

Hazel Heights

12621 SE Stark Ave & 333 SE 127th Ave.

Portland OR 97233

Phone: (503) 525-8483

Building Criteria- Fair Market Units

1. **Project Description:** Hazel Heights (“Property”) is a Section 42 housing project managed by Central City Concern (“CCC” or “Management”). The Property consists of 153 total units: 92 1-bedroom and 61 2-bedroom units. Thirty-four (34) of the units have additional restrictions through the HOME Investment Partnerships program: 16 1-bedroom and 11 2-bedroom units are designated as High HOME units and 4 1-bedroom and 3 2-bedroom units are designated as Low HOME units.
2. **Project Eligibility Requirements**
 - a. **Sole Residence:** The unit must be the household’s only place of residence.
 - b. **Occupancy Standard:** Occupancy standards are based on the number of bedrooms in the apartment. Management’s occupancy policy sets the minimum occupant requirement to one person per bedroom, maximum occupancy limit to two persons per bedroom, plus one. Some exceptions may apply: inquire with CCC Housing. At Hazel Heights, the occupancy standards are:
 - i. 1 bedroom: 1-3 persons;
 - ii. 2 bedroom: 2-5 persons.
 - c. **Identification:** Management will accept any of the following as proof of identification:
 - i. Evidence of Social Security Number (SSN Card)
 - ii. Valid Permanent Resident Alien Registration Receipt Card;
 - iii. Immigrant Visa;
 - iv. Individual Tax Payer Identification Number (ITIN);
 - v. Non-immigrant Visa;
 - vi. Other government-issued identification regardless of expiration date;
 - vii. If valid government-issued photo identification is not available, Management will accept non-governmental identification or a combination of identification that would permit a reasonable verification of identity.
 - a. Management will defer to Screening Company for this option and accept only if they are able to positively identify Applicant.
 - d. **Citizenship:** Fair market units at Hazel Heights do not have a US citizenship requirement. Management does not request any information regarding citizenship status. However, Applicants must provide valid identification as detailed above under 2.c.
 - e. **Student Status- The household may not be composed of 100% full-time students.** A student is defined as an individual, who during each of any 5 calendar months during the calendar year, is a full-time student at an educational organization. The 5 months need to not be consecutive. The determination of student status as full or part-time is defined by the educational institution the student is attending. A household may be exempt from the full-time student rule by meeting any one of the following criteria:
 - i. Tenant is a student receiving assistance under Title IV of the Social Security Act (TANF).
 - ii. Tenant is a student previously under the care and placement responsibility of State Foster Care agency.
 - iii. Tenant is a student enrolled in a job training program receiving assistance under the Job Training Partnership Act, Workforce Investment Act or under similar Federal, State or Local laws.

- iv. Household is composed of a single parent and their children AND neither parent nor children are dependents of another individual.
- v. Household is married and files a joint tax return.

3. Income Eligibility Requirements- HUD calculates and publishes income limits annually based on family size for each county (Median Family Income (“MFI”). The current income limits are available at:

- a. <https://www.oregon.gov/ohcs/compliance-monitoring/Documents/rents-incomes/2020/LIHTC/Multnomah-County-2020-Rent-Income-Limits.pdf> (use the “Actual” Table, not “HERA Special”)
- b. **Income Maximum:** One hundred percent of the Fair Market units are reserved for households with incomes between 30 and 60% of MFI, adjusted by household size. The following %MFI income and rent restrictions apply to the 92 Fair Market 1 bedroom and 61 Fair Market 2-bedroom units at Hazel Heights:

%MFI and Unit Type	# of Units	2020 Rents
30%MFI One Bedroom	6	\$425
50%MFI One Bedroom	25 (4 Low HOME)	\$745
60%MFI One Bedroom	61 (16 High HOME)	\$840
30%MFI Two Bedroom	2	\$494
50%MFI Two Bedroom	5 (3 Low HOME)	\$880
60%MFI Two Bedroom	54 (11 High HOME)	\$997
Total Units	153	

*Please note that only 8 30%MFI units are available with rents affordable to households with gross annual incomes detailed above. These units turnover infrequently and may not be available at the time of contact/application.

