

BELLWETHER HOUSING
CRIMINAL CONVICTIONS SCREENING CRITERIA

Previous Criteria	Criteria Effective 5/15/15
Bellwether screens for criminal history of all adults in the household and all minor children between the ages of 14 and 17 years old.	
Waiting periods are calculated from last date of court or supervisory contact for the conviction; probation, parole or supervision must be completed.	Waiting periods are calculated from the date of conviction.
ANY current charges which have not reached disposition, or if charges are pending for any reason.	Bellwether will reject all applications if the applicant is facing current or pending charges for offenses that, if convicted, would result in an application denial.
Without limiting Bellwether’s ability to reject an applicant for current, past, or pending criminal charges, if the applicant, or any member of the applicant’s household who will be living in the unit, has a record which may fall under the following list of described criminal acts, the application will be rejected:	
<p>ANY sex offenses or offenses requiring applicant or any member of applicant’s household to register as a sex offender.</p> <p>ANY convictions involving methamphetamines.</p> <p>ANY felony convictions within the last seven (7) years.</p> <p>ANY convictions for possession of controlled substances in the last three (3) years.</p> <p>ANY gross misdemeanor or misdemeanor convictions in the last two (2) years.</p> <p>Two (2) or more assault charges equivalent to Washington State elements for assault IV (gross misdemeanor) in the last seven (7) years.</p>	<p>Conviction for any sex offense or offenses requiring applicant or any member of applicant’s household to register as a sex offender.</p> <p>Any conviction for the production, sale, or distribution of methamphetamines, or any eviction from housing for methamphetamine activity.</p> <p>Current use of illegal drugs.</p> <p>Conviction for murder or homicide within the past 20 years. Applicants with a murder or manslaughter conviction (regardless of conviction date) must obtain an approved individual assessment prior to applying for a unit.</p> <p>Conviction for any of the following within the past 10 years:</p> <ul style="list-style-type: none"> • Arson • Armed Robbery • Kidnapping • Manslaughter • Sexual Assault • Four or more assaults of any kind • Explosives/incendiary device

	<ul style="list-style-type: none"> • Leading organized crime • Extortion • Human trafficking • Drug manufacturing, trafficking or distribution • Attempt to commit one of the above crimes <p>Conviction for any of the following within the past 7 years:</p> <ul style="list-style-type: none"> • Conviction of a hate crime • Felony stalking or harassment • Promoting prostitution (pimping) • Felony theft, fraud, or forgery • Two or more felony assaults • Two or more convictions for other felonies involving violence or weapons <p>Conviction for any of the following within the past 5 years:</p> <ul style="list-style-type: none"> • Any drug related felony not listed above • Three or more drug-related convictions of any kind (felony and/or misdemeanor) • One felony assault or two or more misdemeanor assaults • Domestic Abuse or violation of No Contact order • Permitting and Patronizing Prostitution • Prostitution • Unlawful possession, use, or display of a firearm • Robbery • Burglary • Identity theft
	<p>In addition to the criteria listed above, Bellwether reserves the right to deny an application for any criminal conviction or pattern of convictions it deems may pose a threat to the property or the health, safety, or welfare of residents, the public or staff.</p>
<p>Note: The word "Convictions" as used herein include: dispositions without a finding, deferred sentences, special sex offender treatment option, drug offender treatment option, dispositional continuances, juvenile offenses, and any other disposition where a finding of guilt or admission of wrongdoing, "nolo contendere," no contest, Alford plea, or other admission that was entered in the court record.</p>	
<p>No victim/survivor of domestic violence will be denied housing based solely on their status as a victim of domestic violence.</p>	
<p>In joint applications, the failure of one applicant to meet all application qualifying criteria is grounds to deny all household members in the application.</p>	



Individual Assessment Procedure for Criminal Convictions

Applicants who do not meet Bellwether's Criminal Convictions and Pending Charges criteria may request an Individual Assessment prior to submitting an apartment application. If allowed, the conviction(s) or pending charge(s) will not affect your eligibility when applying for a Bellwether apartment.

Applicants with murder or manslaughter convictions (regardless of conviction date) must obtain an approved individual assessment prior to applying for a unit.

To request an Individual Assessment, you must provide the following documents at a minimum. There is no maximum to the number of documents you may submit, and it is recommended that you submit as many documents as required to wholly explain your criminal history and proof that you have sufficiently rehabilitated and are not at risk of reoffending.

Individual Assessment applications should be addressed to the Director of Property Management and submitted to Bellwether's Administrative Office. You will receive a written response regarding your application within two weeks from the date we receive your application. Incomplete applications will not be reviewed. Mail or drop off your application to:

Bellwether Housing
Attn: Director of Property Management
1651 Bellevue Avenue
Seattle, WA 98122

Required:

- **Personal Statement:** Outline the circumstances of your arrest(s) and conviction(s), how you have repaid your debt to society, the steps you have taken to rehabilitate yourself, and why you should not be considered at risk of reoffending.
- **Completed ACRAnet Background Screening Application (attached) and Payment (\$30 check or money order made out to "ACRAnet").** Application must be completely filled out and disclose all living history for the previous three years without gaps.
- **Police Report(s) or Incident Report(s) related to your conviction(s)**
- **At Least 3 Additional Documents from the List Below**

Preferred:

- **Certificate(s) Showing Completion of or Participation in Rehabilitation Program(s)**
- **Proof of Enrollment in School or Training Program or Diploma**
- **Proof of Stable Routine** Such as current consistent employment, volunteer work, program participation, etc.

Acceptable:

- **Letters of Recommendation or Statements** from Social Workers, Parole Officers, Judges, Advocates, Employers, etc.