

**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

DATE: March 3, 2016

To: CDA Board

From: Agustin Olvera

Subject: March Board meeting: Information on CDA Wait List Preferences

HUD requires housing authorities to accept applications from anyone who applies, unless they are not accepting applications, such as when a program is closed. They must go through the process of either accepting or rejecting the applications. In accepting the applications Housing Authorities can also have a “preference”, this allows the applicant to be better positioned on the Wait List. Housing authorities can have a residency “preference” but they cannot have a residency “requirement”.

Current Preferences and Priority Status

PUBLIC HOUSING	HOUSING CHOICE VOUCHER
1) CITY of MADISON RESIDENT or who works or is going to school in Madison, elderly, disabled, or family with minor children	1) CITY of MADISON RESIDENT or who works or goes to school in Madison, elderly, disabled, or family with minor children <u>and who are homeless or victims of domestic abuse</u>
2) CITY OF MADISON RESIDENT or who works or is going to school in Madison other singles (not elderly or disabled)	2) CITY of MADISON RESIDENT or who works or is going to school in Madison, elderly, disabled, or family with minor children
3) DANE COUNTY RESIDENT outside of Madison, who lives or works or is going to school in Dane County, elderly, disabled, or family with minor children	3) CITY of MADISON RESIDENT or who works or is going to school in Madison, other singles (not elderly or disabled) and who are homeless or victim of domestic abuse
4) DANE COUNTY RESIDENT outside of Madison, who lives or works or is going to school in Dane County, other singles (not elderly or disabled)	4) CITY of MADISON RESIDENT or who works or is going to school in Madison, other singles (not elderly or disabled)
5) elderly, disabled, or family with minor children who live or work or are going to school outside of Dane County	5) thru 8) same as above only Dane County resident outside City of Madison
6) other singles (not elderly or disabled) who live or work or are going to school outside of Dane County	9) thru 12 same as above, only resident outside of Dane County

Other allowed preferences

Working Families- a few years ago HUD was promoting the idea of a preference for working families. By giving this preference Housing Authorities could generate more rent income. Rent revenue is based on resident household incomes, families who work would pay more rent than non working households, this could improve a public housing authority finances. HUD recognizes that Public Housing Authorities are underfunded and suggested this, stating that if you go bankrupt you serve no one. A working family preference also addresses the goal of fostering mixed income developments. Previous Board/Subcommittee members discussed (no formal action taken) but did not seem interested in this preference.

Rent Burden – Households who pay more than 30% of their incomes towards rent are considered to have a rent burden. This would give a preference to those who are **not** in a subsidized housing situation where they pay only 30% of their income.

Veterans – an honorably discharged veteran can be given a preference. Vouchers awarded under the VASH program are required to go to veterans.

Homeless – This is a complicated preference. HUD has a very strict definition. Locally this preference has not been as strict. The CDA did away with this preference for Public Housing because it slowed down processing and was not seen as an effective method of assistance, since the wait time would still be significant for those who were in need of immediate assistance. Often times when an applicant who had a homeless preference got to the top of the list they could not be located.

Domestic Violence – Again the CDA did away with this preference for Public Housing because it was not seen as an effective method of assistance. This preference was/is seldom requested.