Northwest Real Estate Capital Corp. | Tamarack Property Management Co.

RESIDENT SELECTION PLAN

Property Name: Ridgeway Village
Address: 3117 Ridgeway
Reedsport, OR 94767
Website: ridgeway.nwrecc.org
Phone: (541) 271-4441
TTY: 711
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Email: foresthills@nwrecc.org

Unit Types		Occupancy Standards	
Unit Sizes	**Number of Units**	**Minimum Household Size**	**Maximum Household Size**
1 Bedroom	8	1	3
Total:	**8**		

Property Programs & Eligibility Requirements

Type of Project
OAHTC
Tax Credit
HUD Section 8 - New Construction

Type of Rental Assistance
100% Section 8 and/or RAD

Definition of Elderly
Definition A - Elderly Family. [24 CFR 5.403]
Elderly family means a family whose head or spouse or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

Definition of Disability
Definition D - Disabled Family. [24 CFR 5.403] A disabled family is a family whose head, spouse, or sole member is a person with disabilities. It may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides.

Definition E - Person with Disabilities [24 CFR 5.403]. A person with disabilities for purposes of program eligibility:
(1) Means a person who:
(i) Has a disability, as defined in 42 U.S.C. 423;
(A) Inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months; or

(B) In the case of an individual who has attained the age of 55 and is blind, inability by reason of such blindness to engage in substantial gainful activity requiring skills or abilities comparable to those of any gainful activity in which he/she has previously engaged with some regularity and over a substantial period of time. For the purposes of this definition, the term blindness, as defined in section 416(i)(1) of this title, means central vision acuity of 20/200 or less in the better eye with use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered for the purposes of this paragraph as having a central visual acuity of 20/200 or less.

(ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
(A) Is expected to be of long-continued and indefinite duration,
(B) Substantially impedes his or her ability to live independently, and
(C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
(iii) Has a developmental disability, as defined in Section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(8)), i.e., a person with a severe chronic disability that
(A) Is attributable to a mental or physical impairment or combination of mental and physical impairments;
(B) Is manifested before the person attains age 22;
(C) Is likely to continue indefinitely;
(D) Results in substantial functional limitation in three or more of the following areas of major life activity:
a. Self-care,
b. Receptive and expressive language,
c. Learning,
d. Mobility,
e. Self-direction,
f. Capacity for independent living, and
g. Economic self-sufficiency; and
(E) Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated.

(2) Does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome;

(3) For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and

(4) Means person with disabilities (individual with handicaps), as defined in 24 CFR 8.3, for purposes of reasonable accommodation and program accessibility for persons with disabilities.

Elderly / Disabled Restriction Yes

Property Policies (see below for applicable property policy details)

Pets	Permitted with deposit
Smoking	100% smoke free property
Lease Terms	12-month minimum
Application Fee	None
Paid Programs	None

Available Preferences (see below for information regarding applicable preferences)

None

Property Income Limit[2]

Low (80%)

[2] Income limits are based on federal guidelines that vary by household size and location. To view these base limits, visit https://www.huduser.gov/portal/datasets/il.html and select your state and county. All applicants must have income levels at or below the income limit identified above. Our specific Income Limits Table is available in leasing office. See page below for definitions of applicable income limits.

Screening Requirements (see the Resident Selection Plan for details)

Civil Court Records
Credit Check
Criminal Background
Rental History
Student Status
Verification of Age (for eligibility)
Verification of Citizenship Status
Verification of Disability (for accessible unit requests)
Verification of Disability (for eligibility)

SECURITY DEPOSIT REQUIREMENTS: This property does not accept installments on security deposits. An applicant who is unable to pay in full will not be accepted unless documentation is received from an agency that has indicated they will pay the security deposit in full on behalf of the household.

Property Programs & Eligibility Requirements

Applicants for this property must qualify under the low-income housing tax credit program and under any other applicable income limits on the particular unit for which they are being considered. We will accept tenant-based vouchers and other forms of government provided rental assistance in our unsubsidized Tax Credit units, if any.

This property is 100% Section 8. All applicants must be eligible to receive Section 8 rental assistance at the time of move-in to be determined eligible. As a result, we are unable to accept tenant-based vouchers or other forms of government provided rental assistance.

Applicants for Oregon Affordable Housing Tax Credit (OAHTC) designated units at this property must qualify under the applicable OAHTC Program Income Limits. We will accept tenant-based vouchers and other forms of government provided rental assistance in our unsubsidized OAHTC units.

Property Policies

Pets Permitted: This property permits common household pets subject to the Pet Rules, payment of a pet deposit and registration requirements. Applicants may request a copy of the Pet Rules for additional information.

Assistance Animals: Applicants are advised that they may request approval to keep an assistance animal needed as a reasonable accommodation to the applicant's disability. Assistance animals approved through the Reasonable Accommodation / Modification process are not considered pets and fall under the terms of the Assistance Animal Policy.

100% Smoke Free Property: This property is designated as 100% smoke free. Smoking is not permitted in any indoor or outdoor location on the property grounds. Smoking includes vaping and e-cigarettes, burning candles or any other activities resulting in “smoke”.

Preferences

Applicants eligible for the preferences listed below are selected from the waiting list and receive an opportunity for an available unit earlier than those who do not have a preference. Preferences affect only the order of applicants on the waiting list and do not make an ineligible household eligible. Preferences are listed in order of priority.

This property does not offer any owner adopted preferences.

Property Income Limits

Income eligible households must have gross annual income that is less than or equal to the maximum allowable income limit for the household size at this property to be eligible. Individual units may have additional income limit restrictions. Income limit tables are updated by HUD and/or applicable agencies on a routine basis and are available in the leasing office.

This property has the following income limit restrictions and requirements.

Extremely Low (30%): We are required to ensure that during a fiscal year, at least 40% of applicants housed in Section 8 units are below 30% of the area median income level or the Federal Poverty Level, whichever is higher (Extremely Low Income, or “ELI”). Property staff monitor the number of households moved in during each fiscal year that meet this requirement. If selecting an applicant whose income is over ELI will cause this percentage to fall below 40% at any time, preference will be given to the next applicant that is under the ELI amount. If no household meeting this requirement has applied, the unit will be marketed. Property staff may offer the unit to a household whose income exceeds the ELI amount only if no other qualified applicants are available.

Very Low (50%): Property staff are required to rent at least 75% of all Section 8 units to households under the 50% income limit ("Very Low Income, or "VLI"). If no household meeting this requirement has applied, the unit will be marketed. Property staff may offer the unit to a household whose income exceeds the VLI amount only if no other qualified applicants are available and an income waiver providing an exception to rent to households over the VLI has been granted by HUD.

Low (80%): In a pre-universe property with an AHAP dated prior to 10/1/81, up to 25% of the units may be occupied by households between the Very Low and Low Income limits.

Section 8 Assistance: Income eligible applicants applying for properties that are 100% Section 8 must qualify to receive at least $1.00 in assistance to be housed.

Low Income Housing Tax Credit Income Limit (60%): All Low Income Housing Tax Credit units must be occupied by low-income households whose annual gross income does not exceed 60% of area median income.

Resident Selection Plan

INTRODUCTION: Thank you for your interest in this property. This Resident Selection Plan helps to ensure applicants are selected for occupancy in accordance with Northwest Real Estate Capital Corp's (NWRECC) policies, applicable affordable program requirements, and State & local laws. NWRECC's policy is one of equal opportunity and non-discrimination and is compliant with Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973, Americans with Disabilities Act, Fair Housing Act, HUD's Equal Access Rule; the Age Discrimination Act, and the Affirmative Fair Housing Marketing Plan requirements. No applicant will be unlawfully denied housing based on race, color, religion, sex, familial status, disability, national origin, source of income including rental assistance, domestic violence victims, marital status, actual or perceived sexual orientation or gender identity. Applicants must meet all eligibility and program requirements established by the agency(s) governing this property and this Resident Selection Plan to gain admission to this property. NWRECC prohibits bias, including favoritism towards friends or relatives or in other situations where there may be a conflict of interest in the selection process.

MARKETING & TTY: This property is marketed at least once per year, if not more frequently, using all advertising and community contacts as set forth in the Affirmative Fair Housing Marketing Plan, form HUD 935.2. TTY telecommunication is available by calling the posted TTY number, or through the telephone company relay system.

LIMITED ENGLISH PROFICIENCY: Upon request, NWRECC will take reasonable steps to provide to persons with Limited English Proficiency (LEP) a means to understand our written & verbal policies, procedures, and required documents.

APPLICANT RESPONSIBILITIES: An applicant who wishes to become a resident or co resident must possess the legal capacity to sign all documents or have a legal representative who will sign on their behalf (unless an accommodation request has been granted to allow a guardian's signature), provide all necessary information to confirm their identity and initial eligibility, agree to complete the resident certification process, enter into a term lease agreement, execute all applicable forms, pay a security deposit and pro-rated rent, and participate in a unit inspection prior to taking possession of the unit. Applicants who are unable to meet these requirements will be rejected.

Cooperation of Applicant: Applicants are expected to conduct themselves in a cooperative and non-threatening manner. An applicant may be considered ineligible if the applicant has directed abusive, harassing or threatening behavior that was unreasonable and unwarranted towards any resident or guest, vendor, property employee, the management agent or Owner representative during the application process or at any time within the last three (3) years.

Birth Certificates: If verification of age is required to determine household eligibility for certain deductions (e.g. dependent or elderly) or for admission to an elderly property, a birth certificate or acceptable alternative method of verifying date of birth must be provided prior to occupancy for each dependent or elderly household member.

Identification: Each head, co-head, spouse, and all other adult members will be required to provide documentation necessary to verify the household member's name, date of birth (if required for eligibility or deductions) and physical appearance. Examples of documents that may be provided include but are not limited to: a social security card or evidence of a social security number; a certified copy of a record of live birth; a permanent resident card issued by the United States Citizenship and Immigration Services; an immigrant or nonimmigrant visa; an individual taxpayer identification number card issued by the IRS; a passport, driver license or other government-issued identification, regardless of expiration date; or any nongovernment identification or combination of identification that would permit a reasonable verification of identity.

Evidence of Citizenship Status: Each household member will be required to provide a copy of their passport, birth certificate, Form I-55 Permanent Resident Card, Form I-95 Arrival-Departure Record, or other evidence of citizenship status.

If the applicant indicates they cannot provide evidence of their Social Security Number as described above, we will accept the applicant's self-certification of SSN and at least one third-party document, such as evidence of the social security number on earnings statements or payroll stubs, a bank statement, form 1099, a benefit award letter, a retirement benefit letter, a life insurance policy, court records, utility or cell phone bill, or other items permitted by HUD that also includes the name of the individual. If after Move-in / Initial Certification the resident's SSN is further verified in HUD’s Enterprise Income Verification System (EIV), no further verification is required. If the resident’s SSN fails the SSA identity match, we must obtain a valid SSN card issued by the SSA or an original document issued by a federal or state government agency that contains the name of the individual and the SSN of the individual, along with other identifying information of the individual. The resident family’s assistance must be terminated if they fail to provide the required documentation within 90 days.