4. Pre-Application and Waitlist Procedure

- a. **Waitlist Opening:** Management will notify the general public of waitlist openings and closures through newspapers of general circulation, such as The Oregonian, Skanner News, The Outlook (Gresham) and others. Interested applicants can also access information about upcoming waitlist openings by contacting the Housing Office or Hazel Heights’ leasing office. Management will provide dates of waitlist opening and closure, whether there will be a maximum number of applications accepted for each waiting list (1 bedroom and 2 bedroom), whether applications will be randomized or sorted chronologically, and whether electronic applications/digital signatures will be accepted.
- b. **Waitlist Pre-Application:** When the waitlist is open, any person may place their name on the Hazel Heights 1 bedroom and/or 2 bedroom list by completing a pre-application, available at CCC Housing (address below) and at the Hazel Heights leasing office. Incomplete or ineligible pre-applications will be rejected. Applications may be randomized or will be considered in order of submission, In the latter case, each applicant will be assigned a time and date stamp at the point of a complete pre-application submittal. Pre-applications may only be submitted when the waitlist is open. Pre-applications submitted after a maximum application limit has been satisfied or after an established waitlist closing date/time will not be considered.
- c. **Minimum Information Required:** Waitlist applicants must provide the following information for a pre-application to be considered complete and their names placed on the waitlist:
 - i. Complete identifying information (Last, First, MI, DOB, SSN if available);
 - ii. Complete mailing address information including ZIP code;
 - iii. Number of people expected to reside in the unit; and

- iv. Applicant must sign and date the pre-application to acknowledge he/she is aware of the eligibility and screening criteria found in this Tenant Selection Plan.

d. **Applicant Preference:**

- 1. **Verified completion of a qualified self-sufficiency or housing preparedness program:** Management will grant (1) preference point to applicants that return a referral form completed by a program that verifies the successful completion or ongoing participation in one or both of the following:

- a. A self-sufficiency program that assists the applicant in accessing and obtaining employment opportunities through counseling, career guidance, and/or skills enhancement.
- b. A program that provides counseling and skills to prepare participants for successful tenancy in permanent housing.

Applicants will only be considered for this preference if:

- a. The program is verified by a program/case manager to be at least 3 month in duration.
- b. The applicant must was enrolled in the program for at least one day within the 12 month preceding application submission
- c. The applicant has completed the program of at least 3 months in duration prior to move-in. Management must be able to verify completion before preference points will be provided and will not hold units for an applicant to meet this criteria.

- 2. **Verified commitment of a partner agency to ongoing case management and supports:** Management will grant (1) preference point to applicants that return a referral form completed by a program verifying the program's intent to provide ongoing case management for a minimum of 6-months after move-in. Programs must verify that they will meet regularly with the client on-site and provide services to assist the client in identifying and accessing community services, assisting with housing retention, and build a support network outside the program.

- ii. **Accessible Dwelling Units:** An applicant household with at least one member who is Mobility Disabled may request to be considered for an Accessible Dwelling Unit (ADU) in their pre-application. Applicants who establish this need will then be considered for vacant ADUs prior to other applicants who have not requested the need for an ADU, in order of preference points and then date and time of application. If no applicant who is Mobility Disabled qualifies for the ADU unit, Management will proceed with contacting applicants on the waitlist sorted by date and time.

