

**DHCD TENANT SELECTION
ADJUDICATORY HEARING
DECISION INDEX
VOLUME III**

Includes all decisions made between November 7, 1997 and May 18, 1998.
Requests for copies of cases should be made by case number.
All identifying information will be deleted from copies provided.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
11/12/1997	693	Unqualified	Dismissed	Applicant failed to appear at hearing.
11/13/1997	581	Unqualified	Remanded to LHA	Son in DYS pending trial for murder and armed robbery. Landlord reference said graffiti in hallway. Applicant says son won't be part of household. LHA wants proof that son won't reside if released.
11/19/1997	667	Unqualified	Remanded to LHA	Landlord reference said Applicant's boyfriend arrested in apartment for drugs. Landlord also said that Applicant referred two other people to him as tenants who were involved with drugs. Landlord reference further stated that Applicant left without notice and left junk behind when she vacated. Someone with the same name as Applicant's son's father was reported in the newspaper as arrested for drugs. Another newspaper article said Applicant herself was arrested for conspiracy to violate drug laws after the private conference.
11/19/1997	677	Ineligible	Dismissed	Applicant wanted to assume lease of deceased mother. Apartment was in federally subsidized housing.
11/25/1997	469	Unqualified	Upheld LHA	Poor landlord references. 7 Offenses between 86-94.
11/28/1997	718	Priority	Dismissed	Applicant withdrew request for review.
12/01/1997	707	Withdrawn	Dismissed	Applicant withdrew request for review.
12/04/1997	710	Priority	Dismissed	Applicant withdrew request fro review.
12/04/1997	709	Unqualified	Dismissed	Applicant failed to appear at hearing.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
12/10/1997	670	Withdrawn	Overtured LHA	Applicant failed to appear at eligibility interview. He failed to receive notice of the interview until after the the time that he was supposed to appear. LHA claimed that applicant had moved and failed to provide address. Applicant stated that he supplied an additional address where he might be reached.
12/10/1997	672	Withdrawn	Upheld LHA	Applicant failed to provide landlord references. At DHCD hearing she provided two documents; one unverifiable, the other a patent fraud.
12/11/1997	706	Unqualified	Dismissed	Applicant applied to become member of existing tenant household. Pursuant to DHCD reg. only appeal is grievance hearing.
12/15/1997	657	Unqualified	Remanded to LHA	Case not ripe for review. No private conference decision had issued.
12/23/1997	687	Unqualified	Upheld LHA	Applicant had criminal record for A & B on a public servant and Trespassing which occurred 3+ years prior to application.
12/29/1997	691		Dismissed	Applicant withdrew request for review.
01/02/1998	702	Unqualified	Dismissed	Applicant applied for federal housing only.
01/06/1998	658	Unqualified	Upheld LHA	Applicant was former tenant of the LHA who had left without notice and without paying rent.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
01/12/1998	643	Unqualified	Upheld LHA	Applicant found unqualified based on prior Landlord reference which was comprehensive, and described some 18 lease violations and management attempts to refer her to substance abuse programs. Applicant refused and continues to refuse all social services. Her testimony at the hearing was not credible.
01/13/1998	712	Withdrawn	Remanded to LHA	Applicant refused offer of housing and LHA put application on bottom of waiting list. Applicant has disability which requires him to live close to family, friends, church and other community support systems. LHA failed to consider reasonable accomodation on the basis of disability.
01/21/1998	703	Unqualified	Dismissed	Applicant withdrew request for review.
01/21/1998	713		Dismissed	Applicant withdrew request for review.
01/29/1998	694	Ineligible	Upheld LHA	Applicant had 5 year old CORI for Possession of Marihuana and Cocaine; B & E, Destruction of Property, and multiple violations of the Abuse Prevention Act, all within a two year period.
02/03/1998	690	Withdrawn	Overturned LHA	Applicant failed to respond to offer of housing. Post Office returned offer letter. However, subsequently a Notice of Withdrawal sent to same address was received by Applicant. Inadequate evidence presented to find that Applicant had changed address without notifying the LHA.
02/03/1998	728		Dismissed	Applicant withdrew request for review.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
02/05/1998	721	Unqualified	Remanded to LHA	Applicant disqualified based on poor Landlord reference: damage & nonpayment, as well as owing money to LHA that administered Section 8 Certificate. No damage claimed by Landlord. LHA paid in full. Applicant claimed rent withholding.
