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infestation by pests or other resident-caused conditions or practices which would diminish the applicant's ability to meet GHA's lease obligations, the applicant household will be considered to have failed GHA's resident selection criteria.

c. **Police and Court Records Check.** GHA will obtain or have the applicant obtain police and court records for all adult members of the applicant family for evidence of behavior which is relevant to the resident selection criteria outlined herein. -.

d. Credit Reports. GHA may obtain credit reports on all adult family members to determine the household's history of meeting financial obligations, especially rent and utilities. Lack of credit history will not, in itself, cause an applicant to fail this criteria.

5. Sources of Information. Sources of information that GHA may use include but are not limited to:

a. Present and prior landlords or housing providers.

b. Home visits.

c. Present and former neighbors.

d. Present and former employers.

e. Credit bureaus. f. Landlord Record services, where applicable.

g. Social workers, school officials, drug and alcohol treatment centers, clinics, health care providers and clergy, guidance counselors and school officials.

h. Police departments, parole officers and court records.

i. Department of Economic Security, Internal Revenue Service.

6. GHA staff will be the final judge of what constitutes adequate and credible information. If there are sufficient doubts with respect to the veracity, credibility, or reliability of any information received, GHA retains the right to pursue alternative sources of information until satisfied that the information received is the best available.

7. In the event that GHA receives adverse and unfavorable information regarding an applicant household" consideration will be given to the time, nature and extent of the applicant's conduct and to factors which might indicate a reasonable probability of favorable future conduct and that certain undesirable behavior will not be repeated. In making this consideration, GHA shall consider all relevant circumstances including:

a. the severity of the potentially disqualifying behavior or conduct;

b. the amount of time which has elapsed since the occurrence of such behavior or conduct;

c. the degree of danger, if any, to the health, safety, and security of others or to the security of the property of ...

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others or to the physical conditions of the housing development and its common areas if the behavior or conduct recurred;

d. the likelihood that the behavior or conduct in the future will be substantially improved.

8. Applicants who fail any of the resident selection criteria will be sent a Notice of Rejection. These applicants will be considered ineligible for housing at GHA for a period of one (1) year from the Notice of Rejection. After the one year period, these applicants may reapply for housing, subject to all conditions outlined herein.
9. The Housing Authority shall maintain a record of all applicants determined ineligible as a result of the 1(,5 L failure to meet its Resident Selection Criteria with an indication of the specific reason(s) for the determination of ineligibility .

Documenting Findings

An authorized representative of the PHA shall document any pertinent information received relative to the following:

Criminal Activity -includes the activities listed in the definition of criminal activity in this Chapter.

Pattern of Violent Behavior -includes evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy of neighbors.

Pattern of Drug Use -includes a determination by the PHA that the applicant has exhibited a pattern of illegal use of a controlled substance which might interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

Drug-Related Criminal Activity -includes a determination by the PHA that the applicant has been involved in the illegal manufacture, sale, distribution, use or possession of a controlled substance.

Pattern of Alcohol Abuse -includes a determination by the PHA that the applicant's pattern of alcohol abuse might interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

Initiating Threats -or behaving in a manner indicating an intent to assault employees or other tenants.

Abandonment of a Public Housing Unit -without advising PHA officials so that staff may secure the unit and protect its property from vandalism.

Non-Payment of Rightful Obligations -including rent and/or utilities and other charges owed to the PHA [or any other PHA].

Intentionally Falsifying an Application for Leasing -including uttering or otherwise providing false information about family income and size, using an alias on the application for housing, or making any other material false statement or omission intended to mislead.

Record of Serious Disturbances of neighbor Destruction of Property Other Disruptive or Dangerous Behavior -consists of patterns of behavior which endanger the life, safety, or welfare of other persons by p.. physical violence, gross negligence or irresponsibility; which damage the equipment or premises in which the applicant resides, or which are seriously disturbing to neighbors or disrupt sound family and