- e. **Transfer Policy and Waitlist Placement:** Current residents at the Property may request a transfer to other units under specific circumstances, subject to approval by management. Tenants must submit a written request to transfer to management- verbal requests will not be considered. Once approved by Management, the tenant will be placed on a waitlist (even if closed) according to the point preference structure below and time/date stamp of request. Tenants will be contacted in order of preference and then submission when a vacancy becomes available. Tenants may need to demonstrate current eligibility with affordability restrictions, tenant screening policies, and be in good standing for the transfer to occur. Management currently allows transfer requests for the following situations:

- i. **Extenuating Circumstance Transfer:** Any current resident of a unit within CCC's portfolio who needs to move due to safety and/or habitability issues may request an Extenuating Circumstance Transfer. CCC will honor the request to an immediate transfer for qualifying residents when a unit meeting the resident's safety needs becomes available. This may either be at the same property or another property within CCC's portfolio. Residents who qualify for this Extenuating Circumstance preference may apply at any time, even when the waitlist is closed. Qualifying residents will be given top preference on the waitlist at the property with twenty **(20) transfer preference** points. Note that tenants may not be placed on a Section 8 PBV/RAD waitlist through this option.
- ii. **Reasonable Accommodation Transfer:** A current Resident may request a Reasonable Accommodation (RA) transfer at any time, even when the waitlist is closed. RA transfers are an exception to the Transfer Policy that only allow transfers under specific circumstances, such as Extenuating Circumstances, Household Composition Changes, etc. The transfer is intended to provide a Resident with a disability the opportunity to equally enjoy their unit and/or common areas. For example, a person living on the 2nd floor with a mobility impairment in a building without an elevator may request a move to a similar first floor unit. A tenant requesting a transfer through this option will be provided ten **(10) transfer preference points** upon approval.
- iii. **Casualty Loss:** Applicants who are displaced by a sudden casualty loss or as part of a relocation effort, within CCC's portfolio, may be given five **(5) transfer preference points** on the waitlist. Qualifying events include major fire, flood or building rehabilitation and apply to CCC applicant/tenants who are 1.) Displaced from their current residence and 2.) Would subsequently become homeless. Approval is at the discretion of CCC and is subject to unit availability.
- iv. **Household Composition Change Transfer:** A current Resident that has occupied their unit for 12 months or more may request a transfer to a unit with more/less bedrooms when:
 - 1. **A households currently in a 1-bedroom unit** that have at 2 or more occupants may request to move to a 2-bedroom unit.
 - 2. **A households currently in a 2-bedroom unit** that have 3 or less occupants may request to move to a 1-bedroom unit.

Current residents requesting a household composition transfer must be in good standing and current on rent. Residents will receive **(2) transfer preference points** on the waitlist of the bedroom type they are transferring to upon approval. When a unit meeting the tenant's criteria (1-bedroom or 2-bedroom) becomes available and the Tenant is next on the waitlist, they will be offered the opportunity to transfer and provided 3 days to make the decision. The tenant may decline the offer of the unit for any reason and request to remain on the waitlist. If the tenant declines a 2nd offer, they will be removed from the waitlist, but can reapply to the transfer waitlist at their option.

Note that transfers may require the tenant to qualify "as if" a new move-in, or they may be able to transfer over a household's move-in income eligibility status and retain the recertification effective date. The options available to Management are dictated by funding agreements and exceptions cannot be made. Management is available to discuss next steps when a request is received, but may not be able to provide specifics until the unit being offered is known.

- f. **Waitlist organization:** Waitlists at Hazel Heights are organized by unit type, a 1-bedroom waitlist and a 2 bedroom waitlist. Applicants may apply for one or both waitlists, but only during waitlist openings and may not convert their application to the other waitlist. Management organizes the waitlist by total preference points, then by date and time of application. Applicants with a waitlist preference are sorted by date and time before all other applicants. Non-preference applicants are ordered by date and time after all preference applicants.
- g. **Waitlist Closure:** The waitlist may be closed by Management through public notification. Proper notice will be given of intent to close the waitlist and of the estimated date on which the waitlist will re-open.

