

# Park Place Apartments

16480 Del Monte Ave Morgan Hill, CA 95037  
Office (408) 779-4361  
PKP-Management@eahhousing.org  
WAITING LIST OPEN



**EAH HOUSING**

A roof is just the beginning

Park Place  
Apartments  
Leasing Office:  
16480 Del Monte  
Ave \* Morgan Hill  
CA 95037

Phone: (408) 779-4361  
Fax: (408) 612-8740  
TDD: 1-800 545-1833  
EXT.482  
TTY: 1-800 735-2929  
E-mail:  
PKP-Management@  
eahhousing.org

**Immediate  
Openings**



Park Place Apartments is a 112 Unit "Affordable" Housing Community centrally located in the charming town of Morgan Hill. Park Place offer families the feel of a quiet country living with urban conveniences nearby.

Park Place offers access to outdoor community area such as playground & basketball court. Indoors, there is a community room & computer learning center. Park Place offers a service coordinator which provide after-school programs, summer & holiday events.

It is situated in a park-like setting with grassy areas and tree-lined walkways close to bike and hiking trails. These fabulous Townhomes consist of 2, 3, 4 & 5 bedrooms with 1 - 1/2 & 2 baths, Washer/Dryer hook-ups, covered parking, air conditioning & private fenced backyards.

Park Place is close to downtown which offers shopping, casual & fine dining, Farmers Market & a Recreational center. Conveniently located minutes to Hwy 101, VTA and Amtrak

Apply On-Line at: [eahhousing.org](http://eahhousing.org)  
Find Housing → & "Apartment Search" →  
Search terms (enter) "Park Place" → Follow Link for  
Our digital "Application"

Waiting List Open	All size units	50 % and 60% AMI Rent Range
2 Bedroom Apartment	896 Sq. Ft	\$2,006—\$ 2,421
3 Bedroom Apartment	1076 Sq. Ft	\$2,314—\$ 2,793
4 Bedroom Apartment	1288 Sq. Ft	\$2,570—\$ 3,105
5 Bedroom Apartment	1400 Sq. Ft	\$2,830—\$ 3,420
Office Hours Monday—Friday 9:00 am—4:00 pm	Section 8 Welcomed	Minimum & Maximum Income limits apply. Application Fee of \$46.00 (non-Refundable) per Household member 18 & older. Credit/Criminal

***Call and we will be happy to answer any questions.***

The Mission of EAH Housing is to expand the range of opportunities for all by developing, managing, and promoting quality affordable housing and diverse communities.

Park Place does not discriminate on the basis of disability status in the admission, access to, treatment of or employment in its federally assisted programs and activities. Professionally managed by EAH Housing, communities. EAH Housing | CalBRE Lic. UU853495 | HI Lic. KB-16985

## Park Place Move-In Qualification Sheet Effective 6-11-2024

Unit Type & Area Median Income (AMI) Designation	Minimum Income (2.5 times of 12 mo. max rent)	Maximum Income (Most Restrictive of HCD or CTCAC)	Rent (less utilities)
3-BR 30% AMI Project based Sec 8	N/A	\$38,730 (1 Person) \$44,250 (2 Persons) \$49,770 (3 Persons) \$55,290 (4 Persons) \$59,730 (5 Persons)	30% of adjusted annual income divided by 12
4-BR 30% AMI Project based Sec 8	N/A	\$64,140 (6 Persons) \$68,140 (7 Persons) \$72,990 (8 Persons)	30% of adjusted annual income divided by 12
5-BR 30% AMI Project based Sec 8	N/A	\$77,400 (9 Persons) \$81,840 (10 Persons) \$86,250 (11 Persons)	30% of adjusted annual income divided by 12
2-BR 50% AMI	\$60,180	\$64,550 (1 Persons) \$73,750 (2 Persons) \$82,950 (3 Persons) \$92,150 (4 Persons) \$99,550 (5 Persons)	\$2,006
3-BR 50% AMI	\$69,420	\$106,900 (6 Persons) \$114,300 (7 Persons)	\$2,314
4-BR 50% AMI	\$77,100	\$121,650 (8 Persons) \$129,000 (9 Persons)	\$2,570
5-BR 50% AMI	\$84,900	\$136,400 (10 Persons) \$143,750 (11 Persons)	\$2,830
2-BR 60% AMI	\$72,630	\$77,460 (1 Person) \$88,500 (2 Persons) \$99,540 (3 Persons) \$110,580 (4 Persons) \$119,460 (5 Persons)	\$2,421
3-BR 60% AMI	\$83,790	\$128,280 (6 Persons) \$137,160 (7 Persons)	\$2,793
4-BR 60% AMI	\$93,150	\$145,980 (8 Persons) \$154,800 (9 Persons)	\$3,105
5-BR 60% AMI	\$102,600	\$163,680 (10 Persons) \$172,500 (11 Persons)	\$3,420

Park Place Apartments  
16480 Del Monte Ave Morgan Hill, CA  
95037  
Accepting Applications

**Office (408) 779-4361 Fax (408) 612-8740**  
**Email: PKP-Management@EAHhousing.org**

Park Place is accepting applications for our  
Two (2) Three (3) Four (4) and Five (5) Bedroom Townhomes.

