

Rental Application Criteria ~ Section 8 Applicants

Allied Residential for King County Housing Authority sites

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:

- 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.

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)

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