Secondary Verification of the Social Security Number: The Social Security Number provided will be compared to the information recorded in the Social Security Administration database through HUD’s Enterprise Income Verification System (EIV) to ensure that the Social Security Number, birth date and last name match.

If EIV returns an error that cannot be explained or resolved, assistance and/or tenancy may be terminated and any improper payment must be returned to HUD.

If an applicant/resident deliberately provides an inaccurate Social Security Number, the owner/agent and/or HUD may pursue additional penalties due to attempted fraud.

Applicants who have not provided a social security number may remain on the waiting list. If an applicant who reaches the top of the Waiting List and is offered an available unit is unable to disclose and/or provided verification of social security numbers for all household members, the applicant will be notified of the requirement to do so within 90 days of notification. During this 90-day period, the applicant household will retain its placement on the Waiting List. Until such time that the applicant discloses and/or provides verification of social security numbers for all members, all available units will be offered to other eligible applicants on the Waiting List. Once the applicant household provides verification of social security numbers for all household members, they will be offered the next available unit they qualify for. If after 90 days the applicant has not provided social security numbers for all household members, the applicant will be determined ineligible and removed from the Waiting List. The applicant may submit a new application after obtaining the appropriate documentation. Exception: Household members who are not required to disclose their social security numbers as described under numbers 1, 2, 3 and 4 above may remain on the waiting list and will be offered a unit. However, individuals not claiming eligible immigration status may only move into HUD assisted units if another household member is deemed eligible under HUD rules (see Citizenship Requirements).

Effective January 31, 2010, if a resident or any member of the resident's household has not provided his/her social security number, or has been assigned a new social security number, the resident must submit the social security number and adequate documentation necessary to verify that number at the next certification. Once this information has been provided, it will not need to be re-verified. Household members claiming non-eligible non-citizen status will be exempt from this requirement.

Supplement to Application for Federally Assisted Housing: All adult members of households applying for occupancy in HUD properties must complete form HUD-92006 titled, “Supplement to Application for Federally Assisted Housing” during the application process. Applicants will be given an opportunity to review and update this form prior to move-in, and at the time of each recertification.

Consent to Release Information: All applicants must sign HUD's required consent forms at admission. After an applicant or resident has signed and submitted the required consent forms, subsequent consent forms are not required except: (1) when a new member is added to the household who is 18 years of age or older, or who is the head of household, co-head, or spouse regardless of age; (2) when a household member turns 18 years of age; or (3) as otherwise required by HUD administrative instructions.

These consent forms authorize HUD and the owner/agent to obtain information necessary to determine eligibility for or maintain housing assistance, including applicable income and tax information. Executed consent forms remain effective until the family is denied assistance or assistance is terminated. When a family leaves the HUD program, the family's assistance is considered terminated and the previously executed consent forms are no longer effective.

Any adult member of the family may provide written notification to the owner/agent to revoke consent. Revocation of consent makes the family ineligible to receive housing assistance, and assistance will be terminated in accordance with HUD requirements and the applicable HUD lease. The resident will be provided any notice required by HUD and applicable law. The owner/agent will notify HUD as required when an applicant or resident revokes consent.

If the family subsequently reapplies for assistance, and assistance is available, the head of household, co-head/spouse regardless of age, and all adult household members must execute the applicable HUD consent forms and provide documentation required to determine eligibility. Failure to provide required consent will result in denial of assistance in accordance with HUD program requirements.

When a household member turns 18, the household member will have thirty (30) days to meet with management and sign all required HUD consent forms. Failure to provide required consent may result in termination of assistance for the household in accordance with HUD requirements and the applicable HUD lease.

Utilities: If the utilities are not included as part of the rent, utility service(s) must be transferred to the household at the time of the lease and remain connected throughout tenancy.

OCCUPANCY STANDARDS: Occupancy standards have been established to ensure units are not overcrowded or underutilized and are listed on the Resident Selection Criteria for this property. The number of occupants in a unit must be in accordance with the occupancy standards as set forth by NWRECC and based upon local regulations. These occupancy limits comply with Federal, State, and local fair housing and civil rights laws as well as Tenant-landlord laws, zoning restrictions, and HUD's Equal Opportunity and nondiscrimination requirements and are subject to change during the lease term if changes in laws, ordinances or regulations make such change necessary. Notwithstanding the above, NWRECC shall have the right to make reasonable accommodations for individuals with disabilities and may adjust the occupancy limits to further the goal of providing reasonable accommodations.

Counting Household Members to Determine Occupancy Eligibility: All full-time members of the household, including live-in aides, foster adults and all anticipated children. Anticipated children include the following: children expected to be born, children in the process of being adopted by an adult family member, children whose custody is being obtained by an adult family member, foster children who will reside in the unit, children who are temporarily in a foster home who will return to the family, children who are away at school and who live at home during recesses, and children in joint custody arrangements who are present in the household 50% or more of the time. Adoption or other custody proceedings in process must be verifiable to qualify for additional bedrooms.

Who is not Considered a Household Member When Determining Occupancy Eligibility: This list is not exhaustive: visitors, children in joint custody arrangements who are present in the household less than 50% of the time, children who are away at school who have established residency at another address or location as evidenced by a lease agreement, permanently confined/institutionalized household members, or adult children away on active military duty.

Assigning Larger Units: A disabled applicant/resident who requires a larger unit than permitted under the established occupancy standards may request one by following the reasonable accommodation policy.

Occupancy Exceptions: If a property has advertised and is unable to find an applicant household who can move in within 60 days that qualifies for an available unit under the occupancy standards, other applicants selected through the screening process may be offered a unit that is larger than they qualify for. The applicant household will be required to sign an “Occupancy Acknowledgement” agreeing to move to an appropriately sized unit when one becomes available. In this situation, the resident will be responsible for payment of any moving costs associated with the required transfer and the transfer fee will be waived.

Note: A single person will not be permitted to occupy a HUD assisted unit with two or more bedrooms unless they are a person with a disability who needs a larger unit as a reasonable accommodation, a displaced person when no appropriately sized unit is available, an elderly person who has a verifiable need for a larger unit, or a remaining family member of a resident family when no appropriately sized unit is available.

Adding a New Household Member: When an existing household requests to add a new household member, the new household member must meet all other eligibility and screening requirements and must execute all required documents prior to moving in. New adult members will not be permitted in Tax Credit or HOME units during the first six months of occupancy unless there are extenuating circumstances approved by NWRECC.

LIVE-IN AIDES: A live-in aide is defined as a person 18 years of age or older who resides with one or more elderly, near elderly or disabled persons and who is determined to be essential to the care and well-being of the person, who is not obligated for the financial support of the person and who would not be living in the unit except to provide the necessary supportive services.

If a resident or applicant household requests a live-in aide, written verification that the household member requires the services of the live-in aide will be requested. If written verification is obtained and approval is granted, property staff will conduct screening as described in this Plan prior to allowing a specific individual to move in as a live-in aide. Such screening shall include landlord and criminal background checks, which include the Dru Sjodin, disclosure and verification of the live-in aide's social security number and all other screening requirements, except verification of income, assets, and credit worthiness. Once approved for occupancy, the live-in aide may live in the unit solely to care for the household member and qualifies for occupancy only for as long as the household member requires the supportive services and is living in the unit. If the household member no longer requires the supportive services of the live-in aide and/or is no longer occupying the unit, the live-in aide will be required to immediately vacate the premises. All live-in aides must sign the Live-In Aide Addendum prior to occupying the unit.

Rejection: A live-in aide who does not pass screening, or who is otherwise determined ineligible for housing will be rejected. If a live-in aide is rejected, an alternate live-in aide may apply.

The Application Process

Preliminary Application: The Preliminary Application approved by NWRECC must be used and requests basic information necessary to determine eligibility for waiting list placement, including the unit bedroom size(s), household composition, household income and assets, preferences, sex offender status, and race and ethnic data required by program regulation. The Preliminary Application does not include all information required to determine program or property eligibility. Applicants placed on the Waiting List must complete the Rental Application and Application Interview before their final eligibility can be determined.

Requesting & Submitting a Preliminary Application: Unless a waiting list has been officially closed, the Preliminary Application is available to anyone who requests one, even if a sizeable waiting list exists. The Preliminary Application may be requested in person in the leasing office during posted office hours, or by phone, fax, mail, or email using the contact information found on the property's sign or provided in the beginning of this Plan. Individuals may also complete and submit an electronic Preliminary Application through the property's website, providing everyone in the household is willing to utilize the electronic process. Preliminary Applications may also be available at various agencies located throughout the community. Individuals may also find the Preliminary Application on the property's website and at various agencies located throughout the community.

While it is the applicant's responsibility to complete the Preliminary Application, it is NWRECC's policy to assist individuals who complete an Applicant/Resident Request for Paperwork Assistance form. Applicants who do not possess the legal capacity to sign documents cannot become a resident or co-resident unless another individual, legally authorized to sign on their behalf, executes the required documents.

Submitting the Preliminary Application: The Preliminary Application must be completed in full and may be submitted in person, by mail, through email or other electronic means, or by fax. It must be signed using ink by the head, co-head, spouse, and all other adult members of the household. Once a completed Preliminary Application has been received, the date and time of receipt will be recorded.

Rejection: If the Preliminary Application is submitted in person, through the mail, by fax or by email and is not complete, property staff will return the incomplete document to the applicant with instructions to complete it and return it to the leasing office

Determining Waiting List Eligibility: The completed Preliminary Application will be reviewed by property staff to determine Waiting List eligibility. If the applicant appears to be eligible based on the information they have provided, the applicant will be placed on the Waiting List and notified in writing of their Waiting List placement.

Rejection: Applicants deemed ineligible based on information provided on the Preliminary Application will be rejected unless a waiver of eligibility has been approved or has been submitted to HUD and a response is pending. In this instance, the applicant may be placed on the Waiting List and put on hold until the waiver has been approved or denied.

Applicant Changes: If information contained in the Preliminary Application or related documents changes after the Preliminary Application has been submitted for processing, it is the applicant's responsibility to immediately notify property staff of the change. Some changes may require the applicant to come to the leasing office to update their paperwork. Changes reported by the applicant may impact the eligibility of household and if the change impacts occupancy standards, the applicant may be required to reapply for a different unit size. Waiting List placement will change if a different unit size is requested.

Waiting List Management: Applicants are listed on the Waiting List by the date and time the completed Preliminary Application was received. The Waiting List includes the name of the head of household, bedroom size(s) requested, household size, preferences (if any), special unit requirements (if any), the household's income level and the applicant's contact log.

