

D R A F T - FOR DISCUSSION ONLY
PROPOSED ROCKWELL GARDENS SITE SPECIFIC READMISSION CRITERIA

The following table summarizes the site specific screening standards proposed by the development team for the new rental units being constructed as part of the Rockwell Gardens HOPE VI revitalization. All applicants for housing are expected to meet the specific requirements regardless of whether they are applying for public housing, other assisted housing, or market-rate rental units in the new community. Rockwell Gardens residents who are lease-compliant and who selected the new community as one of their top choices on their Housing Choice Survey will have priority for admission to the public housing units. If such a CHA applicant doesn't meet the site- specific requirement at the time of application, then the "working towards" standards and mitigating circumstances will be considered in making an admission decision.

Screening Category	Site Specific Requirement	"Working Towards Standard" & Mitigating Circumstances that May be Considered
Employment	<p>Applicants (head of household and co-head of household) must be employed at a minimum of 30 hours per week. All other non-exempted members of the household must be engaged in one or a combination of activities designed to encourage, assist, train or facilitate economic self sufficiency, including, employment, enrollment and regular attendance in an economic self-sufficiency program, enrollment and regular attendance in a program of education including GED, verified active job search and/or employment counseling; basic skills training; verifiable community or volunteer work, secondary or post secondary education, or English proficiency or literacy classes to satisfy the 30 hours of employment per week criteria within one year of occupancy, or continue to present sufficient evidence of assets acceptable to pay and does, in fact, pay a flat rent (for ACC-Assisted and LIHTC units, or Market Rent for Market Units).</p> <p>Exemption (to (b) above) may be granted for one adult family member who elects to stay home to care for young children under six years of age. Exemption may also be granted to an applicant who presents sufficient evidence of assets acceptable to pay, and have selected to pay flat rent (for ACC-Assisted and LIHTC Units) and/or Market Rent (for Market Rent units).</p>	<p>RRC Applicants or co-heads of household may satisfy the "working toward" provision (of (b) above) if they can demonstrate that applicants are spending an average of 30 hours per week engaged in one or a combination of the following activities: employment and enrollment and regular attendance in an economic self-sufficiency program, enrollment and regular attendance in a regular program of education including GED, verified active job search and/or employment counseling; basic skills training; verifiable community or volunteer work, secondary or post secondary education, or English proficiency or literacy classes. Evidence of satisfaction of this requirement may include, among other things, written verification of employment from an employer, written verification of enrollment or participation in a program identified above by an administrator or instructor of such program. Notwithstanding the foregoing a member of a household shall not be required to comply with the requirements of this paragraph when such member of the household is (a) aged 62 years or older, (b) a blind or disabled individual as defined under 42 U.S.C. 416(i)(1) or 42 U.S.C.1382c and provides third party verification that he or she is unable to comply with the requirements of this paragraph because of his or her blindness or disability. Or (c) the primary caretaker of such a blind or disabled individual and provides third party verification that he or she is unable to comply with the requirements of this section because of his or her role as such caretaker.</p> <p>All other members of the household over the age of 18 must meet the 30 hours of activities described above within one year of occupancy, or continue to present sufficient evidence of assets acceptable to pay and does, in fact, pay a flat rent.</p> <p>All other members of the household must comply with the community service requirement of CFR Part 960 subpart F. Owner and its Agent will administer such community service requirement consistently with the community service provisions of the CHA Admission and Occupancy policy.</p>

DRAFT for Public Comment – NOT FOR OFFICIAL USE
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<p>Criminal History</p>	<p>Criminal record check, as allowable by law with respect to all applicants for occupancy in the Development, showing no record of past criminal activity as follows including but not limited to 960.204. Owner prohibited from admitting any applicant to public housing supported units pursuant to HUD 960.204 and does not permit mitigating circumstances except to the exceptions therein 960.204:</p> <ul style="list-style-type: none"> a) No record of conviction for manufacturing drugs within the last ten years; b) No record of conviction for distributing drugs within the last ten years; c) No record of felony conviction for drug possession within last five years; d) No record of a felony conviction for the last five years for a crime against a person; e) No record of a felony conviction for the last five years for a crime against property or for concealed weapons possession; and f) No record of conviction for murder, attempted murder, rape, attempted rape, arson, child abuse or neglect. g) All adult household members who have been arrested and have cases pending before the courts for the above enumerated crimes will have their applications deferred until final disposition of the case. 	<p><i>Exception:</i> RRC Applicants may satisfy the “working toward” provision with regard to drug related criminal convictions if they can demonstrate verified completion of a certified drug treatment program excluding those, a certification from the program that the applicant has a reasonable probability of remaining drug free and a certification that the applicant is complying with all applicable aftercare provisions, and/or verification from a probation or parole officer that an applicant has met or is meeting the terms of probation or parole with respect to refraining from illegal use of a controlled substance.</p> <p><i>Exception:</i> RRC Applicants may satisfy the “working toward” provision with regard to non-drug related criminal convictions (excluding murder, attempted murder, rape, attempted rape, arson, child abuse or neglect) if they can demonstrate no subsequent criminal history, verification from a parole or probation officer that the applicant has satisfied the terms of his/her parole or probation and verification of restitution for criminal activity (where applicable).</p>
<p>Credit/Financial Standing and Residential History</p>	<p>Previous tenancies over the most recent 3 year period will be evaluated. Landlord references regarding payment of rent, lease violations and destructive behavior will be used to determine eligibility. An applicant's past performance in meeting financial obligations, especially rent will be considered in determining if there is an unreasonable risk that such applicant will not fulfill his/her rent obligations. Factors to be considered are as follows:</p> <ul style="list-style-type: none"> a) Consistent record of rent payment. b) No landlord judgments within the past 2 years. c) No reported delinquent consumer balances exceeding \$1,000 (excluding medical bills and student loans) within three months of date of conduct of the financial screening or written off within one year of date of the screening; RRC Applicant who has an otherwise good history of rent and utility payments but also a delinquency as described above, will be conditionally accepted and permitted to occupy a rental unit (provided all other requirements for occupancy are met) subject to the requirement that such applicant demonstrate that the Applicant is current in a repayment plan with the creditors;; d) No history or pattern of substantial past due consumer debts within the last 18 months with balances older than six months; e) No filing for bankruptcy within the last three years; and f) The applicant must demonstrate the ability to secure and “turn on” all applicable utility services. 	<p><i>Exception:</i> RRC Applicants may satisfy the “working toward” provision if they can demonstrate one year without landlord judgment. The first year of tenancy in the new development will be evaluated to satisfy the second year of the requirement.</p> <p><i>Exception:</i> Medical bills and student loans are excluded from delinquent consumer balances.</p> <p><i>Exception:</i> RRC Applicants may satisfy the “working toward” provision if they can demonstrate one year at a current job and a favorable landlord history.</p> <p><i>Exception:</i> RRC Applicants who have entered relocation rights contracts with CHA, if the securing and “turn on” of utilities is the only bar to admission, the Management Agent will make every effort to assist the applicant in securing these services.</p>