

## Preferences Applicable to the Development Ranked as follows

Property: **Lafayette Terrace Apartments**

### **A. Existing Tenant Preferences:**

Current tenants are placed on the waiting list with a preference in the following situations:

1. A household member requests an emergency transfer for domestic violence, dating violence, sexual assault, or stalking (VAWA).
2. A household requiring a unit transfer as a reasonable accommodation for a disability or medical reasons.
3. A household member requests a unit transfer for harassment based on protected status.
4. There is a change in household size or family composition that necessitates a unit of a different size, in accordance with the occupancy standards defined in this plan.
5. The household occupies an accessible unit, no household member needs the features of the unit, and there is another applicant or resident family with a household member needing the features of the unit.
6. If the Development includes units that are not Assisted Units and the household no longer qualifies for rental assistance, the Agent may require the household to move to an unassisted unit.

### **B. Statutory Preferences**

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

### **C. HUD Regulatory Preferences**

None.

### **D. State and Local Mandated Preferences**

The Development must comply with the three Illinois mandatory preferences in Section 11 and 12 of 20 ILCS 3805 as described below:

Applicants who are:

- a. Displaced from an urban renewal area.
- b. Displaced as a result of a government action.
- c. Displaced as a result of a major disaster.

### **E. Optional/Owner Adopted Preferences**

1. For Family designated units:
  - 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
2. Homeless Veterans, military veterans with an Honorable Discharge and homeless or at risk of homelessness. Homeless definition, HUD Notice 2013-21:



People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. Those exiting an institution where they resided for up to 90 days, and were in shelter or a place not meant for human habitation immediately prior to entering that institution.

People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing.

4. Applicants who are the victim of domestic violence, dating violence, sexual assault or stalking (VAWA).

Having multiple preferences does not add weight to the applicant's position on the Waiting List. Applicants with multiple preferences will be ranked according to the highest preference as defined on this form.

