

Is there a local preference for residents?

Each Housing Authority has a policy of local preference for its housing program wait lists. Local preference is given to local residents as defined below.

Who qualifies as a local resident?

A person who has a principal residence or a place of employment in a city or town at the time of application to an LHA in that city or town and at the time of final determination of eligibility and qualification. Each person may select up to two cities or towns for the purpose of Local Residence, one for residency and one for employment. Temporary residence with relatives or friends in the city or town is not sufficient unless the person's last residence and domicile was in the city or town. In the case of an applicant determined by the LHA to be homeless, the applicant may select one community for local preference by residency, either the community from which he or she was displaced through no fault of his or her own, or the community in which he or she is temporarily housed. If the applicant is employed in more than one city or town, the applicant may select one community for local preference on the basis of employment.

Who qualifies for elderly housing?

A household whose head or spouse or sole member is at least 62 years of age for federal public housing, or at least 60 years of age for state-aided housing.

Who qualifies as disabled?

For purposes of admission to public housing (24 CFR 912.2) a person who is under a disability as defined by Section 223 of the Social Security Act or in 42 U.S. Code Section 6001(5). In general, disability refers to limitation of the ability to work or presence of certain neurological conditions (see also Handicapped).

Who qualifies for the Veteran preference?

"Veteran" shall mean (1) any person, (a) whose last discharge or release from his wartime service as defined herein, was under honorable conditions and who (b) served in the army, navy, marine corps, coast guard, or air force of the United States, or on full time national guard duty under Titles 10 or 32 of the United States Code or under sections 38, 40 and 41 of chapter 33 for not less than 90 days active service, at least 1 day of which was for wartime service; provided, however, than any person who so served in wartime and was awarded a service-connected disability or a Purple Heart, or who died in such service under conditions other than dishonorable, shall be deemed to be a veteran notwithstanding his failure to complete 90 days of active service; (2) a member of the American Merchant Marine who served in armed conflict between December 7, 1941 and December 31, 1946, and who has received honorable discharges from the United States Coast Guard, Army, or Navy; (3) any person (a) whose last discharge from active service was under honorable conditions, and who (b) served in the army, navy, marine corps, coast guard, or air force of the United States for not less than 180 days active service; provided, however, that any person who so served and was awarded a service-connected disability or who died in such service under conditions other than dishonorable, shall be deemed to be a veteran notwithstanding his failure to complete 180 days of active service. The word "veteran" as used herein shall also include the spouse, surviving spouse, parent or other dependent of such person.

Who qualifies as a family for the purpose of State Aided Family Housing?

Two or more persons sharing residency whose income and resources are available to meet the family's needs and who are related by blood or marriage. A family may include unrelated persons who will live regularly as part of the family.

What size unit is the family eligible for?

As a general rule, units will be assigned to applicants so that no less than 1 and no more than 2 persons will occupy a bedroom. Spouses/partners are expected to share a bedroom. Children of the same sex are expected to share a bedroom, as are children of the opposite sex under the age of 8. No assignments of units will be made which require use of living room for sleeping.

What is the income eligibility?

To be eligible to live in state aided public housing, a household must typically earn no more than 80% of the area median income. To be eligible to live in federally aided public housing or be eligible for the Section 8 Housing Choice Voucher Program, a household must typically earn no more than 50% of the area median income.

How is rent determined?

The rent that a resident or family pays in state public housing is based on household income and whether the costs of utilities are included or not. Resident pays 32% of income if heat, cooking fuel and electricity are provided by the authority, 30% of his income if one or more utility is provided, or 27% of his income if such utilities are not provided. In federal public housing or Section 8 voucher program, resident pays 30% of income.