

Preferences Applicable to the Development Ranked as follows

Property: **Washington Gardens**

1. Existing Tenant Preferences Required for Federally Assisted Housing Programs

- a) A unit transfer for a household under- or over-housed based on occupancy standards.
- b) A unit transfer based on the need for an accessible unit.
- c) A unit transfer of a household that occupies an accessible unit for which no household member needs the features of the unit in order to accommodate an applicant on the Waiting List with a need for the accessible unit.
- d) A unit transfer for a household that occupies an assisted unit in a development that includes non-assisted units, and the household no longer qualifies for rental assistance.
- e) Bifurcated household as a result of domestic violence (VAWA).

2. Statutory Preferences

Applicants who have been displaced by government action or a presidentially declared disaster.

3. HUD Regulatory Preferences

None.

4. State and Local Mandated Preferences

None.

5. Owner Adopted Preferences

Owner adopted preferences are ranked in the following order:

- 1) voluntary transfers for medical reasons, change in household size, or for a unit with a deeper rental subsidy
- 2) Voluntary transfers for split households who meet the 12 month occupancy requirement.
- 3) households that include a head of household, spouse, or co-head:
 - a) who has been employed for 90 days prior to application with a minimum of 15 hours per week
 - b) is 62 or older; or
 - c) who has disabilities
- 4) Applicants who are the victim of domestic violence, dating violence or stalking (VAWA).

