

Alternative criteria proposed for supportive housing service participants¹ with rental assistance

Qualifications:

- Must participate in supportive housing services;
- Must be referred to properties by supportive housing services providers;
- Must be eligible for subsidized housing;
- No source of income requirement;
- No credit rating/score required;
- No increased deposit requirement;
- No employment requirement;

Identification:

Valid identification with full name, date of birth and photo, and full social security number and/or valid, verifiable work visa, alien registration receipt card, temporary resident card, employment authorization card, tax payer's identification card or other identifications that could be used to verify applicants' eligibility and suitability. Falsification or lack of verifiable document will result in denial.

Grounds for denials:

- Owing money to a Public Housing Authority, unless a repayment plan has been established.
- More than two evictions in the past two years.
- Extreme or adverse rental history within the past 12 months *
- Falsification of rental application, non-disclosure of criminal records or lack of verifiable document

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole). We limit consideration to those convictions, the **dates of final disposition of which pre-date the report by no more than seven years**. Note that convictions for the following offenses may result in denial: Murder – Manslaughter – Kidnapping – Arson - Terror Related Activity

Criminal conviction which results in a registered sex offender requirement and/or any current sex offender registry requirement.

In addition, we limit consideration to those convictions below, where the **conviction date is within the prior 3 years**. Note that convictions for the following offenses may result in denial: Theft (1st & 2nd degree), Assault 1st, 2nd & 3rd degree), Burglary (1st, 2nd degree & Residential), Vehicle Prowling (1st degree), Robbery (1st & 2nd degree), Malicious Mischief (1st degree), Rape (All counts), Rape of a child (All counts), Child molestation (All counts), Possession with intent to Deliver illegal substance(s) (All counts), Delivery or Sale of illegal substance(s) (All counts)

*Extreme or adverse rental history, e.g.

-documented tenant-based damages >\$1,000

-documented abusive/violent behavior toward management staff

-More than 3 documented lease violations within last year

We accept comprehensive reusable tenant screening reports as defined in RCW 59.18.030

¹ VASH voucher holders may be exempted from some of the alternative screening criteria listed in this column.