- h. **Notification:** When units become available, or in anticipation of unit vacancy, Management will notify the next waitlist applicant(s) by phone (and/or email if available) according to the order established in (f) above. Applicants must respond in person or within 3 full business days of the date of contact. Failure to respond in a timely manner will result in the removal of the applicant's name from the waitlist. If more than one applicant is notified of a vacancy, applicants will be considered for residency in the order in which they respond to the notification.
- i. **Applicant responsible for maintaining current information:** It is the Applicant's responsibility to maintain current contact information on file with Management. Waitlist notifications will be by phone and/or email if available, and may also include follow-up by mail. Management is not responsible for applicants failure to receive a phone call or voice mail message (due to full inbox or other), receive email (including if mail goes to junk folder), mail distribution errors, mail being intercepted by others sharing the applicant's mailbox, incorrect addresses reported by Applicant, etc.
- j. **Updates:** CCC will update the waitlist periodically (no less than every 6 months) by requesting applicants confirm their continued interest to remain the waitlist. Contact will be made by the phone and/or email address on record- it is the applicant's responsibility to make sure contact information is current at all times. Applicants are required to confirm their interest with the Hazel Heights leasing office within 3 business days of contact if they wish to remain on the waitlist. Failure to do so will result in removal from the waitlist.
- k. **Refusal of Available Unit:** Applicant may refuse the first vacant unit offered and will remain in their current waitlist position. Management will offer unit to the next ready applicant on the waitlist. Applicant refusal of the second available unit will result in removal of applicant from the waitlist. The applicant is welcome to reapply for the waitlist again whenever it is open.
- l. **Removal from the waitlist:** Applicants will be removed from the waitlist for the following reasons:
 - i. At applicant's written request;
 - ii. Failure to respond to notification of vacant unit within 3 days;
 - iii. Return of any mail sent to the applicant; or
 - iv. For any other reasons mentioned throughout this document.

An applicant will be notified by mail that they have been removed from the waitlist and of the reason for removal.

5. Application

- a. **Complete Application:** When the Applicant is at the top of the waitlist they will be contacted to complete a rental application. Applicant must complete the CCC Housing application within 3 business days of being contacted. A completed application is required for all adult applicants (18 and over). The Applicant household must meet all project eligibility requirements at the time of application. When a vacant unit is available, the applicant will be offered the unit.
 - i. **Screening Fee and Process:** All household members 18 years or older must pay a \$30 screening fee (\$10 Criminal Search, \$20 Rental Reference Search) to CCC at time of application to the Property. The fee charged to the Applicant is the amount charged to Management to obtain the background screening report and is nonrefundable.
- b. **Application Rejection:** Applications will be refused outright when the Applicant:
 - i. Submits an application that is materially incomplete;
 - ii. Fails to include all necessary information, including but not limited to identification and income;
 - iii. Has intentionally withheld or misrepresented required information;
 - iv. Has at least 3 verifiable violations of the Rental Agreement within one year, with the most recent violation occurring within 365 days of the application submission date.
- c. **Supplemental Evidence:** Applicants are encouraged to submit Supplemental Evidence to mitigate any potentially negative screening results. The Supplemental Evidence provided will vary depending on the specific screening concern, and may include:

- i. Applicant statement specifically addressing the issue of concern;
- ii. Letter from parole or probation officer.
- iii. Letter from caseworker, mentor, therapist, counselor, etc.;
- iv. Proof of participation in a substance treatment program;
- v. Certification of trainings completed;
- vi. Letter from an employer, teacher, etc.

All information submitted will be considered as a part of the application review. If the Applicant does not submit Supplemental Evidence at the time of application but is subsequently denied due to not meeting the screening criteria, Management will conduct an Individualized Assessment with the applicant and Supplemental Evidence may be submitted at that time. See Individualized Assessment, below.

