**SUITABILITY CRITERIA**

 A. It is the PHA’s policy that all applicants will be screened in accordance with HUD regulations **(24 CFR § 960)** and the PHA's Screening Procedures. Otherwise eligible applicants will be screened and those who meet the screening criteria will be considered suitable for housing, as follows:

 1. Past performance in meeting financial obligations, particularly rent, is satisfactory (where nonpayment or late payment of rent has occurred, PHA will take into account extenuating circumstances, such as family illness, loss of job, etc., that may have caused the delinquency).

 2. No record of disturbance of neighbors, destruction of property, or living or housekeeping habits that adversely affect the health, safety or welfare of other residents *(this includes alcohol abuse where the abuse results in behavior which interferes with the health, safety, or right to peaceful enjoyment of premises by other residents)*

 3. No history of criminal activity involving crimes of physical violence to persons or property; possession, sale or use of illegal substances; or any other criminal acts that adversely affect the health, safety or welfare of themselves or other residents

 B. Persons with Disabilities: The PHA may not compel any applicant to reveal information about the nature and extent of an applicant’s disability as a routine part of the application process. However, the PHA may.

 1. ask all applicants whether they need any special features in their units or any special processing (reasonable accommodation) because of a disability *(to qualify for the special unit features or reasonable accommodation, the applicant must document that the family includes someone who needs the unit features or the reasonable accommodation)*

 *2.* ask all applicants whether the head or spouse is a person with a disability for the purposes of qualifying the family for

 a. the $400 disabled familydeduction from income

 b. if a non-elderly family, the deduction of non-reimbursed medical expenses *(unless the head or spouse is documented to be a person with a disability, the family cannot receive this deduction)*

 3. ask all applicants claiming work-related disability expenses to provide documentation of the presence of a person with a disability.

 C. Sexual Orientation/Gender Identity: The PHA may not inquire about the sexual orientation or gender identity as a routine part of the application process. However, this prohibition does not prohibit lawful inquiries made for the purpose of determining the number of bedrooms to which a household may be entitled.

D. The following persons will be denied admission

 1. Persons who have been evicted from any federally-assisted housing because of drug-related criminal activity are ineligible for admission to public housing for a three (3) year period beginning on the date of such eviction. This may be waived by the PHA if

 a. the person demonstrates successful completion of a rehabilitation program approved by the PHA

b. circumstances leading to the eviction no longer exist, e.g., the individual involved in the drug-related activity is no longer in the household because the person has died or is imprisoned.

2. Persons engaging in illegal use of a drug will be denied admission if:

a. The PHA determines that any household member is currently engaging in illegal use of a drug; a household member is "currently engaged in" the criminal activity if the person has engaged in the behavior recently enough to justify a reasonable belief that the behavior is current)

b. If the PHA determines that it has reasonable cause to believe that a household member's illegal use or pattern of illegal use of a drug may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

3. Persons convicted of drug-related criminal activity for manufacture or production of methamphetamines on the premises of federally assisted housing are permanently prohibited from admission.

4. Persons subject to a lifetime registration requirement under a State sex offender registration program are permanently prohibited from admission.

5. Persons who have demonstrated a pattern of alcohol abuse that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.