** This is property that you own, cars, trucks, tractors, ATVs, land, etc.

**Note:** This also includes any amounts of cash in savings and checking accounts.

- See Attachment B of you Applicant's Handbook; page 24

- 4.** The full amount of periodic amounts received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a \*\*periodic amount (e.g., Black Lung Sick benefits, Veterans Disability, Dependent Indemnity Compensation, payments to the widow of a serviceman killed in action). See paragraph (13) under Income Exclusions for an exception to this paragraph; \*\*
- 5.** Payments in lieu of earnings, such as unemployment, disability compensation, worker's compensation, and severance pay, except as provided in paragraph (3) under Income Exclusions;
- 6.** Welfare Assistance. (a) Welfare assistance received by the family. (b) If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of: (c) The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus (d) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph shall be the amount resulting from one application of the percentage.

7. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing in the dwelling; and

8. All regular pay, special pay, and allowances of a member of the Armed Forces, except as provided in paragraph (7) under Income Exclusions.

9. For Section 8 programs only and as provided in 24 CFR 5.612, any financial assistance, in excess of amounts received for tuition, that an individual receives under the Higher Education Act of 1965 (20 U.S.C. 1001 et seq.), from private sources, or from an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall be considered income to that individual, except that financial assistance described in this paragraph is not considered annual income for persons over the age of 23 with dependent children. For purposes of this paragraph "financial assistance" does not include loan proceeds for the purpose of determining income. \*(Note: This paragraph also does not apply to a student who is living with his/her parents who are applying for or receiving Section 8 assistance.) \*

**Note:** If it is determined that you have a sufficient amount of cash assets (i.e., savings accounts, checking accounts, etc.) that is in an amount greater than \$50,000, the applicant will be asked to provide 20% of the final rehabilitation cost.

**Proof of income (copies of current year tax returns, pay stubs, bank statements, etc.), proof of Ownership (Deed or title), and Proof of Tax Payments (School, County, and Municipality), Proof of Homeowner's Insurance, must be included as part of the complete application.**

Submit completed application, along with proof of income, proof of ownership, proof of tax payments, and proof of homeowner's insurance to:

Greene County  
Planning and Community Development Department Program  
93 E. High Street Suite 215  
Waynesburg, PA 15370

If you have any questions, contact Ginny Phillips [gphillips@co.greene.pa.us](mailto:gphillips@co.greene.pa.us) or Natasha Balazick [nbalazick@co.greene.pa.us](mailto:nbalazick@co.greene.pa.us) or call (724) 852-5260

This program is provided on an equal opportunity basis. Discrimination based on race, color, sex (including gender identity and sexual orientation and expressions, and pregnancy), national origin, religion, familial status (families with children), or handicap (disability) age, national origin, age (40 and over) ancestry, marital status, parental status, veteran status, genetic information, reprisal. and use of guide or support animals because of the blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals are considered discriminatory.

All residents are notified that any complaints regarding a discriminatory action may be filed with the Pennsylvania Human Relations Commission and the U.S. Department of Housing and Urban Development.