- d. **Applicant Screening and Eligibility Determination:** All adult household members are screened against the Project Eligibility Criteria described in Section 2. Above and Project Screening Criteria described in Section 6. below. Within two weeks of evaluating the application, CCC will provide written communication of the determination. The determination will either: 1.) Acceptance; 2.) Conditional acceptance, or; 3.) Denial. If the result is either Conditional Acceptance or Denial, the reason for the decision will be described. If a Denial and Supplemental Evidence was submitted at the point of application, an explanation for why the Supplemental Evidence did not adequately compensate for the factors that informed CCC's decision to reject the application will be provided.
- e. **Security Deposit:** Applicants in Fair Market Units at the Hazel Heights are not required to pay a Security Deposit.
- f. **Rent Payment and Lease Terms:** Upon acceptance, Applicant must agree to pay the rent and abide by the rental agreement required by the program they are participating in.

6. **Project Screening Criteria:** Upon receipt of the rental application, Management will submit Applicant information and identification to Pacific Screening, a third party background screening company. Pacific Screening will conduct a search of public records to determine whether the applicant or any proposed resident or occupant has any conviction or evictions. Convictions include charges pending as of the date of the application; a conviction; a guilty plea; or no contest plea).

- a. **Criminal History:** A single conviction for any of the following (subject to review of Supplemental Evidence, Individualized Assessment, or Appeal process, if applicable) shall be grounds for denial of the rental application at Hazel Heights:
 - i. **Manufacture and/or Delivery of Controlled Substance:** Manufacturing, delivery, or intent to deliver a controlled substance where the date of disposition has occurred in the last 5 years;
 - ii. **Assault:** Assault I and II, where the date of disposition has occurred in the last 4 years.
 - iii. **Murder:** Murder, Attempted Murder, or Criminally Negligent Homicide, where the date of disposition has occurred in the last 10 years.
 - iv. **Arson:** Convicted of or has pled guilty or no contest to any charge of arson at any time during their life.
 - v. **Sex Offenses:** Any household member is subject to a lifetime registration requirement und a state sex offender registration program.
 - vi. **Threat to Health, Safety and Peaceful Enjoyment:** If any applicant has a charge that has not been dismissed at the time the application is submitted, or conviction for any crime, if the conduct for which the applicant was convicted or charged is of a nature that would adversely affect the property of the landlord or a tenant, or that would adversely affect the health, safety or right to peaceful enjoyment of the premises of residents, the landlord or the landlord's agent.
- b. **Negative Rental History:** Previous documented negative rental or program participation history with CCC Housing or other property management company shall be grounds for denial of the rental application at Hazel Heights. Negative rental or program history includes:
 - i. Violent, threatening or aggressive verbal/physical behavior towards Management or other landlord/residents;
 - ii. Evictions in the last 5 years. Eviction actions that were dismissed or resulted in a judgement for the Applicant will not be considered.

- iii. Destruction of property;
- iv. Non-compliance with Rental Agreement
- v. Past due or unpaid balances owed to Management or another landlord in excess of \$500.
 - 1. Amounts exceeding \$500 will require applicant to demonstrate a documented and verified payment plan and continuous compliance with payment plan for at least 3 months. Amounts owed over \$5,000 will require the same documentation in addition to completion of Rent Well Tenant Education Course within last 12 months and is subject to Management assessment of supports in place and any additional supporting documentation.
- vi. Documented 12 months consistent rental history
 - 1. Management will waive this requirement if documentation is provided demonstrating successful completion of Rent Well Tenant Education Course within last 12 months.
- c. **Income Minimum:** Monthly income must be 2.0 times the monthly stated rent (*for example, if monthly rent is \$800, tenant must demonstrate monthly income of at least \$1,600*). Income will be calculated using the cumulative financial resources of all financially responsible applicants, including: earned and unearned wages; rent assistance (non-governmental); and monetary public benefits. Management may count verifiable friend/family assistance when accompanied by a notarized affidavit or other acceptable form of verification. When a local, state or federal government rent voucher or housing subsidy is available to the Applicant, the rent amount will be reduced by the amount of the voucher or subsidy for the purposes of the calculation.