Call to schedule an appointment

To help us process your application, we have listed the documents you will need to bring to your appointment. Provide what is applicable for all household members 18 and over.

- Employer's name, address, and phone number for all employed family members.*
- Verification of full-time student education (if over 18 years of age)*
- Paycheck stubs for the last 4 months – must be consecutive*
- Statements of Unemployment benefits.p*
- Statements of alimony and/or child support*
- Statements of Social Security (SSA), SSI, Pension and Disability payments*
- All other types of income or assets that your family possesses.*
- Checking account statements for last six months*
- Saving account statements for last six months*
- Copies or statements life insurance*
- Copies of 2023 / 2024 Tax Returns*
- 401K, CalPERS, etc.*
- Verification of full-time student education (if over 18 years of age)*
- Photo ID for all adult household members aged 18 and above*
- Birth certificates for all household members*
- Social Security cards or I-TINs for all household members*
- 46.00 fee for each adult household member listed on the application for a max of \$138.00. (We do not accept cash).*

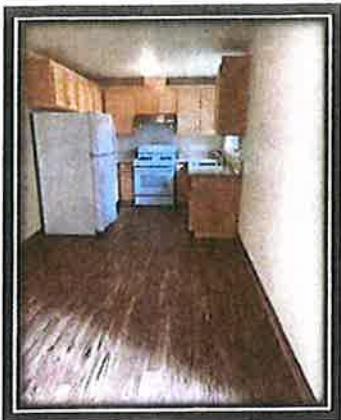
***EQUAL HOUSING OPPORTUNITY***

It is the policy of EAH, Inc. not to discriminate against any person because of that person's race, color, religious creed, sex (gender), sexual orientation, marital status, national origin, ancestry, familial status (households with children under the age of 18), source of

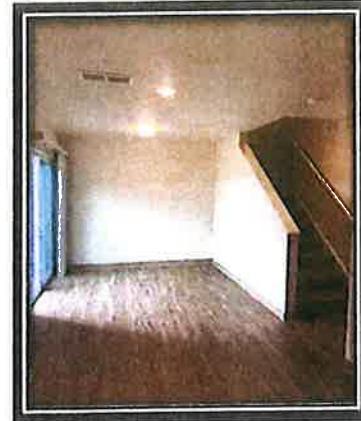


# Park Place

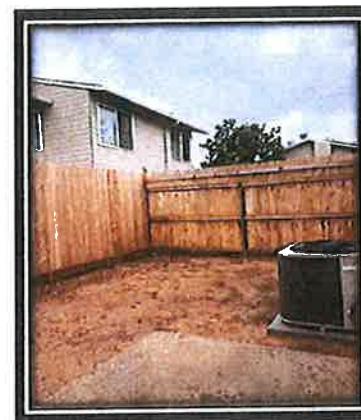
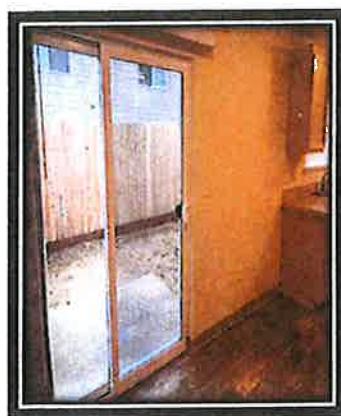
Kitchen



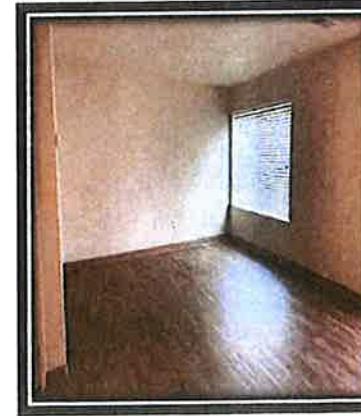
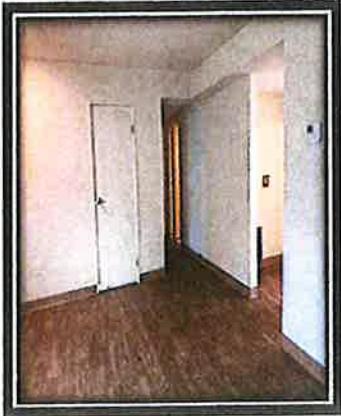
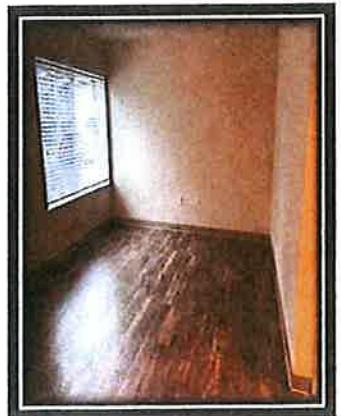
Dining Room