Applicants may appear on as many Waiting Lists as requested and for which they appear to be eligible. Because income and other eligibility factors will not be verified before an applicant is placed on the Waiting List, placement on the Waiting List does not guarantee the applicant will be eligible for a unit when one becomes available. No applicant will be considered eligible until the Application Interview process has been completed, the corporate office has approved the move-in, all necessary documents are verified and/or executed and the security deposit and other required move-in charges have been paid. In addition, the unit for which the applicant is applying must be the family's only residence upon move-in.

Waiting List Status: Any applicant may request their Waiting List status by contacting the leasing office. Because applicants are selected for placement based on the preference(s) they are eligible for, the Waiting List status of an existing applicant may change as new applicants apply.

Waiting List Updates: The Waiting List is updated (purged) at least every six months to establish continued eligibility, to remove those no longer eligible, and to reclassify those with a change in status. Management will send a Waiting List Update Letter to initiate this process. Applicants are responsible for contacting the rental office at least every six months to verify continued interest in remaining on the Waiting List.

Opening and Closing of the Waiting List: This property will monitor vacancies and update the Waiting List every 6 months to ensure that there are enough applicants to fill the vacancies, and to make sure that the Waiting List does not become so long that the wait for a unit becomes excessive. Unless a waiting list has been officially closed, Preliminary Applications are available even if a sizeable waiting list exists.

Closing Waiting List: The Waiting List for a specific unit size may be closed when the average wait is excessive (i.e. more than one year). If a waiting list is closed, a public notice will be issued stating the list is closed. This notice will be sent to the organizations shown on the property's Affirmative Fair Housing Marketing Plan and to other organizations that typically refer applicants to the property. This notice will also be posted in the rental office.

Opening Waiting List: When management determines the Waiting List should be reopened, a notice that the property is accepting applications for the waiting list will be sent to the same organizations that received the original notification closing the waiting list and the notice posted in the office will also be removed.

The Application Interview Process: If a vacancy at the property exists or is expected within the next 90 days, or if property staff wish to prequalify applicants prior to receiving notice of an expected vacancy, the application interview process will begin. Applicants will be contacted to begin the application interview process in chronological order as logged, starting with the first eligible applicant on the waiting list, and according to any applicable preferences noted in this Resident Selection Plan. If we are unable to contact the applicant by phone and/or email, we will skip the applicant and move to the next applicant on the Waiting List. If an applicant requests a specific unit type, like ground floor only, the applicant will only be contacted for units that meet the indicated requirements unless no other applicants have applied for the available unit. If an applicant is contacted and indicates they are not interested in an available unit, we will skip the applicant and the next applicant will be contacted. Applicants may be skipped in this manner twice and maintain their place on the Waiting List. On the third refusal, the applicant will be moved to the bottom of the waiting list, unless they refused a unit that did not meet their specified unit requirements (like ground floor).

In the event there are no applicants on the Waiting List and a vacancy exists or is expected, a new applicant will be asked to begin the application interview process immediately and no Preliminary Application will be required. In most cases, applicants will be permitted to provide their current landlord with up to a 30-day notice without being skipped. However, in the event a unit is vacated unexpectedly or otherwise requires a quick turnaround time, applicants may be asked to sign a lease in fewer than 30 days. Applicants who are unwilling to sign a lease early may be skipped, but this skip will not count toward their three refusals and they will maintain their place on the Waiting List.

During the application interview process, the applicant will be required to complete or update a full Rental Application and supporting documents. Once the applicant has completed these documents, they will be asked to provide required identification for each household member (see Applicant Responsibilities). The applicant is expected to provide original, unaltered documents to support all income, assets, deductions (if applicable), family composition and other requested items before the Application Interview will be considered complete. These required items may be provided in person in the leasing office. Any applicant who does not bring all necessary items with them to the interview to verify eligibility will be given 20 days to provide the missing items. Failure to provide the requested items within 20 days will result in the rejection of the applicant unless verification of missing items has been received by third-party verifiers. Until such time as the applicant provides all items necessary to determine final eligibility for all members, all available units may be offered to other eligible applicants on the Waiting List. For this reason, property staff will typically initiate this process for more applicants than we have available units for. To ensure placement in the next available unit, it is important that the applicant cooperate fully and promptly during this process.

Rejection: If we are unable to contact an applicant because their contact information is no longer valid, or if the applicant indicates they no longer wish to begin the application interview process, we will reject the applicant. If the applicant fails to complete the Rental Application, does not fully cooperate with all aspects of the application interview process, refuses to sign releases to allow for verification of eligibility, or fails to provide original, unaltered documents needed to verify eligibility within 20 days of their application interview, they will be rejected. If we determine through the application interview process that the applicant is ineligible, the applicant will be rejected.

Knowingly Providing False or Incomplete Information: If NWRECC staff or property staff determine that the applicant knowingly provided incomplete or inaccurate information, the applicant will be rejected.

If this is determined after move-in, NWRECC may terminate the household's tenancy and file a civil action against the household when it is necessary to recover improper subsidy payments.

APPLICANT SCREENING: Once the application interview process has been completed, NWRECC property staff will begin the applicant screening process.

Credit, Civil Court & Rent Bureau Screening: NWRECC utilizes a third-party screening provider to obtain credit, civil court and rental history. The screening company will use an established screening policy to determine whether or not an individual meets NWRECC's standards.

Rejection: The applicant will be rejected if unable to pay an additional deposit or provide an approved guarantor when credit is returned with "conditional" approval by our third-party screening company. The applicant will be rejected if credit, civil-court and rental history screening reflects any of the following: an unsatisfactory history of collections, charge-offs, judgments and open bankruptcy deemed to be an unacceptable credit risk; an outstanding balance with one or more landlords; an outstanding balance with a utility company, unless the applicant can demonstrate they can secure utility services for their unit prior to move-in (if applicable); an unsatisfactory rental history that includes multiple late payments or NSFs, write-offs or collections; unsatisfactory history of civil court filings or unlawful detainers, monetary judgments, possession or forcible detainers.

Criminal Screening: NWRECC utilizes a third-party screening provider to conduct criminal background check screening. Property staff may also use data collected from other sources, including but not limited to the Rental Application and Sex & Violent Offender Registries to conduct criminal screening.

Each household will be asked to disclose criminal activity and records for all household members at the time of application and prior to move-in. This will include whether any member is subject to a lifetime or other registration requirements under a state sex or violent offender registration program. Property staff may verify this information using our third-party screening provider, which includes the Dru Sjodin National Sex Offender Database, and other sources.

Individualized Assessments: Disclosing a criminal record(s) or failing to pass the initial third-party criminal screening does not mean that the household will ultimately be disqualified. Applicants are encouraged to submit supplemental evidence to explain, justify or negate the relevance of a potentially negative criminal record and/or pending charges during the application process or during the appeal process if rejected. Examples of information that may be submitted include the police report or court records describing the incident, sentencing record, statement from the applicant, professional letters of reference, evidence of rehabilitation, evidence of restitution, a reasonable accommodation request, and other factors that may negate the relevance of a prior conviction, Once third-party screening has been completed, NWRECC will conduct an individualized assessment of relevant mitigating information provided by the applicant, including the facts or circumstance surrounding the criminal conduct, the age of the individual at the time of the conduct, evidence that the individual has maintained a good rental history before and/or after the conviction or conduct, and evidence of rehabilitation efforts. If a household member is currently facing criminal charges and is participating in a diversion conditional discharge or deferral of judgment program on the charges, please include evidence of participation with the application.

Rejection: Failure to accurately disclose criminal convictions and pending charges during the application process may result in the rejection of the applicant. The applicant will be rejected if criminal history or screening reflects any of the following, unless the applicant provides supplemental evidence that explains, justifies or negates the relevance of their criminal record as determined through the individualized assessment process:

History of Evictions for Criminal Activity: We will reject applicants if any household member was evicted from a prior residence for drug related or other criminal activity in the last three years.

Exception: Properties located in Oregon will not reject applicants convicted of crimes in other states that are not illegal in Oregon, including marijuana use or possession.

Sex & Violent Offenders: We will reject households that include individuals subject to lifetime registration requirements under a State sex or violent offender registration program, or any other violent or sexual offender registry. We may reject households that include an individual convicted of committing sexual or violent offenses, regardless of registration requirements. If the household includes an individual charged with or currently under suspicion of a sexual or violent offense that would not pass our screening requirements if the individual is convicted, we will require a police report and will review the facts that are available to make our determination.

Current Offenders & Pending Charges: Applicants will be rejected if any household member is currently using, selling, distributing or in possession of an illegal drug (under State or Federal laws) or illegal drug paraphernalia. Although we will not reject based on a record of arrest, an arrest record can trigger an inquiry into whether there is sufficient evidence to determine that the individual engaged in the conduct. We will reject an applicant based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy, and we have sufficient evidence other than the fact of the arrest that the individual engaged in the conduct. In making this determination, we will use evidence such as police reports detailing the circumstances of the arrest, witness statements, and other relevant documentation that may be used when making a determination that disqualifying conduct occurred. In the event the applicant is unable or unwilling to provide the information needed, we will reject the applicant.

Alcohol Pattern of Abuse, Drug Offenses I & II: We will reject applicants if there is reasonable cause to believe that a household member's abuse or pattern of abuse of alcohol or drugs may interfere with the health, safety, and right to peaceful enjoyment by other residents or staff as demonstrated by criminal history and behavior of the applicant.

Repeated Misdemeanor Offenses: We will reject the applicant if any household member has three or more Misdemeanor convictions in the last twenty-four months that demonstrate a likelihood that the individual will interfere with the health, safety or right to peaceful enjoyment of other residents or staff or that they will otherwise violate their lease agreement. Examples include any combination of disorderly conduct, disturbing the peace, public intoxication, or violation of liquor laws, negotiating worthless checks, bounced checks, crimes against animals, resisting arrest, obstruction of justice and probation violations.

Type I Misdemeanor & Felony Offenses: We will reject applicants with one or more Type I Misdemeanor convictions for one year, and one or more type I Felony convictions for three years, following the most recent disposition or conviction date or end of incarceration (if disclosed), whichever is later. Type I Offenses are convictions that are not related to the physical or mental harm of another, but which demonstrate blatant disregard for laws and that may impact the health, safety or right to peaceful enjoyment of other residents or staff. They include but are not limited to the possession, purchase, or sale of drug paraphernalia (except for marijuana); disorderly house (i.e., public nuisance); criminal nuisance; identity theft; false impersonation; fraud; forgery; unlawful entry and trespass. The following felony convictions are also included in this section: disorderly conduct, disturbing the peace, public intoxication, or violation of liquor laws, negotiating worthless checks, bounced checks, crimes against animals, resisting arrest, obstruction of justice and probation violations.

