



Criteria for Residency

La Salle Apartments
Stewart House

Leland Building
Triangle Building

Livingston-Baker
Western Avenue Senior Housing

Market House

Sanitary Market
Fairley

In the interest of life, safety, health and right to peaceful enjoyment of the property by other residents, as well as life, health and safety of Pike Place Market staff, contractors, subcontractors and guests, the PDA will take into consideration the minimum qualifications below in reviewing all housing applications.

Pike Place Market PDA will further review and/or conduct individual assessment on all applications that appears to fall short of meeting any criteria item to make sure that everyone who needs affordable housing will have equal access to housing opportunity.

APPLICATION

Applicants for Pike Place Market housing are selected generally in chronological order based from current waitlist of the building taking into account all mandated preferences by all government agencies as applicable.

The PDA conducts a background screening for all prospective adult applicants before moving in. We do not accept a comprehensive reusable tenant screening report at this time. In this case, PDA will access its own tenant screening report of prospective tenants at no cost.

INCOME

- You may obtain the current income limit information at the Manager's Office (as applicable)
- All sources of income and assets must be disclosed and verifiable (as applicable)

PROJECT SPECIFIC ELIGIBILITY REQUIREMENT

- You may obtain this information from the residential manager of the building you wish to apply (As applicable)

CREDIT

- Total household debt should not exceed annual household gross income (not including medical bills).
- Credit history that shows no collection or outstanding balance due from rental or housing related activity such as utility payments or property management companies, or eviction.
- Any bankruptcy must be discharged.

PUBLIC RECORD*

In the interest of life, safety, health and right to peaceful enjoyment of the property by other residents, as well as life, health and safety of the Pike Place Market staff, contractors, subcontractors and guests, the PDA **may** deny an application due to a public record/s.

*Individual assessment could be requested from the management to make certain that all applicants who are unable to meet public record criterion are given the chance to access permanent housing opportunity.

RESIDENT HISTORY

- Current and verifiable residential rental and/or housing history or any housing situation
- No prior evictions or unlawful detainer record for the last three (3) years
- No outstanding balance owed to any landlord
- No current Three Day Notice to Vacate

- No more than two legal notices in any twelve (12) month period for any member of applicant's household
- Rent was paid and in a timely manner, applicant was in compliance with facility policies and lease requirements.

REFERENCES

- Two positive landlord references and/or
- Two positive references from social/case workers or counsellors as appropriate

OTHER SCREENING CONSIDERATIONS

- A household must not be currently engaged in illegal use or manufacture of drugs or for which the owner has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.
- There should be no reasonable cause to believe that any household member's behavior, from abuse or pattern of abuse of alcohol may interfere with the health, safety, and right to peaceful enjoyment by other residents.
- There should be no reasonable cause to believe that any household member has a pattern of abusive, threatening, harassing, or hazardous acts or public nuisance behavior that may interfere with the health, safety, and right to peaceful enjoyment by other residents.
- The household member/s must conduct himself/herself in a manner which does not threaten the life, health, and safety of self and other residents, staff or the facility.
- The household member/s must be able to live according to and abide by the terms of their lease agreement alone or with assistance.
- At any time during the application process, any instances of aggressive, abusive, threatening or hostile behavior will stop the application process and may result in denial of application.
- No registered or non-registered sex offender record in any State.

STUDENT

- Households of only full-time students may not qualify for Tax Credit programs
- Other student restrictions may be imposed for HUD qualifying households

DOCUMENTATION

- Valid driver's license or other official identification/age ID for each household member
- Verification of valid Social Security number for each household member

RENT

- Rent or current rent limit information is available at the Manager's Office
- Applicants income should be twice (2x) the amount of rent or able to demonstrate the ability to pay their rent on time.

TERM

Able to fulfill the initial term of lease which is one (1) year (as applicable)

TENANT SELECTION PLAN

Please refer to building Tenant Selection Plan (TSP) for full details of resident criteria and selection standard. This document is available for review at the Manager's office.

All applicants must be able to demonstrate their ability to comply with lease agreement, house rules, building policies and other applicable regulatory requirements associated with the building project.

Failure to meet or pass the above mentioned criteria could result in a denial.

Individual Assessment

Individual assessment could be requested from the management to make certain that all applicants who are unable to meet any of the criterion above are given the chance to access permanent housing opportunity.

Reasonable Accommodation

Pike Place Market PDA will accommodate persons with disabilities who may need an accommodation. Please let us know if you need an accommodation.


Right to Appeal

If you are rejected, you have the right to appeal the decision within 14 days of the receipt of the rejection notice by contacting the management of this property in writing or requesting a meeting. A copy of the Grievance and Appeal Procedure is posted in the site office. You may request a copy of this appeal procedure by contacting the rental office. Persons with disabilities have the right to request reasonable accommodations to participate in the informal hearing process.

Received by : _____
Print - Name of Applicant

Signature of Applicant

Date : _____

<p>Property Name: Pike Place Market PDA</p> <p>PDA504 Coordinator Name: Elsie N. Janson</p>	<p>does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). We do business in accordance with the Federal Fair Housing Act and provide persons with disabilities reasonable accommodation upon request. TTY# (for hearing impaired) 711. Persons with language barriers may request or arrange interpretation alternatives or services based on the property's LEP Policy.</p>	
<p>Address: 85 Pike St. #500, Seattle, WA 98101</p>		<p>Telephone # (206) 774-5250</p>

Pike Place Market PDA is an equal housing access provider. We are open to all eligible individuals and families regardless of sexual orientation, gender identity or marital status.

Pike Place Market PDA is an equal opportunity housing provider. We do not discriminate against any person because of race, color, religion, Sex, Handicap, familial status or national origin.

In addition, we also give equal access and housing opportunity to all individuals regardless of age, political ideology, creed, ancestry, military status, Section 8 or other subsidy programs, alternative sources of income and association. This property does not condone any harassment or retaliatory actions against anyone including housing applicants, tenants or PDA staff.