

Allied Group Incorporated

For

King County Housing Authority

Fair Housing Review

- Housing providers have the right to establish an application process and screening criteria to assess whether each applicant will be a good tenant and comply with the lease term. To ensure compliance with the fair housing laws, housing providers should require all prospective residents to complete the same application process and meet the same eligibility standards. However, landlords may apply alternative criteria when exceptional circumstances exist, particularly when such alternative criteria will enable the landlord to make housing available to members of a protected class.
- Housing providers can use income and tenancy-history criteria, as long as they apply them consistently, without regard to an applicant's protected class.
- While standardizing the approval process may ensure efficiency and consistency, it is not a violation of fair housing laws to design and implement alternative criteria to enable a prospective tenant to establish eligibility.
- Fair housing requires consistency. Thus, a housing provider may wish to require all applicants to complete the same application process. However, if the applicant does not meet all of the standard eligibility criteria, the housing provider can consider alternative criteria.

Decision: Apply alternative credit, employment and rental history criteria to Section 8 participants.

Alternative credit, employment and rental history criteria:

- Less than an aggregate \$1,000 is owed to previous landlord(s) unless payment plans are active and current;
- No evictions for non-financial reasons in the past three years;
- Positive rental history for the past 12 months, excluding financial or rental payment issues;
- No minimum income/employment history requirements;
- No positive credit history or rating/scoring requirements. Negative credit history is not grounds for denial.

Criminal:

- Same as non Section 8 standards