Type II Misdemeanor & Felony Offenses: We will reject applicants with one or more Type II Misdemeanor convictions for three years following the most recent disposition or conviction date, or one year following the end of incarceration (if disclosed); whichever is later. We will reject applicants with one or more Type II Felony convictions for five years following the most recent disposition or conviction date, or three years following end of incarceration (if disclosed), whichever is later. Type II Offenses are convictions that affect the physical or mental wellbeing of another person or that demonstrate damage to property. Type II Offenses include but are not limited to reckless endangerment, simple assault & battery, possessing burglary or criminal tools, accessory to burglary, burglary, home invasion, hacking, cyberstalking, criminal mischief, vandalism, destruction of property, possession of drugs (except marijuana – see Type I), possession of drugs with intent to manufacture or distribute, harassment, DUI, indecent exposure, solicitation for sex or pandering, grand larceny, theft, and auto theft.

Type III Misdemeanor & Felony Offenses: We will reject applicants with one or more Type III Misdemeanor convictions for five years following the most recent disposition or conviction date, or one year following the end of incarceration (if disclosed); whichever is later. We will reject applicants with one or more III Felony convictions for ten years, following the most recent disposition or conviction date, or three years following end of incarceration (if disclosed), whichever is later. Type III Offenses involve intent or actual harm to others and organized crime. Type III Offenses include but are not limited to child neglect, child assault, corruption of minors, violating a protective order and partner / family member assault. Also included are the sale, cultivation, or distribution of drugs (except marijuana – see Type I), the manufacture or production of drugs (except methamphetamines – see Type V), drug trafficking, distributing drugs to a minor, enlistment of a minor to distribute drugs, unlawful distribution by a registrant and obtaining drugs/prescriptions by fraud. Type III Offenses include DUI resulting in death, vehicular homicide, negligent homicide, involuntary manslaughter, manslaughter, voluntary manslaughter, gang related crimes, racketeering, and weapons related crimes including the manufacture, sale, purchase, transportation, possession, concealment or use of firearms and promoting prison contraband.

Type IV Misdemeanor & Felony Offenses: We will reject applicants with one or more Type IV Misdemeanor convictions for five years following the most recent disposition or conviction date, or one year following the end of incarceration (if disclosed); whichever is later. We will reject applicants with one or more Type IV Felony convictions. Type IV Offenses involve intentional harmful acts or significant damage to property and include but are not limited to arson, attempted arson, unlawful burning, unlawful imprisonment, or false imprisonment (kidnapping), robbery and armed robbery.

Type V Misdemeanor & Felony Offenses: We will reject applicants with one or more Type V Felony convictions. Type V Offenses include crimes that resulted or could have resulted in the intentional serious harm of another, the production or manufacture of specific illegal drugs and serious weapons related crimes. Type V Offenses include but are not limited to aggravated assault/battery, assault with intent to commit sexual abuse, assault with intent to kill, murder, attempted murder, kidnapping, abduction, sexual abuse or assault, human trafficking, child sexual abuse, sex trafficking of children and registered sex or violent offenders. Additionally, Type V Offenses include acts of terrorism, the use, dissemination, or detonation of a weapon of mass destruction and the production or manufacture of methamphetamines.

Other: An applicant will be rejected (or a resident's lease may be terminated) if the individual is (1) fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of New Jersey, is a high misdemeanor; or (2) violating a condition of probation/parole imposed under Federal or State law. We reserve the right to reject any applicant for any offense not already discussed that we believe would threaten the health, safety or right to peaceful enjoyment of the premises by other residents, persons residing in the immediate vicinity of the premises, the owner, employees, contractors, subcontractors, or the management agent. When reviewing these charges and convictions, property staff, the third-party screening provider or the corporate office may consider relevant circumstances such as the seriousness of the offense, the effect on the community, the extent of participation by the applicant, the effect the denial of admission would have on other members of the household, the demand for housing by other families who will adhere to lease responsibilities, the extent the applicant has shown personal responsibility and taken all reasonable steps to prevent or mitigate the offending actions, the involvement of outside Agencies in the household's activities and the effect on the integrity of the Agency program.

Rental / Address History: The applicant must disclose their most recent two consecutive years of addresses / rental history to be considered for a unit. Upon completion of the Application Interview, property staff will begin efforts to verify all prior landlord and other references by mail, email, fax, or telephone. In the event an applicant is being processed prior to a unit being offered to them, property staff will wait to verify rental history with the current landlord until a unit has been offered, or until they reach the top of the Waiting List, ensuring the information is no more than 30 days old at the time of move-in. If prior landlords cannot be verified within fourteen days, property staff will document efforts to contact the missing reference(s) and may then determine if the history provided correlates with the credit report and other known facts. Providing the reported history correlates and no negative references are received, the household will be asked to self-certify and provide other documentation, and the missing reference will not cause a rejection of the application. Property staff are not permitted to disclose who provided specific information on the landlord reference or provide a copy of the reference to the applicant.

Property staff will cross reference addresses and eviction records disclosed on the third-party screening report with the addresses provided on the Rental Application. If an address does not match between the screening report and application and it is within the 2-year rental period, property staff will accept the applicant if they provide a satisfactory explanation of the variance.

Balance Owed to Prior Landlord: Applicants who owe their current or prior landlord money and who have not been turned over to collections will be housed providing the prior landlord verifies that they have a history of making payments on their outstanding balance and are in good standing. In the event an applicant has not made payment arrangements with the prior landlord, they will be accepted if they enter into a payment agreement satisfactory to the landlord. In this scenario, the applicant will be required to provide proof that all payments scheduled prior to move-in have been made. Applicants who have been turned over to collections by a prior landlord will be accepted if they can demonstrate that the balance has been paid in full.

No Rental History: If an applicant household claims to have no prior landlords or less than two years of recent landlord history, either because they owned their home, lived with family or friends or they had no established residence during all or part of the period being reviewed, property staff will request documentation sufficient to demonstrate that the reported lack of rental history is valid. This evidence may include proof of a mortgage, statements from shelters or agencies that can support the applicant's claims, hotel receipts or similar items. If no such evidence can be provided within 14 days, property staff will determine if the history provided correlates with the credit report and other known facts. If the reported history correlates and no negative references were received, missing documentation will not cause a rejection of the application.

Rejection: The applicant will be rejected if we are unable to verify the last two years' worth of landlord or housing references unless it is determined that the applicant does not have two years' worth of history or other documentation considered sufficient is received as described in this Plan. The applicant will be rejected if a landlord or housing reference or the third-party screening report is returned and provides information that the household does not meet NWRECC's standards, including that the applicant, or any other person who will be living in the unit has a history of disruptive behavior, poor housekeeping practices, late payment of rent, lease violations, lease termination for cause, eviction, the prior landlord would not rent to the applicant again, other disclosed information that could adversely affect the health, safety, and quiet enjoyment of other residents, staff, the owner, management agent or vendors, or the applicant's ability to comply with the terms of the lease. The applicant will be rejected if the applicant owes money to another landlord and is not making payments to the satisfaction of the landlord, or if the landlord turned the balance over to collections and the balance has not been paid in full. The applicant will be rejected if their disclosed address history does not match the applicant's credit report history and it is determined that the applicant intentionally failed to disclose one or more addresses.

Ability to Pay Lease Charges: Households must demonstrate that they have sufficient income, assets, or outside assistance to pay their portion of the rent plus other lease charges (if any) at the property.

Extenuating Circumstances: Applicants are encouraged to provide any evidence of extenuating circumstances that may impact the decision made in the initial screening process.

VERIFICATION PROCESS: The applicant must be determined eligible for housing under the housing program(s) that govern this property. Eligibility is based on the gross income of the household, household eligibility for rental assistance, student status (if applicable), citizenship status of the household and other program requirements. The income of foster children and foster adults is excluded from household income.

Verification of Information: Once the application interview has been completed and household documents provided, property staff will begin to verify income, assets, allowable deductions, social security numbers, citizenship status, student status and any other information required for applicant approval as required by HUD and described in this policy.

METHODS OF VERIFICATION: Verifications will be attempted as follows:

1) Upfront Income Verification (UIV) using HUD's Enterprise Income Verification (EIV) system (EIV may be used as the sole verification of Social Security income);

2) Upfront Income Verification (UIV) using non-EIV resources (e.g., Work Number, web-based state benefits system, etc.);

3) Written, third-party verification from the source, also known as "tenant-provided verification". We will accept an original or authentic document generated by a third-party source dated within 120 days of the date we receive it (e.g., resident provided bank statement). For fixed-income sources, a statement for the appropriate benefit year is acceptable documentation. We will also accept third-party verification directly from the verification source. For example, we will accept verification of disability directly from the applicant's medical care provider (e.g., physician, physical therapist, etc.) or a letter from the provider delivered directly to the applicant;

4) EIV with Self-Certification (Employment or Unemployment Income). The EIV Income Report may be used to verify and calculate income if the family self-certifies that the amount is accurate and representative of current income. The family will be provided with the information from EIV;

5) A Written Third-party Verification Form (as appropriate);

6) Oral verification, completed by us with a third-party verifier.

7) Family Self-Certification. In the absence of any of the above or as provided in HUD guidance, we will accept a notarized or witnessed self-certification from the household member when all other attempts to verify have been unsuccessful.

We will not accept or use determinations of income from other Federal means-tested "Safe Harbor" forms of assistance.

STREAMLINED VERIFICATION: We have implemented the following Streamlining processes:

1) Streamlined Determination of Fixed Income. At Move-In or Initial Certification and at least every three years (starting in year 4), we will verify income from all income sources using the verification methods described above. In Year 2 and in Year 3, we will apply the published/documented COLA or inflation adjustment factor to the previous year's fixed income amount.

2) Streamlined Certification for Fixed Income Families (90% or more). In Year 2 and 3, when 90% or more of the household's total annual income is derived from a fixed income source (e.g., Social Security, Pension, Annuity), we will use the previous year's calculation of non-fixed income as stated on the 50059.

3) Streamlined Certification for Fixed Income Families (less than 90%). In Year 2 and 3, when less than 90% of the household's total annual income is derived from a fixed income source (e.g., Social Security, Pension, Annuity), we will verify all non-fixed income as described above.

4) Self-Certification of Assets. At Move-In or Initial Certification, we will accept a Self-Certification of Assets when the family certifies their total assets are equal to or less than the Asset Threshold ($50,000 as of 2024, subject to annual adjustment by HUD). The family's self-certification must state the amount of income the family anticipates receiving from their assets and this income will be included in the family's income, unless specifically excluded from income by HUD regulation. In Year 2, we will continue to accept this self-certification providing the family's assets remain below the current Asset Threshold. In Year 3, and in years where the family's assets exceed the Asset Threshold, we will fully verify the family's assets as described above.

Re-Verification of Information: Any previously submitted or verified documents that will be more than 120 days old at the point of move-in and that are subject to change must be re-verified. Applicants being verified in anticipation of future unit availability may be asked to complete this process more than once to maintain their position on the Waiting List. Applicants will be approved or rejected by following NWRECC's written procedures.

