
Resident Selection Criteria Effective August 1, 2024

1. Applicants must submit a completed application.
 - a. Application with all questions answered.
 - b. Photo ID for every household member over the age of 18.
 - c. Social Security card for all household members.
2. A credit and criminal background report will be obtained for all adult household members.
3. Rental history will be verified.
4. All income and assets will be verified.
5. All tenants and co-tenants must have the legal capacity to enter into a lease agreement.
6. The number of household occupants must comply with the occupancy guidelines.
7. If the property has funding from Rural Development (RD), applicants must meet all RD eligibility criteria.
8. If the property has funding from Low Income Housing Tax Credits (LIHTC), applicants must meet all LIHTC eligibility criteria.

Applicants may be rejected for the following reasons:

1. Credit Report
 - a. Forcible Entry and Detainers (evictions filed in the past three years)
 - b. A pattern of Forcible Entry and Detainers filed, regardless of dismissal status
 - c. A pattern of unpaid rent or utilities
2. Criminal Report
 - a. Any persons being convicted of a felony in the last three years
 - b. Any persons having a pending felony charge
 - c. Any persons being convicted of five or more misdemeanors in the last five years
 - d. Any persons being convicted of a sex crime and/or having to register as a sex offender
 - e. Any persons being convicted of a violent crime; including, but not limited to: murder, arson, destruction of property, assault, battery, assault with a dangerous or deadly weapon, aggravated assault, armed robbery, kidnapping, and domestic violence
 - f. Any persons showing a pattern (three or more) of violent behavior
 - g. Any persons showing a pattern (three or more) of protective orders filed against them, regardless of dismissal status
 - h. Any persons being convicted of a felony drug charge in the last ten years
 - i. Any persons being convicted of a misdemeanor drug charge in the last three years
3. Rental History
 - a. Any persons showing a pattern (three or more) of poor rental history
 - b. Any persons causing damage to another property verified by landlord or court documentation