



PUBLIC HOUSING
OPEN WAITLIST
FAQS



Q Are your waitlists first come/first serve? How are they “organized”?

A Our current waitlists are first come/first served, based on application submission date and time.

Q Do you have weight/breed restrictions for "small dogs"?

A Yes – no more than 30 lbs. at adult weight, under 15", and there are prohibited breeds as described in our Pet Policy on our website. Most of the prohibited breeds would normally grow to over 30 lbs. Assistance dogs such as service animals or emotional support animals do not have breed/weight restrictions, and are not subject to a pet deposit.



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Q **What are your screening guidelines for rental history?**

A We are looking for evidence that an individual has the ability to pay their bills on time, keep a safe/sanitary home, and be a good neighbor. We look at the past 3 years. If the rental history is poor (or non-existent) they can provide alternative references as proof of these qualities or showing that they have improved/extenuating circumstances resulted in poor rental history.

Q **What are your screening guidelines for credit?**

A We don't do credit checks, but applicants need to show they will pay rent on time, either through land lord references or alternative credit references they supply. Applicants can provide them if they have a good score as evidence of their ability to pay their bills.



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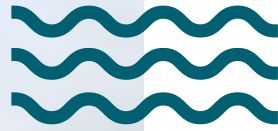


Q What are our screening guidelines for criminal history (in regard to felonies)?

A We look at the past three to five-years, depending upon the severity and number of crimes. Eligibility is determined on a case-by-case evaluation, but typically recent and current drug use and violent behavior resulting in convictions would lead to a denial with a right to an informal hearing. Property crimes usually do not impact eligibility, unless it is arson.

Q Are all Registered Sex Offenders prohibited from Public Housing regardless of level of crime?

A Oregon only has a lifetime register sex offender registry, thus all registered sex offenders in Oregon are lifetime. We are required by HUD to deny all lifetime registered sex offenders.



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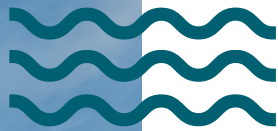


Q What are the income limits to qualify for this unit?

A The income limits are set to 80% AMI (area median income)

For 2021 they are:

- 1 person: \$39,200 per year
- 2 persons: \$44,800 per year
- 3 persons: \$50,400 per year
- 4 persons: \$56,000 per year
- 5 persons: \$60,500 per year
- 6 persons: \$65,000 per year
- 7 persons: \$69,450 per year



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Q How many people can live in each unit?

A The occupancy standard depends on the number of bedrooms:

One Bedroom

Minimum:

Bedroom 1) One Person

Total: 1



Maximum:

Bedroom 1) Two Persons

Living Room) One person

Total: 3



Two Bedroom

Minimum:

Bedroom 1) One Person

Bedroom 2) One Person

Total: 2



Maximum:

Bedroom 1) Two Persons

Bedroom 2) Two Persons

Living Room) One person

Total: 5



Three Bedroom

Minimum:

Bedroom 1) One Person

Bedroom 2) Two Persons

Bedroom 3) One Person

Total: 4



Maximum:

Bedroom 1) Two Persons

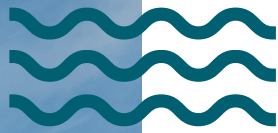
Bedroom 2) Two Persons

Bedroom 3) Two Persons

Living Room) One person

Total: 7





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Q What is a Local Preference?

A Homes for Good has established Local Preferences (LPs), and gives priority to serving these eligible families for placement on our waiting lists. In order to qualify for a local preference, you must meet the criteria and be referred by the Homes for Good-approved entity listed.

Residents can work directly with the local partner to obtain a referral.



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Q What is the definition of “Elderly or Disabled” to qualify for units at McKenzie Village?

A Elderly is age 62 and older.

Disability means a person meets the Social Security definition of a disabled person and is receiving SSI or SSD, or can provide documentation from a qualified professional verifying that he or she meets the definition of a disabled person, according to the Social Security Administration.