Rejection: In the event we are unable to verify information through these methods, or if the applicant is determined ineligible based on program requirements, the applicant will be rejected.

ADDITIONAL PROGRAM ELIGIBILITY: The applicant must be determined eligible for housing under the following additional program eligibility rules:

Home Ownership - Real Property Rule: A dwelling unit may not be rented and assistance may not be provided to any family if any member has a present ownership interest in, legal right to reside in, and the effective legal authority to sell real property, in the jurisdiction in which the property is located, that is suitable for occupancy by the family as a residence. This includes, but is not limited to a home, condominium, townhome, duplex, mobile home, etc. This restriction does not apply if:

1) The property is jointly owned and occupied by the other owner, who is not a member of the applicant household;
2) The property is not large enough for the size of the family based on this property's occupancy standards;
3) If there are any disabled family members, the home does not provide for the disability-related needs (e.g. physical accessibility requirements, disability-related need for additional bedrooms, proximity to accessible transportation, etc.);
4) The family provides evidence that the property is offered and listed for sale;

5) The family provides evidence that the property is unsafe due to physical conditions that cannot be easily remedied;
6) The family may not reside in the property under State or local laws of the jurisdiction where the property is located;
7) The property is owned by a survivor of a VAWA crime (domestic violence, dating violence, sexual assault, stalking) and the applicant has certified the survivor could be in imminent danger if the survivor attempted to access the home;
8) The family demonstrates the property is located at least one hour away from their place of work or educational institution;

9) The property is a manufactured home for which the family is receiving Section 8 tenant-based assistance;
10) The family receives homeownership assistance from a PHA;
11) The property is part of an irrevocable trust;

After Move-in / Initial Certification, we will not review eligibility based on the Real Property Rule unless we have cause to correct the Move-in / Initial Certification.

Applicant's net cash value of family assets must fall under the Asset Cap, currently $100,000 and adjusted annually for inflation (as defined in § 5.603), to qualify for an assisted unit at initial occupancy or initial certification. Applicants may ask for the current Asset Cap and a list of assets excluded from the net cash value of assets at the leasing office. After Move-in / Initial Certifications, we will not review eligibility based on the Asset Cap unless we have cause to correct the Move-in / Initial Certification.

Eligibility of Students Enrolled at an Institution for Higher Education (Section 8) - Students eligibility is determined at Move-in / Initial Certification and at each annual recertification. Student eligibility may also be reviewed at Interim Recertification if student status has changed since the last certification.

A student who is otherwise eligible and meets screening requirements is eligible for assistance if the student meets the criteria indicated below. Section 8 assistance shall be provided to any individual who is enrolled as either a part-time or full-time student at an institution of higher education for the purpose of obtaining a degree, certificate, or other program leading to a recognized educational credential; when the student:

1) Is living with his or her parents who are receiving Section 8 assistance;
2) Is individually eligibile to receive Section 8 assistance and has parents who are income eligible to receive Section 8 assistance;
3) Is a graduate or professional student;
4) Is a veteran of the United States military or is an active member of the United States military;
5) Is married;
6) Has a dependent other than a spouse (e.g., dependent child);

7) Is at least 24 years of age (over 23);
8) Is a person with disabilities, as such term is defined in section 3(b)(3)(E) of the 1937 Act and was receiving assistance under Section 8 of the 1937 Act as of November 30, 2005;
9) Is classified as Vulnerable Youth; A student meets HUD's definition of a vulnerable youth when:
a) The individual is an orphan, in foster care, or a ward of the court or was an orphan, in foster care, or a ward of the court at any tiime when the individual was 13 years of age or older;

b) The individual is, or was immediately prior to attaining the age of majority, an emancipated minor or in legal guardianship as determined by a court of competent jurisdiction in the individual's State of legal residence;
c) The individual has been verified during the school year in which the application is submitted as either an unaccompanied youth who is a homeless child or youth (as such terms are defined in section 715 of the McKinney-Vento Homeless Assistance Act) (42 U.S>C 11431 et seq.), or as unaccompanied, at risk of homelessness, and self-supporting, by
i) A local educational agency homeless liaison, designated pursuant to the McKinney-Vento Homeless Assistance Act;

ii) The director of a program funded under the Runaway and Homeless Youth Act or a designee of the director;
iii) The director of a program funded under subtitle B of title IV of the McKinney-Vento Homeless Assistance Act (relating to emergency shelter grants) or a designee of the director; or
iv) A financial aid administrator; or

10) The individual is a student for whom a financial aid administrator makes a documented determination of independence by reason of other unusual circumstances.

If a student does not meet the eligibility criteria above, but can prove independence from parents under HUD rules, then the student would meet HUD's student eligibility criteria. Please see property staff if you need additional information about proving independence from parents.

If an ineligible student applies for or is a member of an existing household receiving Section 8 assistance, the assistance for the household will not be prorated but will be terminated.

Student Financial Assistance - Student financial assistance that is not specifically excluded will be included as part of the family's Annual Income unless the student is the HOH, Co-head/Spouse and is over 23 (24 or older) with a dependent child.

For Section 8 programs, any financial assistance that is provided through a qualified Coverdell Education Savings Account (ESA) or other qualified ESA, is excluded when determining Annual Income for the family.

Any financial assistance a student receives (1) from private sources, (2) from an institution of higher education, or (3) under the Higher Education Act of 1965, that is in excess of amounts received for tuition and other qualified fees, is included when determining Annual Income for the family, except if the student is the HOH, Co-head or spouse and is over the age of 24 with a dependent child or children (as defined by HUD).

Student financial assistance that is provided by persons not living in the unit is not part of Annual Income if the student meets the Department of Education's definition of ''vulnerable youth''.

Covered fees include tuition, books, supplies (including supplies and equipment to support students with learning disabilities or other disabilities), room and board, and fees required and charged to a student by an institution of higher education (as defined under section 102 of the Higher Education Act of 1965). For a student who is not the Head-of-Household, Co-head/Spouse, actual covered costs also include the reasonable and actual costs of housing while attending the institution of higher education and not residing in an assisted unit.

Prohibition of Assistance to NonCitizen Students - Noncitizen students and their noncitizen families may not receive assistance. Noncitizen students are not eligible for continuation of assistance or temporary deferral of termination of assistance. A noncitizen student is defined as an individual who is as follows:

1) A resident of another country to which the individual intends to return;
2) A bona fide student pursuing a course of study in the United States; and
3) A person admitted to the United States solely for the purpose of pursuing a course of study as indicated on an F-1 or M-1 student visa.

This prohibition applies to the noncitizen student's noncitizen spouse and noncitizen children. However, spouses and children who are U.S. citizens may receive assistance. For example, a family that includes a noncitizen student married to a U.S. citizen is a mixed family.

The Student Rule - LIHTC: Residing at an apartment community that participates in the Section 42, Low Income Housing Tax Credit program, or a local program that follows the LIHTC Student Rule such as LIFT, households are required to adhere to additional eligibility requirements such as the "student rule". Specifically, the Low Income Housing Tax Credit regulation states that at no time may all the occupants of a household/unit be considered full-time students. A student is defined as any person who is considered a full-time student by the institution for five or more months in a calendar year. If after move-in the household becomes comprised of all full-time students, they are no longer eligible to live in the unit and must vacate the premises except under certain circumstances.

Income eligible student households must satisfy one or more of the following conditions in order to be considered eligible residents:

1) Members of the household are married and file or are eligible to file a joint federal tax return. A copy of the tax return must be included in the resident file or a copy of the marriage license (if applicable); or

2) If the household consists of a single parent (with custody) and the single parent is not being claimed on the tax return of a third party, and the children are not being claimed as dependents on the tax return of a third party (other than an absent parent). The children can only be listed on the tax return as dependents of the parent they live with (in the unit) or the absent parent (outside of the unit). A copy of the divorce decree or tax return must be included in the resident file; or

3) Households are eligible if at least one of the students receive assistance under Title IV of the Social Security Act (e.g. AFDC or TANF); or

4) If any one of the residents is enrolled in, and receiving assistance under, the Job Training Partnership Act (JTPA), or a similar governmental job training program; or

5) At least one student previously received Foster Care assistance under Part B or E of Title IV of the Social Security Act (for certifications completed on or after 07/31/08).

Rejection: Applicants with any member determined ineligible under the Student Rule(s) or other program specific requirements as described in this Plan or program rules will be rejected.

Citizenship / Immigration Requirements: By law, only U.S. citizens or nationals and non-citizens who have eligible immigration status as determined by HUD may benefit from federal rental assistance. These requirements apply to applicants, families on the waiting list, and existing residents. A mixed family, or a family with one or more ineligible family members and one or more eligible family members, may receive prorated assistance, continued assistance, or a temporary deferral of termination of assistance. Applicants who hold a non-citizen student visa are ineligible for assistance as are any non-citizen family members living with the student.

During the Application Interview, all applicants must complete a Family Summary for the household and a Citizenship Declaration documenting citizenship or immigration status for each household member. Non-citizens (except those age 62 and older) must also sign a DHS Verification Consent Form, unless they claimed ineligible status. The Owner's Notice No. 1 for an Applicant Family explains this process and will be provided during the application interview or upon request.

Applicants will be required to submit specific documentation of citizenship/immigration status during the Application Interview to ensure verification of their status is obtained in a timely manner. Verification of eligible citizenship/immigration status will be conducted through the SAVE ASVI database or by preparing DHS Form G-845S, Document Verification Request. If the verification process indicates the applicant is ineligible for assistance, the applicant will be informed of their options and will have 30 days to respond. If there is any reason the required documentation cannot be provided during the Application Interview, we may grant an extension of up to 30 days if it can be demonstrated that the documentation is temporarily unavailable and additional time is necessary to collect and submit it. Applicants will be notified in writing if their request for an extension is approved or denied.

If a unit becomes available and the information required to determine eligibility for assistance has not been received, the applicant will be offered the unit and assistance will be prorated for those family members whose documentation was received on time, providing at least one member of the household has submitted the required documentation and is eligible for assistance. Prorated assistance will be provided to the household until the remaining information is received. Additionally, in circumstances where INS has not verified eligibility, the household shall have a right to request an appeal to INS of the results of the verification of immigration status and to request a formal hearing with property staff upon completion of the INS appeal. This hearing will be conducted in accordance with hearing procedures in HUD Handbook 4350.3. The household's Section 8 assistance may not be denied or terminated until the conclusion of these appeals and notification of the type of assistance for which the family may be eligible provided.

RESIDENT ERRORS: If we suspect that a resident has inaccurately supplied or misrepresented information that affects the rent or a family's eligibility, we will investigate and document the resident file.

If the resident family meets with us to discuss the error, and we are convinced the submissions were correct, we will document the file accordingly and close the investigation.

