

STANDARDS FOR ADMISSION POLICY

Persons applying for these apartment/housing units may be denied admission for the following reasons:

1. Failure to be classified as an eligible tenant by FmHA/HUD regulations.
2. A history of recent criminal activity including cases in which a member of the family who is expected to reside in the household was or is engaged in criminal activity. That involvement shall not be a ground for ineligibility if it occurred more than five years ago.
3. A pattern of violent behavior, which includes evidence of, repeated acts of violence on the part of an individual against his own family or others.
4. Abandonment of a previous housing unit without advising the owner so that the unit could be secured and protected from vandalism.
5. Initiating threats or behaving in a manner indicating an intent to assault others.
6. Non-payment or slow payment of financial obligations.
7. Intentionally falsifying or withholding information on a pre-rental application including giving false information regarding family income, size, or utilization of an alias.
8. Record of serious disturbances of neighbors, destruction of property or other disruptive behavior including patterns of behavior which endanger the life, safety, morals, or welfare of other persons seeking a sound family and community life. This includes neglect of children, being evicted from previous housing on the grounds of creating a nuisance, objectionable conduct, alcoholism, drug usage, frequent loud parties, which have resulted in a disturbance to neighbors.
9. Unsanitary or hazardous housekeeping including the creation of a fire hazard, severe damage to premises and equipment which causes conditions that create foul odors, insect infestation that seriously affects neighbors.
10. Destruction of property.
11. Disregard for rules of occupancy and rights of others.
12. If single, whether the applicant is capable of living independently.
13. Applicant's verified income is insufficient to meet the required rent payment according to the formulas supplied by FmHA/HUD
14. Applicant fails to return requested verification forms, which would allow stated income to be verified at the source.

ANY ITEM CIRCLED ABOVE REPRESENTS THE CRITERIA UPON WHICH THE APPLICANT WAS DENIED OCCUPANCY OF A UNIT AT THIS TIME.