



PUBLIC HOUSING- SCATTERED SITES



SCATTERED SITES

We are very pleased that you have an interest in The City of Mauston Housing Authorities' homes. The Mauston Housing Authority owns five single family homes throughout the city of Mauston, these five homes are known as "Public Housing Scattered Sites." Four of the homes are 3 bedroom houses, and one of the homes is a 4 bedroom house. All five of the homes are maintained by the housing authority maintenance staff.

ELIGIBILITY

The homes are geared toward elderly, disabled, and men or women with children, and based on income. Tenants whom are eligible cannot exceed the income limit for low income based on family size per, the chart below:

**EFFECTIVE 04/01/2016- SECTION 8 AND PUBLIC HOUSING COUNTY
MEDIAN INCOME (CMI) LIMITS (MFI \$56,200)**

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30 % Of Median	12,650	16,020	20,160	24,300	28,440	32,580	36,730	39,750
Very Low Income	21,100	24,100	27,100	30,100	32,550	34,950	37,350	39,750
Low Income	33,750	38,550	43,350	48,150	52,050	55,900	59,750	63,600

Rent is based on 30% of the household's adjusted monthly income.

Calculations are done on gross household income, which includes the total of Social Security, SSI, SSD, income from assets, child support, employment, or any other source for all family members.

Deductions from gross income are made for allowable medical expenses, doctor bills, dental bills, child care expenses, etc... As well as an automatic \$480 deduction for a child, tenant being elderly, or disabled, which then gives you the tenant's adjusted monthly income.

$$\text{Gross income} - \text{Deductions} = \text{Adjusted Income}$$

Since each tenant's rent is a unique calculation based on his/her income and medical expenses, we would be happy to calculate a rent estimate for you.

PROCESSING STEPS

- 1.) Applicants can either stop by the office, have an application sent to them, or print one off from this website.
- 2.) Bring the application into the housing authority office, along with copies of birth certificates and social security cards.
- 3.) The housing authority will do a background check and if it comes out ok, the applicants name will then be put on a waiting list (while on the waiting list, applicants need to notify the housing authority of any address changes).
- 4.) When the applicants name nears the top of the waiting list and a unit is available, the housing authority will set up an appointment with applicant to go through the home and do a short briefing.
- 5.) Then if all goes ok, the applicant will be brought back in to sign a lease and fill-out the appropriate paperwork to move-in.

ADDITIONAL INFORMATION

- ✚ Tenants are responsible for all utility bills.
- ✚ Tenants are responsible for paying the security deposit of \$700.00
- ✚ The housing authority does allow the household to have one small pet. The tenant will have to pay a \$300.00 pet deposit.
- ✚ Tenant is responsible for all lawn maintenance and snow removal.
- ✚ Rent is due the 1st of every month and can be paid to the housing authority.
- ✚ The lease runs for 1 year from the original date of move-in and then renews after the first year to a month-to-month lease.
- ✚ The housing authority reserves the right to cancel the lease at anytime if tenant is in violation of the lease requirements.

APPLICATION

Tenants are selected by date of application with preference given to low income applicants. If you would like an application, please contact us by phone, e-mail or in person at our office, or print off an application from this site. We look forward to hearing from you.

INFORMAL HEARING PROCEDURES

If an applicant or tenant disagrees with an action or decision by the housing authority the applicant or tenant has 10- days to put into writing the reason for the disagreement and submit it to the housing authority office.