Twelve months of verifiable contractual rental history within the past 2 years from a third party landlord or home ownership is requested.  Applicants without rental history may be admitted, depending on the circumstances, at the discretion of Cascadia Housing considering such things as positive references, criminal background of applicant and income stability.

Cascadia Housing Inc. prohibits the admission of:

A. Any household containing a member(s) who was evicted in the last 2 years.

B. Any household containing a member(s) who has unpaid rent or damages above $500 to a previous landlord.

C. Any applicant who has been a previous tenant at a Cascadia Property and left owing any balance.

D. A household in which any member is currently engaged in illegal use 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; and

F. Any household member, if there is reasonable cause to believe that 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. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

E. Any household member who is subject to a state sex offender lifetime registration requirement (Verified by the Dru Sjodin or Pacific Screening website at the time of application)

G. Any household member who has had a conviction, guilty plea, or no contest plea to any of the following:

1. Any sex crimes; or

2. Felonies involving death, arson, drug related offenses (sale, manufacture, distribution, delivery or possession with intent to sell); or

3. Any other felony, or any misdemeanor involving: serious injury, extensive property damage, assault, weapons charges, kidnapping, or drug related convictions where the latest to occur of disposition, release, or completion of parole have occurred within the last 5 years; or

4. Any misdemeanor involving theft, dishonesty, prostitution, obscenity and related violations (ORS 167.060 through 167.100) where the latest to occur of disposition, release or completion of parole within the last one (1) year; or

5. Any other criminal activity that would threaten the health or safety of the PHA or Owner or any employee, contractor, subcontractor or agent of the PHA or Owner who is involved in housing operations.

All open criminal cases or outstanding warrants in the above categories will require the application to be held until final resolution is made by the courts. No unit will be held awaiting resolution of pending cases. Applicants will remain on the waitlist pending the outcome of the open case. Applicants with pending criminal charges may request an appeal if denied.

H. Before denying an applicant based on their criminal history, the following will be considered: the grade of the offense; time since commission; other convictions; evidence of continuing danger; inquiries to parole or probation; current criminal involvement; and drug or alcohol use/or recovery programs in which the applicant is involved. **Please refer to tenant selection policy for information on appealing a denial based on criminal convictions.**