

Resident Selection Criteria/Park Towers Apartments

A rental application, credit and criminal report must be processed on all prospective residents 18 years of age or older. Each applicant must provide a valid, local, state or federal government issued photo identification and each household member must provide a valid social security card.

All prospective residents must provide current and past rental information including any out of state residences in the past five (5) years. If a prospective resident does not have a rental history; they are required to provide a minimum of two (2) personal references, not family members and the Housing Authority reserves the right to have a third party perform a background check.

A criminal history involving crimes of physical violence to a person or property; a record other criminal acts, or a history/pattern of alcohol abuse will be evaluated by the Hutchinson HRA.

A home visit may be conducted to inspect the cleanliness and care of appliances and rooms.

OCCUPANCY GUIDELINES

- 1BR Maximum occupancy is 2 provided it is an elderly/disabled family.
- 1BR Maximum occupancy is 1 for a single person family.
- 2BR Maximum occupancy is 2 for elderly/disable family.

ELIGIBILITY/WAITING LIST PREFERENCE

- Elderly – any family whose head is 62 years old or older.
- Near elderly – any family whose head is 50 years and below 62 years.
- Disabled – any family whose head is a person with a disability, whether physical or emotional as defined by Social Security.
- Displaced – any family whose head has been displaced by a government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster.
- Single – any person who is not

GROUND FOR DENIAL (but not limited to)

- Does not meet any one or more of the occupancy guidelines or eligibility criteria;
- Does not supply necessary documentation required by the application process;
- Does not have the ability to maintain (with assistance) their housing in a decent and safe condition;
- Cannot live independently with services;
- Having a history of criminal activity;
- Having a negative rental reference such as history of disturbing neighbors or destruction to property;
- Having a history of alcohol abuse and/or illegal use of a controlled substance that provides reasonable cause that this pattern will continue; and
- Anyone who has a lifetime registration under the state sex offender registration program.