If, after meeting with the resident family, we determine that the provision of inaccurate information was an unintentional program violation, we will correct the rent calculation, if applicable, and provide the resident with notice of the change in rent. If the resident received an improper payment (rental assistance), the resident will be required to return that improper payments, in compliance with the HUD lease.

If the resident is unable to repay the full amount, we may enter into a repayment agreement with the resident.

1) If, after the income adjustment, the family no longer qualifies for assistance, the family may remain in the property subject to making repayments and paying market rent.

2) We may terminate tenancy if the resident refuses to pay any new monthly rent or refuses to repay the previously overpaid subsidy (improper payment) pursuant to any Repayment Agreement.

3) We may terminate tenancy if the resident refuses to enter in to Repayment Agreement if such an option is offered.

4) If necessary, civil action may be filed to recover the funds.

If we determine the resident knowingly provided inaccurate or incomplete information, and this can be substantiated through documentation, we may pursue the incident as fraud.

OWNER/AGENT ERRORS: If we determine that an error was made by the owner, agent or software that resulted in an overpayment of rent, we will correct the affected certification(s) and calculate the difference between the rent paid and the rent that should have been paid.

Within 14 days of discovering the error:

- We will request a meeting with the resident to discuss the error;
- We will prepare corrections or new certifications for signature by all adult household members;
- We will provide written notification including:
  - The corrected rent amount and effective date.
  - The total amount of overpaid rent.
  - The resident's options for handling the overpayment.

Resident Options for Overpayment Refunds:

If the overpayment is $30 or more, the resident will be given the option to:

- Receive a refund check within 30 days, or
- Apply the overpayment to future rent or other charges.

If the overpayment is less than $30, it will be considered a de minimis error and will be automatically applied to future rent or other charges.

If the resident does not respond within 30 days, any overpayment of $30 or more will be applied to future rent and charges by default. All credits will first be applied to outstanding balances before any refund is issued.

Residents will not be responsible for repaying assistance overpaid due to owner/agent/software error.

MINIMUM RENT HARDSHIP EXEMPTION (Section 8): In accordance with HUD regulations (24 CFR § 5.630 and HUD Notice H 2023-10), applicants and residents may request a hardship exemption from the minimum rent requirement. The minimum rent will be temporarily suspended if the household:

1) Submits a written request for a hardship exemption.
2) Demonstrates that the family is experiencing a financial hardship, including but not limited to:
   a) Loss of eligibility for a federal, state, or local assistance program.
   b) The family would be evicted as a result of the imposition of the minimum rent.
   c) A decrease in income due to changed circumstances (e.g., job loss, reduction in hours).
   d) A death in the family.
   e) Other circumstances as determined by HUD or the owner/agent.

Process:

1) Upon request, the minimum rent will be suspended effective the first of the month following the request.
2) The household must provide documentation of the hardship within 90 days of the request.
3) If the hardship is determined to be temporary, the minimum rent will be reinstated retroactively, and the household will be responsible for repaying the suspended rent.
4) If the hardship is determined to be long-term, the exemption will remain in effect until the hardship no longer exists.

If the circumstances that made the family eligible for the hardship exemption no longer apply, the family must report their changed circumstances within 14 days.

HARDSHIP EXEMPTION - CHILDCARE EXPENSE: Any reasonable child-care expense (including unreimbursed child-care expense for foster children paid from the family's income) necessary to enable a member of the family to be employed or to further their education are deducted from income. If a family claims childcare expenses to allow an adult family member to work or go to school, and the family's eligibility for the expense is ending, a hardship exemption may be requested. At the time of recertification, we will provide the family the opportunity to request a hardship exemption for childcare expense. If granted, the hardship exemption will allow the family to continue claiming the expense for a 90-day period. The family may request an extension of the hardship exemption for additional 90-day periods if the hardship continues. After the hardship ends, or after the last 90-day period (whichever comes first), the family's adjusted annual income and rent will be recalculated and the family provided with a 30-day notice of any rent increase.

A hardship exception will only be granted if the loss of the expense will result in the family's inability to pay rent. In order to be eligible for this exemption, the family must:

• Request a childcare hardship exemption in writing during the recertification interview; and
• Demonstrate why childcare is still needed, even though the family member is no longer working or going to school. Examples include: health treatments, care of family member, loss of childcare if placement is not maintained, etc.
• Provide documentation that the family's total tenant payment, plus the expense amount, exceeds 40% of the household's adjusted income; and
• Provide documentation that the family's net cash value of assets is $50,000 or less; and
• Be in good standing, with no pending lease violations, terminations or late recertification paperwork; and
• Be receiving Section 8 assistance; and
• Not be on notice vacate.

We must obtain third-party verification of the family's inability to pay rent or must document the file with the reason third-party verification was not available. We will attempt to obtain third-party verification prior to the end of the 90-day period. We will notify the family within 14 days if their exemption or extension request is approved or denied. If approved, the notice will include the new rent and the date the exemption will expire, unless extended. If the circumstances that made the family eligible for the hardship exemption no longer apply, the family must report their changed circumstances within 14 days.

HARDSHIP EXEMPTION - MEDICAL & DISABILITY ASSISTANCE EXPENSE: A family claiming medical or disability assistance expenses may only deduct the amount of the expense that exceeds 10% of the family's gross annual income. HUD allows two hardship exemptions related to the increase to the health & medical expense deduction and the attendant care & auxiliary apparatus deduction. To meet the requirements for these hardship exemptions, the family's expenses must meet the definition of health and medical care expenses, or reasonable attendant care and auxiliary apparatus expenses provided by 24 CFR 5.603(b).

Phase-In Hardship Exemption (Relief): The Phase-in Exemption is available to families receiving HUD assistance on December 31, 2023, and who were receiving either the Medical Expense Deduction or the Disability Assistance Expense Deduction as part of the Assistance Payment calculation as of that date. In these cases, HUD allows us to "phase in" the Deduction Decrease:
• The deduction will be the amount that is over 5% of Annual Income for the first 12 months of Phase-in.
• The deduction will be the amount that is over 7.5% of Annual Income for the second 12 months of Phase-in.
• After the first 24 months, the deduction will be the amount that is over 10% of Annual Income.

If assistance is terminated (not suspended), the Phase-in Exemption ends. If a family requests and receives general hardship relief (e.g. financial hardship exemption), the family is no longer eligible to receive the phased-in relief upon the expiration of the general hardship relief.

When an applicant requests and when we can verify eligibility for the Phase-in Exemption, we will allow the Phase-in Exemption to continue starting with the Move-in/Initial certification.

Financial Hardship Exemption (General Relief): A family may request a Financial Hardship Exemption to establish the Health & Medical Expense Deduction and/or the Attendant Care & Auxiliary Apparatus Expense Deduction to an amount that exceeds 5% of Annual Income instead of the standard 10% of annual income. If granted, the hardship exemption will allow the family to continue claiming the expense for a 90-day period. The family may request an extension of the hardship exemption for additional 90-day periods if the hardship continues. After the hardship ends, or after the last 90-day period (whichever comes first), the family's adjusted annual income and rent will be recalculated and the family provided with a 30-day notice of any rent increase.

A financial hardship exception will only be granted if the loss of the expense will result in the family's inability to pay rent. In order to be eligibile for this exemption, the family must:

- Request a financial hardship exemption in writing during the recertification interview; and
- Demonstrate there has been a change to the family's financial situation that makes it unlikely that the family can pay the total tenant payment, such as a loss of income, decrease in household size, large medical expense, etc.; and
- Provide documentation that the family's total tenant payment, plus the expense amount, exceeds 40% of the household's adjusted income; and
- Provide documentation that the family's net cash value of assets is $50,000 or less; and
- Be in good standing, with no pending lease violations, terminations or late recertification paperwork; and
- Be receiving Section 8 assistance; and
- Not be on notice vacate.

We will notify the family within 14 days if their phase-in or financial hardship exemption or extension request is approved or denied. If approved, the notice will include the new rent and the date the exemption will expire, unless extended. If the circumstances that made the family eligible for the hardship exemption no longer apply, the family must report their changed circumstances within 14 days.

EIV Authorization: Each adult member of the applicant's household, including live-in aids, must give NWRECC and HUD the authorization to use the EIV (Enterprise Income Verification) system during the application interview process. EIV allows management and HUD to access certain agency databases that include information regarding multiple subsidies and dual residences. All applicants must disclose if they are currently receiving HUD housing assistance. We will not knowingly assist applicants who intend to maintain a residence in another property or who attempt to receive HUD assistance in two separate residences. Applicants with portable tenant-based vouchers will be prohibited from occupying any unit that has project-based assistance already available to it.

HUD provides us with information about an applicant's status as a HUD housing assistance recipient. Once the applicant has passed third party screening for credit, criminal and civil records, NWRECC will use the EIV Existing Tenant Search function to determine if the applicant or any member of the applicant household is currently receiving HUD assistance.

Nothing prohibits a HUD housing assistance recipient from applying to this property. However, the applicant must disclose that they receive assistance during the application process and must move out of the current property and/or forfeit any tenant-based voucher before HUD assistance on this property will begin. Because subsidy will not be granted until after the household has moved out of the assisted property and the termination information has been sent to HUD through their electronic systems, there may be a delay in the ability for us to provide assistance. Special consideration applies to minor children where both parents share 50% custody and recipients of HUD assistance in another unit who are moving to establish a new household when other family/household members will remain in the original unit.

This information will be reviewed during each annual certification. If any household member receives or attempts to receive assistance in another HUD assisted unit while receiving assistance at this property, the household member will be required to reimburse HUD for assistance paid in error. This is considered a material lease violation and may result in penalties up to and including eviction and pursuit of fraud charges.

Rejection: An applicant who fails to authorize access to the EIV system or fails to disclose they are receiving rental assistance in another location during the application process may be rejected.

Unit Transfers are permitted only under the following circumstances:

1) There is a verifiable medical reason / reasonable accommodation request for the unit transfer; or

2) The household has requested and qualifies for an Emergency Transfer (VAWA or imminent threat not associated with a VAWA crime); or

3) The household composition or circumstances have changed, and the household needs a unit of a different size; or

4) The household was moved into a larger unit than necessary under the established occupancy standards, with the understanding they would be required to move if an appropriately sized unit becomes available; or

5) The household moved into an accessible unit because there were no qualified applicants, with the understanding that they would be required to move to another unit if a household needing the features of the accessible unit surfaced; or

6) An unsubsidized household needs Section 8 or similar rental assistance that is only available in a different unit size, or a Section 8 / rent assisted household's assistance is terminated and they need to move to a different unit type to make the Section 8 /rent assistance available to another household. Note: The household must fall within the occupancy standards of the new unit to qualify for the transfer.

Other Transfers: Transfers for any other reason are prohibited unless authorized in writing by the Regional Property Manager. If a transfer is permitted under this section, individuals will be placed on the Waiting List with the other applicants in chronological order for the unit size requested unless extenuating circumstances exists and are approved by the Regional Property Manager.

