

Local preferences - What are they and how do they affect placement of applications on the Town's Housing Choice Voucher program Waiting List? Since the demand for housing assistance often exceeds the limited resources available to HUD and the local housing agencies, long waiting periods are common. In fact, a PHA may close its Waiting List when it has more families on the list than can be assisted in the near future.

PHAs may establish local preferences for selecting applicants from its Waiting List. Families who qualify for any such local preferences move ahead of other families on the Waiting List who do not qualify for any preference. Each PHA has the discretion to establish local preferences to reflect the housing needs and priorities of its particular community.

Town of Union Local Preference policy and ranking system:

At the time of application to the Town of Union, an applicant's entitlement to a local preference may be made on the following basis.

- An applicant's certification that they qualify for a preference will be accepted without verification at the initial application. When the family is selected from the Waiting List for the final determination of eligibility, the preference will be verified.
- The Town of Union will re-verify a preference claim, if the Town of Union feels the family's circumstances have changed, at time of selection from the Waiting List.

If the preference verification indicates that an applicant does not qualify for the preference, the applicant will be returned to the Waiting List without the local preference and given an opportunity for a review of the reasons for denying local preference status.

If, at the time the family applied, the preference claim was the only reason for placement of the family on the Waiting List and the family cannot verify their eligibility for the preference as of the date of application, the family will be removed from the Waiting List.

Town of Union Local Preference Category	Waiting List Placement Ranking Points
1. Town of Union residents involuntarily displaced by a natural disaster (FEMA documentation required). Note: This local preference ranking category is utilized on an "as needed" basis and is designed to provide access to adequate replacement housing. This ranking category limited to short timeframes immediately following the occurrence of a documented natural disaster.	16
2. Local residency preference for families who live, work, or have been hired to work in the Town of Union (Families must have at least one adult who is employed at least 20 hours per week. This preference is automatically extended to resident elderly families or a family whose head or spouse is receiving income based on their inability to work).	15
3. Town of Union residents without working preference.	14
4. Non-Town of Union residents with working preference.	13
5. Non-Town of Union residents without working preference.	12
6. All others.	11