

**Oroville Housing Authority  
Tenant Selection Criteria**

**For applicants to be approved for housing at the Oroville Gardens Apartments and the Similkameen Park Apartments all persons in the household over the age of 16 must pass the Tenant Selection Criteria screening. The screening is done by a third-party contractor selected by the Oroville Housing Authority. Applicants are responsible for the \$42.00 screening fee. There is no fee to submit a rental application. The Oroville Housing Authority does not accept portable tenant screening.**

**SCORING:** If *THREE* or more *NEGATIVE* items are found in a report, and there are no extenuating circumstances (example: temporary loss of job, medical reasons, family emergencies, etc.), applicant will be denied.

**NEGATIVES: The following items shall be considered negative items Credit:**

- Any credit account with two or more 90-day late payments in the last seven years.
- Any two credit accounts rated as having gone to collection within the last seven (7) years.
- Any two judgments, bankruptcy or lien within the last seven (7) years.

**Investigative:**

- Any rental reference that includes more than two late payments or shows more than 1 NSF Check.
- Any instance of unauthorized pets or people occupying a unit rented to the applicant.

**TERMINALS: The following items shall be considered terminal and sufficient to decline the applicant (s) and household members**

**Credit:**

- Any OPEN bankruptcy.
- Any collection filed by a property management company or landlord.
- A total of \$5,000 or more in unpaid collections in the last seven years (**excluding medical.**)
- Any false or misleading information provided by the applicant on the written application or omission of a material fact.

**Investigative:**

- Negative or Incomplete rental reference / would not re-rent documentation.
- Any collection filed by a property management company from a reference.
- Any Eviction Action and/or any current 3-Day Notice.
  - Any conviction of, or reasonable cause to believe that any illegal drug is currently being used and/or has in the past been used, possessed or sold by any household member.
- Any false or misleading information provided by the applicant on the written application or omission of a material fact.
- Any household member that is a registered or unregistered sex offender.
  - Two (2) or more charges for Domestic Violence (defendant in criminal cases) or charges that are Domestic Violence related, AND/OR two (2) or more petitions filed against the applicant for Orders of Protection (respondent in civil cases).
  - Reasonable likelihood to believe that a household member's illegal use or pattern of illegal use of a drug may interfere with health, safety, or right to peaceful enjoyment of the resident community.
  - Reasonable likelihood that the applicant or those acting under his or her control will interfere with the health, safety, security or the right of peaceful enjoyment of the resident community.
  - Reasonable likelihood that the applicant or those acting under his or her control will cause intentional damage or destruction to the apartment or surrounding premises.

**Criminal (Automatic Denial for both convictions and pending charges):**

Any conviction as follows within 7 years:

Aggravated Assault (1 <sup>st</sup> & 2 <sup>nd</sup> degree)	Assault (1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> degree)	Burglary (1 <sup>st</sup> & 2 <sup>nd</sup> degree)
Vehicle Prowling (1 <sup>st</sup> deg)	Robbery (1 <sup>st</sup> and 2 <sup>nd</sup> degree)	Malicious Mischief (1 <sup>st</sup> degree)
Careless burning (1 <sup>st</sup> deg)	Child Molestation (all counts)	Delivery or sale of illegal drugs (all counts)
Possession of illegal drugs (all counts)		

Any conviction or charge – no time limit:

Registered Sex Offender	Terror Related
Murder	Kidnapping
Manslaughter	Arson