

## **YWCA Tenant Selection Policy**

### **Restrictions:**

- Any attempt to falsify, lie, or deceive on an application or at any point during the process.
- Evictions/Unlawful detainers
  - Any within past two years unless due to rent burden
  - Four or more during past 10 years
- Absolutely no reference (potential residents are not necessarily denied for negative references)
- Have served jail time and have not been out for half as long as were in
- Criminal checks reveal convictions related to:
  - Controlled substance within 2 years (possession)
  - Controlled substance delivery within 5 years
  - Intent to sell drugs within 5 years
  - Sexual Assault within 10 years
  - Felony assault within 5 years (assault 1,2 or3)
  - Misdemeanor assault within 2 years (assault 4)
  - 4 or more assaults within the past 10 years
  - Arson within 10 years
  - Homicide within 20 years
  - Burglary within 2 years
  - Robbery within 5 years
  - Armed robbery within 10 years
  - Kidnapping and related convictions within 7 years
  - Any other crimes within the past 10 years that we deem 'Serious Offenses'
- Registered Sex Offenders
- Debt owed to YWCA and/or its affiliates
- Income over income eligibility levels for the facility

Applications are taken on a first-come, first –serve basis when openings occur

### **The following are additional grounds for denial of an applicant for studio and one-bedroom units:**

- Housing references within the past 2 years that reveal
  - Repeated late rent payments and/or NSF payments
  - Repeated breaking of building rules
  - Currently owe money to the property (unless paying on payment plan)

### **Notable Exceptions:**

- Applicant initiated compliance reflected in professional references can substitute for rental history
- We consider reasonable accommodations to our criteria if documented by a medical professional.
- All applicants who are disqualified for YWCA housing are allowed the opportunity to appeal the decision. All appeals will be made in writing and will address the specific reasons the denial should be overturned or provide new information about the applicant. Appeals must take place within 14 days for the application being denied. All decisions will be final on the 30th day after the application was denied, regardless of the circumstances.