

Attachment 9: Sample “Second Chance” Tenant Selection Policy

Eligibility for Second Chance is reserved for those who do not meet Reasonable Accommodation criteria, but have worked on issues that have interfered with maintaining permanent housing in the past. Many prospective residents will not meet the Selection Criteria for tenancy. They may have unacceptable credit or criminal backgrounds or histories of evictions. However, Property Management Company will afford a “second chance” to individuals who have experienced troubling circumstances and have made concerted efforts to address and resolve former problems.

Individuals who do not meet the Selection Criteria will be referred by Property Management Company to a Public Agency Housing Specialist. Meeting with the Housing Specialist is not mandatory but is required if the prospective tenant wishes to take advantage of the Second Chance policy.

The Housing Specialist will work with the prospective tenant to:

- Identify the past history that led to the problem
- Identify the steps that the individual has taken to resolve the problem and its underlying causes
- Obtain evidence that the individual has made a clear commitment to change
- Work with the individual to develop a plan that will remain in force during the individual’s residency at Property and that will minimize the possibility of a recurring problem

Based on the above information, the Housing Specialist may issue a recommendation to Property Management Company that it waive the criteria that prevented tenancy from being offered. No individual will be offered tenancy in Property without being interviewed and screened by Property Management Company.

If the applicant does not qualify for Second Chance, Property Management company will notify in writing.

Please follow this link for further guidance on Tenant Selection Plans and Fair Housing from NCHFA:
<https://ncsecondchance.org/wp-content/uploads/2018/01/TenantSelectionPlanPolicy.pdf>