Change in Household Composition: If one or more members of an existing household wishes to move into their own unit at the property and one or more members of the existing household remains, the vacating members will be considered a new household and must go through the entire application process. Households applying as a new applicant will be entitled to receive the same preferences available to other applicants. The security deposit and any outstanding charges or credits on the original household's account will stay with the remaining family member(s). Additionally, the remaining family member(s) will be required to execute a new lease that excludes the vacating member(s).

Order of Preference: Households will be transferred in the following order:

1. An existing household requires a unit transfer for a verifiable medical condition or reasonable accommodation. These transfers will be done in chronological order before all other transfers and applicant move-ins.

2. An eligible household has requested the features of an accessible unit, and the household occupying the unit does not need the accessibility features. These transfers will be done in chronological order by the date the eligible household requested the accessible unit.

3. The household has provided information to show they are eligible for an Emergency Transfer.

4. An existing household has exceeded the occupancy standards for their current unit size; or is underutilizing their unit (falls below the occupancy standards). These transfers will be done in chronological order according to the date the household became ineligible for their current unit.

5. A non-Section 8 household needs Section 8 or similar rental assistance that is only available in a different unit size. Note: Existing households will be eligible for available Section 8 / rental assistance in chronological order and will be given preference over applicants, regardless of whether a transfer is required.

6. A Section 8 / rent assisted household's assistance was terminated and they need to move to a different unit type to make the Section 8 / rent assistance available to another household. Note: Existing households will be eligible for available non-Section 8 / non-rent assisted units in chronological order and will not be given preference over applicants, regardless of whether a transfer is required. These households will not be given status as a non-Section 8 / rent assisted household unless there is a non-Section 8 / rent assisted unit available and they are next on the list. Otherwise, they will continue to pay the Section 8 / rent assisted Contract rent.

7. All other transfers (including requests to transfer to a different unit size when the household falls within the required occupancy limits for their current unit) will be done in chronological order, with no priority for existing residents over applicant households currently on the Waiting List.

Transfer Charges: The resident will be required to pay all cleaning and damage fees charged for the old unit within 30 days after the transfer date for all unit transfers. This requirement applies to all transfer types. These fees cannot be deducted from the security deposit.

Rent Charges: The resident will be required to sign a new lease on their new unit on the day they receive keys to the new unit. The resident will be responsible for the rent on both units until all possessions have been removed, resident cleaning has been completed and the keys of the original unit are returned to the office. If the household is receiving rental assistance, they will be required to pay the daily contract rent on the original unit, and the total tenant payment on the new unit. If the household does not fall under one of the exceptions listed in the Unit Transfer Policy but they are able to complete the transfer in one day or over a weekend, no additional rent charges will be assessed on the original unit.

Security Deposits: If the household is transferring to a different unit, the security deposit in the original unit will be transferred to the new unit with the household and may not be used to pay outstanding charges in the old unit. If household is not receiving project based rental assistance at the time of the transfer and the new unit requires a larger deposit, the household will be required to pay the additional amount necessary to meet the new deposit requirement before they move-in. If the household composition is changing and one or members is vacating, the security deposit will not be refunded and will stay with the remaining household member(s).

Reasonable Accommodations: If a resident household is being moved to a different unit as a reasonable accommodation to a household member's disability, the property will pay for the move unless doing so would constitute an undue financial and administrative burden. Moving costs covered by the property do not include the cost of transferring service for telephone, etc.

Refusal to Transfer When Required: If property staff require a household transfer to another unit as described above and the household refuses, the household:

1. May remain in the current unit and pay the HUD approved market rent, but only if they are residing in a HUD property; or

2. Must move out of the property within 30 days after property staff notifies them that a transfer to another unit is required. If a Rural Development or Tax Credit household refuses to transfer or vacate the premises, their lease will terminate and eviction proceedings will commence.

Re-Applying: All residents have the right to reapply for a new unit by going through the Application Process. If a resident initiates this process, they will be screened according to the Property's Resident Selection Plan, which includes an acceptable landlord reference from the current landlord. If the household still qualifies for housing under the current guidelines, they will be placed on the Waiting List in chronological order with the other applicants. At the time a unit becomes available for them, the transaction will be viewed as a move-out and a move-in. The security deposit on the old unit will be used to pay any outstanding charges, and the security deposit on the new unit will be recalculated and collected prior to giving the resident possession of the new unit. All move-in paperwork will be completed, including a new lease.

Ineligible Households: Households that have received a lease violation in the past six months will not be eligible for a unit transfer unless the transfer is required by regulation. If a household has requested a transfer and has been placed on the Waiting List and subsequently receives a lease violation or fails a unit inspection, the household will be skipped on the waiting list until such time as they have demonstrated full compliance with the lease terms for a minimum of six months.

A household residing in or transferring to a HOME assisted unit must re-qualify under the current applicable HOME program requirements. If qualified, the household will be processed like a move-out and move-in, rather than a unit transfer.

Requesting a Unit Transfer: Households that are eligible for a unit transfer based on the Unit Transfer Policy may request one by completing the Unit Transfer Request (NT 16-08.E). Households that believe they may have a valid reason for requesting a unit transfer that is not addressed in this policy may request an exception to the policy by completing the Unit Transfer Exception Request (NT 16-08.G). These forms are available in the leasing office.

REJECTION: An applicant will be rejected for failing to meet program eligibility requirements, or any of the eligibility factors outlined in this Resident Selection Plan, based on information we obtain during the application process. The information we consider may be obtained verbally, in writing, electronically, or through any other means. Applicants will never be unlawfully rejected on the basis of race, color, religion, sex, familial status, handicap status, national origin, source of income including rental assistance, domestic violence victims, marital status, actual or perceived sexual orientation, or gender identity.

Notification of Rejection: If at any time during the application or interview process the applicant is determined to be ineligible or fails to respond or provide information necessary to verify eligibility, the applicant will be rejected. Property staff will issue a notice to the applicant in writing, specifying the reason for the rejection. This notice will inform the applicant of their right to appeal within 14 days or request a reasonable accommodation, and the method(s) for doing so.

Third-Party Screening: If we reject an applicant based on the third-party screening provider's report, we will provide the applicant with an adverse action letter that includes the contact information for the screening provider and the opportunity to correct or clear any adverse history through the appeal process. We are unable to provide applicants with a copy of the screening report directly.

Appeals: Applicants have the right to appeal within 14 days of the date of the rejection letter. All appeals will be reviewed by a staff member who was not involved in the initial decision to reject the applicant. NWRECC staff will respond to all rejection appeals in writing within five business days of receipt of an appeal and necessary supporting documentation. If supporting document cannot be provided in a timely manner, the decision will be made with the information provided with the initial appeal.

Rental History & Civil Court Records: If we reject an applicant based on the rental history reported by our third-party screening company, we will give the applicant the opportunity to provide proof that outstanding balances, write-offs or collections have been paid in full through the appeal process.

Criminal Appeals: Applicants with a criminal history are encouraged to submit the items described below at any point during the application process for consideration. If an applicant is rejected due to criminal history, they will be provided with instructions on how to file a criminal appeal and submit the following documents, as applicable. Because some of the items requested may take additional time for the applicant to gather, we will accept the request for appeal within the timeframe outlined in the rejection letter and then will postpone the appeal meeting for up to 30 days if the applicant indicates they need additional time.

* Police Report or Court Records detailing the specifics of the incident(s) – recommended for all convictions where the applicant's specific actions may not be readily apparent to the reviewer.

* Sentencing Record detailing the dates incarcerated & duration of supervision – not required for convictions that did not result in incarceration or subsequent supervision by a Probation & Parole Supervisor.

* Applicant Statement of Appeal – applicant may explain what happened and why we should consider him or her, despite their criminal history.

* Professional Letter(s) of Reference – from Probation & Parole Supervisor, transitional housing representative, mental health care provider, employer, or others with official knowledge of incident(s) and efforts made by applicant since convicted.

* Evidence of Treatment or Education – submit Certificate of Completion or letter from program leader. Include course content and the course completion date, or date enrolled, estimated completion date and current status.

* Evidence of Restitution – if applicable, provide evidence of victim compensation.

* Evidence of Good Rental History – if checked, we will request this from the property where you applied.

Criminal appeals are reviewed by the Corporate Office and may be submitted using the Request for Criminal Appeal form.

Active Participation in Established Programs: Depending on the date and nature of the crime(s), we may grant an appeal for an applicant who is currently involved in an established program with a proven track record where the program administrator has indicated they will monitor the applicant's activities on a regular basis for a minimum of one year. Depending on the crime, we reserve the right to require monitoring for a longer duration.

ADA: Individuals who are not current drug users/alcohol abusers and have undergone or are currently participating in a supervised rehabilitation program are protected under fair housing laws providing the rehabilitation center gives a satisfactory reference, indicating the applicant is able and willing to comply with the terms of the lease. These individuals must still meet all other screening requirements, including being qualified under the criminal screening requirements discussed in this Plan.

Exclusion of Ineligible Member: If any member of the applicant's household fails to meet the requirements for approval, the entire household will be rejected. The applicant may successfully appeal a rejection by excluding a household member that participated in or was culpable for an action or failure to act that warranted denial. For example, if an applicant is rejected because of the criminal activity or landlord history of one member, we may reconsider the application if the household excludes the offending family member. To approve the applicant under this provision, the applicant must provide substantial evidence that the offending household member will not live in the unit as an unauthorized person. If removing the household member changes the number of bedrooms the household qualifies for, the household must reapply and will not retain their place on the waiting list. This exclusion of ineligible member section does not apply to applicant households that were denied because they exceeded the maximum income limit of the property.

Waiting List Placement: Once an applicant has been rejected and notified of their opportunity to appeal, property staff will resume application processing of the next eligible applicant for available units and the rejected applicant will be skipped. If the applicant successfully appeals the rejection, placement on the waiting list will be reinstated; however if another applicant has already been offered a unit that is currently vacant or on notice, that applicant will be assigned the unit, and the reinstated applicant will be contacted for the next available unit for which they qualify. If the appeal is denied, the applicant will be removed from the Waiting List.

Extenuating Circumstances: Applicants are encouraged to provide any evidence of extenuating circumstances that may impact the decision made during the appeal process. It is within NWRECC's sole discretion to determine if the applicant is eligible for housing after considering provided information.

REASONABLE ACCOMMODATIONS / MODIFICATIONS: The Reasonable Accommodation / Modification Procedure and forms for requesting reasonable accommodations and modifications are available in the leasing office upon request. If you are unable to make your request in writing, you may ask a third party (including property staff) to reduce your request to writing on your behalf. All such requests will be processed as described in the referenced procedure, based on the reasonableness of the request and the financial impact (if any) on the property. All requests for reasonable accommodation will be submitted to and reviewed by our 504 Coordinator, Tracie Lindgren. The 504 Coordinator may be contacted at (406) 252-3773 or at 2929 3rd Avenue N, Ste. 538, Billings, Montana 59101. Requests may also be emailed to 504@tamarackpm.com.