02/09/1998	717	Priority	Upheld LHA	Applicant evicted for breach of Agreement for Judgment in nonpayment case. Court found that Applicant caused disturbances by allowing a certain man into the premises.
02/13/1998	689	Unqualified	Upheld LHA	Applicant for project based MRVP. Had CORI: 20 convictions of larceny by check, Possession of Class B Cocaine and Possession with Intent to Distribute, all within past 6 years. Larceny convictions took place after recovery from substance abuse.
02/17/1998	711	Priority	Upheld LHA	Applicant agreed to vacate in cause eviction case. Agreement stipulated that eviction was "not for fault." Priority status only granted for "no fault" evictions under LHA's TSP. If eviction was for cause, then applicant not eligible for Priority status. If there was no cause to evict, then the Applicant vacated vountarily. Either way the situation failed to meet the criteria for Priority status.
02/20/1998	724	Unqualified	Dismissed	Applicant failed to appear for hearing.
02/23/1998	716	Unqualified	Upheld LHA	Applicant evicted from previous tenancy by injunction for illegal drug possession two years prior to application.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
02/24/1998	692	Unqualified	Upheld LHA	Applicant convicted of conspiracy to violate the Controlled Substances Act and Possession of Cocaine with Intent to Distribute 6 years prior to hearing.
03/04/1998	634	Unqualified	Upheld LHA	Applicant had 26 year criminal history with most recent offense occurring in 1988.
03/05/1998	726	Unqualified	Dismissed	Applicant failed to appear at hearing.
03/06/1998	720	Ineligible	Dismissed	Applicant withdrew request for review.
03/10/1998	731	Unqualified	Upheld LHA	Applicant had CORI for Larceny, Uttering & Forgery. Husband had CORI for A & B, Larceny, and multiple MV infractions. Minor son in DYS custody for delinquency.
03/10/1998	725	Unqualified	Upheld LHA	Applicant's daughter, a member of her household, had criminal history of prostitution and drug offenses (18 convictions between 1991-1996). Was arrested two days before hearing for prostitution.
03/10/1998	700	Withdrawn	Upheld LHA	Applicant failed to provide third party verification of housing history.
03/31/1998	719	Withdrawn	Upheld LHA	Applicant refused offer of housing because it was not close enough to his temple to allow him to walk to services on the sabbath, a religious requirement. LHA put his application at the bottom of the waiting list without any preference or priority.
03/31/1998	738	Priority	Dismissed	Applicant failed to appear at hearing.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
03/31/1998	732	Unqualified	Upheld LHA	Applicant owed debt to LHA for eviction costs. She was evicted by the LHA for illegal drug activity less than 5 years prior to her application.
04/03/1998	734	Unqualified	Dismissed	Case settled.
04/06/1998	736	Priority	Upheld LHA	LHA denied Exceptional Case Status to application. Applicant claimed "Abusive Situation," but did not meet definition of "Exceptional Case Applicant" because there was no significant and direct threat to her life or safety. Applicant had voluntarily agreed to sell house and vacate because she couldn't afford the mortgage.
04/08/1998	753	Unqualified	Dismissed	Applicant withdrew request for review.
04/13/1998	663	Unqualified	Upheld LHA	Applicant intentionally failed to list tenancy in which he resided from 1986-1993 on his application.
04/13/1998	743	Withdrawn	Dismissed	Case moot; Applicant offered housing.
04/21/1998	727	Unqualified	Upheld LHA	Applicant had two bad prior landlord references for nonpayment of rent, poor housekeeping and damage.
04/21/1998	697	Unqualified	Overtured LHA	Applicant disqualified because her mother failed to pay rent during a Section 8 tenancy, and because her mother reported her has a member of the household when she wasn't living with her.
04/21/1998	678		Dismissed	Applicant only applied for federally subsidized housing. DHCD has no jurisdiction.

From 11/07/1997 To 05/18/1998

Dates	Case #	Type	Outcome	Summary
04/23/1998	696	Unqualified	Upheld LHA	Applicant was a former Section 8 tenant who left owing rent and who caused damage to the premises. City Inspectional Services had also cited the Applicant for unsanitary conditions.
05/08/1998	751	Unqualified	Upheld LHA	Applicant failed to disclose two previous tenancies. When contacted, Landlords gave bad references.
05/14/1998	754	Unqualified	Dismissed	Applicant failed to appear for hearing.
05/15/1998	741	Unqualified	Upheld LHA	Applicant failed to pay rent and utilities at prior tenancy. Couldn't prove she was paying rent and utilities at current residence. Didn't show paying over 50% of income at either residence.
05/18/1998	729	Priority	Upheld LHA	Applicant came to the US in 1995 and lived at the same address with a friend since that time. Did not meet definition of "Homeless" in LHA's plan.

