

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.

**Alternative Criteria
For Supportive Housing Service Participants without Rental Assistance
(For Landlord Liaison Program)**

Qualifications:

Services: Must participate in supportive housing services;
Must be referred to properties by supportive housing services providers;

Income: Verifiable gross monthly income must be no less than 2 times the monthly rental amount.
Income that is less than 2 times the monthly rent or lack of verifiable income will be grounds for a conditional approval of cosigner.*

Credit: No credit rating/score required;
Past due debt over \$5,000 but less than \$7,999 will be subject to a conditional approval of increased deposit. Past due debt in excess of \$7999 will result in denial. A bankruptcy will be subject to a conditional approval of increased deposit.

Rental History: No rental history is required. However, More than 3 late payments and/or NSF checks and/or noise complaints or any other lease violation within a 12-month rental period and/or tenant based damages in excess of \$1000 will result in denial. A balance owing to a landlord for financial reasons (rent, late/nsf fees, etc) will be subject to a conditional approval of increased deposit.

Employment: 6-months on the job or related consecutive work in the same field or verifiable fixed assets the value of which equal no less than 3 times the total lease amount. Less than required length of employment or assets will be grounds for a conditional approval of increased deposit.

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 (paid or unpaid) in the past two years. (2 or less may qualify with an increased deposit as long as all other areas of qualification are met)
- Extreme or adverse rental history within the past 12 months ***
- Falsification of rental application, non-disclosure of criminal records and/or unlawful detainer (eviction) 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)

* Conditional approval requires increased deposit OR co-signer

** Past due debt does not include medical debt, student loan or foreclosed and/or past due mortgages, if verifiable

*** 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

Alternative criteria proposed for VASH supportive housing service participants

Qualifications:

- Must participate in supportive housing services;
- Must be referred to properties by the VA;
- 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 1 year**. 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