7. Procedure for Denying Ineligible Applicants:

- a. **Applicant Denial:** Applicants may be denied if:
 - i. They are income-ineligible;
 - ii. Household characteristics are not appropriate to available units (see Occupancy Standard, 2.a. above);
 - iii. Applicant does not meet the Project Eligibility Requirements;
 - iv. Applicant does not meet Screening Criteria
- b. **Individualized Assessment-** Whenever negative information is revealed through the background screening that would lead to a denial, CCC will conduct an Individualized Assessment with the Applicant. CCC will consider the following factors when conducting an Individualized Assessment: 1.) The nature and severity of the incidents that would lead to a denial; 2.) The number and type of incidents; 3.) The time that has elapsed since the date the incidents occurred; 4.) the age of the individual at the time the incidents occurred and; 5. evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct, and; 6.) Any rehabilitation efforts. Applicants are encouraged to submit Supplemental Evidence as a part of this process, see 5.c. above. CCC will hold the unit for which the application was received for a reasonable time to complete the review. If the evidence does not satisfactorily address the negative information, CCC will provide a written "Notice of Denial" to the Applicant within 2 weeks providing an explanation of the denial and the reasons why evidence did not compensate for the factors that informed CCC's decision to reject the Applicant.
- c. **Dispute Screening Results:** Applicants have the right to dispute the accuracy of the information provided to Management by a third party screening service. If your application is denied due to information received during the screening process you believe is **incorrect or inaccurate**, you may contact the screening company to obtain a copy of your screening results.

Pacific Screening, Inc. / PO Box 25582 / Portland, OR 97298
 Phone: 503-297-1941, 800-707-1941 / Fax: 503-297-1904, 800-427-0914

- d. **Appeal:** Management will offer applicants that do not meet the Screening Criteria the opportunity to appeal the decision within 30 days of denial of the application. During this period applicants can provide information to correct, refute or explain negative information that formed the basis of CCC's denial. CCC will conduct an Individualized Assessment with two staff members who were not party to the initial denial and either approve or deny the appeal. If the appeal is approved and the unit is no longer vacant, CCC will prequalify the applicant for other rental opportunities at CCC properties for 3 months following the date the appeal is approved. However, the Applicant must be eligible for the unit and may need to provide new income verification or other program related paperwork if it has expired. Management will also waive the Applicant's screening fee for 3 months if the Applicant self-certifies that no conditions have materially changed from those in CCC's approve application.
- e. **Records Retention:** Management retains the following materials on file for at least three years:
 - i. Application
 - ii. Initial rejection notice
 - iii. Any applicant reply
 - iv. Management's final response
 - v. Record of all interviews and verified information on which Management based the decision.

8. Fair Housing and Equal Opportunity Housing Statements

- a. **Fair Housing:** CCC does not discriminate on the basis of race, color, national origin, religion, sex, family status, or disability, and recognizes the following protected classes under local statute: marital status, source of income (State of Oregon), age, sexual orientation (Multnomah County), or gender identity (City of Portland).
- b. **Reasonable Accommodation/Modification:** All persons with a disability have a right to request and be provided a reasonable accommodation or modification at any time, from application through termination/eviction. A reasonable accommodation is a change or exception to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling. A reasonable modification is a structural change made to the premises in order to afford an individual with a disability full enjoyment of the premises. Under Fair Housing laws, a person with a disability is someone with a physical or mental impairment that substantially limits one or more major life activities of the individual, or who has a record or is otherwise regarded as having such an impairment. To request a reasonable accommodation or modification, please contact the Community Manager or the CCC Housing Office.
- c. **Violence Against Women Reauthorization Act of 2013:** CCC recognizes VAWA provisions and its protections. CCC has adopted a policy from the Violence Against Women Reauthorization Act of 2013, for further information please refer to CCC's Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking. The Transfer Plan, as well as domestic violence certification and emergency transfer request forms may be requested from any housing/property's front desk.

Any person needing assistance completing the application process should contact CCC Housing at:

523 NW Everett Street

Portland, OR 97209

(503) 525-8483

Hours: Monday through Friday 8:00am- 5:00pm

Closed holidays and weekends