

## Criminal History Policy

- In compliance with the Fair Chance in Housing Act, Applicant will not be asked about criminal history before a conditional offer is made, except for whether the Applicant is subject to a lifetime registration requirement under a State sex offender registry, or whether the Applicant was ever convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of federally assisted housing.
- Following the conditional offer, eligibility criteria include the review and consideration of criminal history, to the full extent permitted under the Fair Chance in Housing Act and/or other applicable laws. Applicant may provide evidence demonstrating inaccuracies within the applicant's criminal record or evidence of rehabilitation or other mitigating factors.
- An individualized assessment will be performed and the following factors will be considered: (a) the nature and severity of the criminal offense; (b) the age of the applicant at the time of the occurrence of the criminal offense; (c) the time which has elapsed since the occurrence of the criminal offense; (d) any information produced by the applicant, or produced on the applicant's behalf, in regard to the applicant's rehabilitation and good conduct since the occurrence of the criminal offense; (e) the degree to which the criminal offense, if it reoccurred, would negatively impact the safety of the housing provider's other tenants or property; and (f) whether the criminal offense occurred on or was connected to property that was rented or leased by the applicant.
- If the conditional offer is withdrawn for criminal history, Applicant will be provided with written notification that includes, with specificity, the reason or reasons for the withdrawal of the conditional offer and an opportunity to appeal the denial by providing evidence demonstrating inaccuracies within the applicant's criminal record or evidence of rehabilitation or other mitigating factors.
- Nothing set forth in this Criminal History Policy should be construed to be a guaranty by us that residents of this community have not been convicted or plead guilty or "no contest" to any misdemeanor or felony (other jurisdictions) or a petty disorderly person offense, disorderly person offense or crime (N.J) involving sexual misconduct.
- Any person who believes a violation of the Fair Chance in Housing Act has occurred may contact the New Jersey Division on Civil Rights at 1-866-405-3050 or online at [www.NJCivilRights.gov](http://www.NJCivilRights.gov) and may file a complaint with the DCR within 180 days of the incident.