PROTECTIONS PROVIDED UNDER THE VAWA: The Violence Against Women Act (VAWA) provides protections to women or men who are the victims of domestic violence, dating violence, sexual assault and/or stalking – collectively referred to as VAWA crimes. The Company understands that, regardless of whether state or local laws protect victims of VAWA crimes, people who have been victims of violence have certain rights under federal fair housing regulation.

This policy is intended to support or assist victims of VAWA crimes and protect victims, as well as affiliated persons, from being denied housing or from losing their HUD assisted housing as a consequence of their status as a victim of VAWA crimes. Affiliated persons include:

1. A spouse, parent, brother, sister, or child of the victim, or a person to whom the victim stands in the place of a parent or guardian (for example, the affiliated person in the care, custody, or control of the victim); or

2. Any individual, resident/applicant, or lawful occupant living in the household of that individual.

For example: An owner/agent may waive the requirement to review landlord history for an applicant if the victim has provided necessary documentation to certify their status as a victim and if contacting a previous landlord would put the applicant's location at risk of exposure to the accused perpetrator.

VAWA ensures that victims are not denied housing and housing assistance solely because the person is a victim of a VAWA crime. However, being a victim of a VAWA crime is not reason to change the eligibility or applicant screening requirements set forth in this plan unless such requirements interfere with protections provided under the VAWA.

Confidentiality: The Notice of Occupancy Rights under the Violence Against Women Act provides notice to the resident/applicant of the confidentiality of information about a person seeking to exercise VAWA protections and the limits thereof. The identity of the victim and all information provided to the company relating to the incident(s) of abuse covered under the VAWA will be retained in confidence. Information will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is:

1. Requested or consented to by the victim in writing; or
2. Required for use in an eviction proceeding or termination of assistance; or
3. Otherwise required by applicable law.

The Company will retain all documentation relating to an individual's domestic violence, dating violence, sexual assault and/or stalking in a separate file that is kept in a secure location from other applicant or resident files.

Requests & Certification: When the Company responds to a request to exercise protections provided under the VAWA they will request that an individual complete, sign, and submit the VAWA certification form within fourteen (14) business days of the request. This certification may be submitted in an equally effective manner, as a reasonable accommodation, if there is the presence of a disability.

If the applicant/resident has sought assistance in addressing domestic violence, dating violence, sexual assault and/or stalking from a federal, state, tribal, territorial jurisdiction, local police or court, the resident may submit written proof of this outreach in lieu of the certification form. The Company will accept the following:

* A federal, state, tribal, territorial, or local police record or court record or,

* Documentation signed and attested to by a professional (employee, agent, or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance in addressing domestic violence, dating violence and/or stalking or the effects of the abuse. The signature attests under penalty of perjury (28 U.S.C. §1746) to their belief that the incident in question represents bona fide abuse, and the victim of domestic violence, dating violence and/or stalking has signed or attested to the documentation.

The victim is not required to name their accused perpetrator if doing so would result in imminent threat or if the victim does not know the name of their accused perpetrator.

Nonretaliation: We will not discriminate against any person because that person has opposed any act or practice made unlawful by the Violence Against Women Act or because that person testified, assisted, or participated in any matter related to the Violence Against Women Act or a VAWA crime.

Noncoercion: We will not coerce, intimidate, threaten, or interfere with, or retaliate against, any person in the exercise or enjoyment of, on account of the person having exercised or enjoyed, or on account of the person having aided or encouraged any other person in the exercise or enjoyment of, any rights or protections under the Violence Against Women Act including:

1) Intimidating or threatening any person because that person is assisting or encouraging a person entitled to claim the rights or protections under the Violence Against Women Act.
2) Retaliating against any person because that person has participated in any investigation or action to enforce the Violence Against Women Act.

Protection to Report Crimes from Home: Owner/agents, residents, occupants, service providers, guests and applicants:

1) Shall have the right to seek law enforcement or emergency assistance on their own behalf or on behalf of another person in need of assistance; and
2) Shall not be penalized based on their requests for assistance or based on criminal activity of which they are a victim or otherwise not at fault under statutes, ordinances, regulations, or policies adopted or enforced by covered governmental entities. Prohibited penalties include:
   a) Actual or threatened assessment of monetary or criminal penalties, fines, or fees.
   b) Actual or threatened eviction.
   c) Actual or threatened refusal to rent or renew tenancy.
   d) Actual or threatened refusal to issue occupancy permit or landlord permit.
   e) Actual or threatened closure of the property, or designation of the property as a nuisance or a similarly negative designation.

Legal Action: Victims are encouraged to seek police/legal protection from their accused perpetrator. In some cases, the Company may file a restraining order against the accused perpetrator to prevent the accused perpetrator form entering the property.

Please see the property VAWA Policy for additional information.

INTERIM RECERTIFICATIONS: To ensure that assisted residents pay rents based on their ability to pay, each household must supply information requested by the owner/owner agent or HUD for use in an interim recertification of family income and composition in accordance with HUD requirements. All assisted residents must notify the owner when:

Mandatory Reporting Events:
- A current household member moves out of the unit;
- The household proposes to move a new member into the unit*;
- An unemployed household member becomes employed;
- Household adjusted income reported on the 50059 increases by 10%;
- There is a change in citizenship eligibility;
- A household member enrolls in an institution of higher education.

*Owners must apply screening criteria to persons (except minor dependent children) proposed to be added to the household, including live-in aides.

Residents are required to report for their Annual Recertification by the 10th day of the 11th month of their move-in anniversary date with all required paperwork.

NOTE: In Section 202 PRAC projects, adult children are not eligible to move into a unit after initial occupancy, unless they are performing the functions of a live-in aide and classified as a live-in aide for eligibility purposes. In 202/8 projects, adult children are not eligible to move into a unit, after initial occupancy, unless they are essential to the care and well-being of the senior resident. In these cases, the adult child is treated as a household member and income is counted.

Residents may request an interim recertification due to any changes occurring since the last certification that may affect the TTP or resident rent and assistance payment for the resident. Changes a resident may report include the following:

Optional Reporting Events: Residents may request an interim recertification at any time to report a decrease in income or an increase in allowable deductions. Examples of optional reporting events include:

- A decrease in household income, including but not limited to loss of employment, reduction in hours worked, or loss or reduction of benefits such as TANF, Social Security or unemployment.
- An increase in allowable deductions, such as increased medical or disability assistance expenses, or increased childcare expenses.
- Other changes affecting the calculation of a family's annual or adjusted income including, but not limited to, a family member turning 62 years old or becoming a person with a disability.

In accordance with HUD Notice H 2023-10/PIH 2023-27, as amended, owner/agents may decline to process an interim recertification if the estimated decrease in the household's annual adjusted income is less than 10%, unless the decrease is due to the permanent loss of a household member or other significant change in circumstances. This discretionary threshold will be used and is intended to reduce administrative burden while ensuring residents are not overpaying rent.

If an interim recertification is processed, the rent decrease will be effective the first day of the month following the date the change occurred or was reported, consistent with HUD regulations.

Changes in Household Composition: An Interim Recertification will be processed when a household member, foster adult, foster child, or live-in aide is added to or removed from the household, regardless of whether the change results in an increase, decrease, or no change in the family's annual adjusted income, except when HUD permits the change to be reported at the next Annual Recertification under the owner's adopted final-three-month policy. When processing an Interim Recertification due to a change in household composition, increases in earned income will be treated in accordance with current HUD requirements.

Although these changes must be reported, we will not process an Interim Recertification for changes in adjusted income:

- When the family reports an increase in income within 14 days, and the reporting date is within three months of their next annual recertification date; or
- When the increase in the family's income is less than 10%, after excluding increases in earned income; or
- When the family's adjusted income decreases by less than 10%, except when an Interim Recertification is otherwise required under HUD requirements.

Residents are not required to complete an interim certification when a family member turns 18 years of age between annual certifications. However, that household member must meet with the owner/agent within 30 days of their 18th birthday to sign required forms such as the 9887, VAWA Acknowledgement, and the HUD lease.

Interim Change Report: All interim changes must be reported in writing to the office on the Recertification Request form. Verbal reports of interim changes will not be accepted. It is recommended that residents obtain a copy of their Recertification Request form that has been acknowledged as receipted by management when it is submitted to document that the change was reported. Any failure on the resident's part to provide the site office with all items necessary to complete the recertification process will be considered late reporting and may result in the termination of the resident's assistance.

Timing of Notification: Residents must receive written approval before a new adult household member moves into a unit. Failure to notify the owner/agent is considered a material violation of the lease which may result in termination of assistance and/or residency. All household members must be eligible and must meet current screening requirements in order to be approved to move into the unit. Residents must notify the owner/agent by the 1st of the month after adding a minor child to the household.

Other Mandatory Reporting Events must be reported to management within 14 days of the effective date of the change. Failure to report changes that create a rent increase within 14 days will result in a retroactive rent increase, effective the first day of the month following the date of the change. The resident will be responsible for returning any assistance paid in error. The owner/agent must return assistance paid in error to the Department of Housing and Urban Development or Rural Development. Failure to report Mandatory Reporting Events within 14 days that result in an increase of assistance and a reduction of the resident's rent will result in a rent change effective on the first rent period following completion of the Interim Recertification.

If a resident reports an Optional Reporting Event that causes the rent to decrease, the change in rent will be effective on the later of the first day of the month following the date of the actual decrease in adjusted annual income, or the first day of the month following the most recent previous recertification.

If paperwork is completed for an annual recertification or an interim recertification and the resident reports an additional change, the resident may be required to sign the already completed 50059. Any additional changes may be processed separately at management's discretion as permitted by HUD's current regulations. If the resident refuses to sign the 50059, their rental assistance may be terminated.

Once the resident is notified that the recertification paperwork has been completed, the resident will have 7 days to sign the new 50059. Failure to timely complete or sign required recertification documents may result in a rent increase being implemented without an additional 30-day notice when permitted under HUD recertification requirements and the HUD lease. If the resident is not notified of the completion of the new 50059 within 30 days after reporting the change, resident agrees to contact Northwest Real Estate Capital Corp at (208) 375-9407 or Tamarack Property Management Co. at (406) 252-3773 to report the delay.

Rent Payments: If a resident reports an increase in income, the household will be responsible for paying the rent shown on the current signed 50059 until such time as a new 50059 can be executed. If a resident reports a change that results in a decrease of income, it is highly recommended that the resident pay an estimated monthly rent until the final determination of rent amount is made. Once the final rent determination is made the resident must bring the account current within 30 days of notification of the new rent amount. Failure to do so may result in termination of residency for non-payment of rent. For this reason, it is in the resident's best interest to report income changes right away and to cooperate with the recertification process.