Private Patio



Living Room Area + Hallway



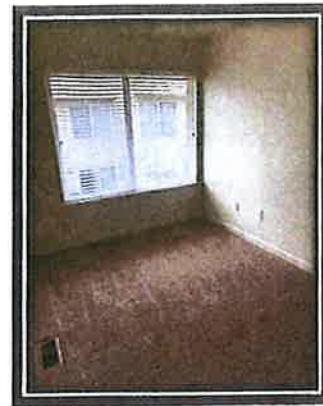
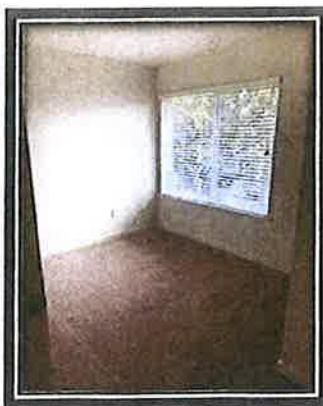
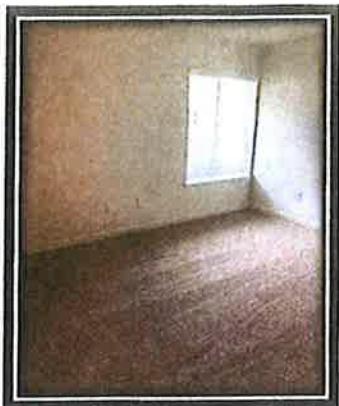
Professionally managed by EAH housing.

A non-profit housing corporation. Creating community by developing, managing and promoting quality affordable housing.

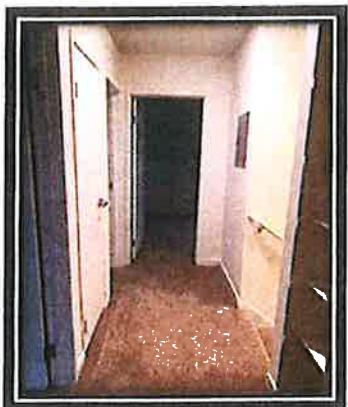


# Park Place

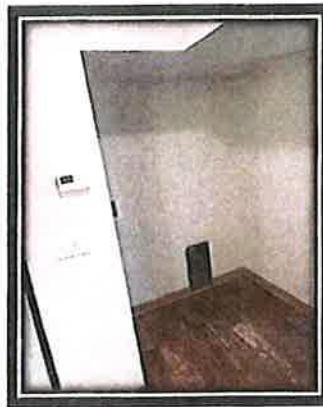
## Bedrooms (Large Windows)



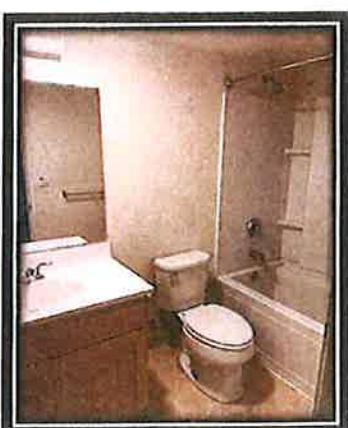
Upstairs Hallway



Laundry Room



Bathroom



Professionally managed by EAH housing.

A non-profit housing corporation. Creating community by developing, managing and promoting quality affordable housing.



**PARK PLACE APARTMENTS**  
16480 DEL MONTE AVENUE, MORGAN HILL, CA 95037  
TELEPHONE (408) 779-4361 TDD (800) 735-2929  
VA-MANAGEMENT@EAHHOUSING.ORG

## **RESIDENT SELECTION PLAN**

Park Place Apartments, a 112 unit (10 units are set-aside for project-based Section 8), Tax Credit multi-family community in Morgan Hill, California that provides housing for low, very low and extremely low income households, without regard to race, color, sex, creed, religion, national origin, physical or mental disability status, familial status, age, ancestry, marital status, source of income, actual or perceived sexual orientation, gender identity, HIV status, or any arbitrary personal characteristics.

### **SECTION 504 AND FAIR HOUSING ACT COMPLIANCE**

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity receiving federal financial assistance from HUD. The Fair Housing Act prohibits discrimination in housing and housing related transactions based on race, color, religion, sex, national origin, disability and familial status. Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin in any program or activity receiving federal financial assistance from HUD.

Park Place Apartments is an Equal Opportunity Housing Facility, admitting people in accordance with Local, State and Federal Fair Housing Laws, HUD Section 221(d)(3), Section 241 (f) and Section 8 Program Regulations, the Affirmative Fair Housing and Marketing Plan (AFHMP) HUD Form 935.2 and in accordance with the State of California's Tax Credit Allocation Committee (CTCAC) program regulations. All marketing, tenant selection and residential management policies and procedures shall be conducted in accordance with these laws.

Management staff operates and administers the property to enable persons with disabilities to have equal access to participate in the program. Park Place Apartments will ensure effective communications with applicants, residents, and the public to ensure that policies regarding how the property is operated do not adversely affect applicants, residents and the public.

When a family member requires an accessible feature(s), policy modification, or other reasonable accommodation to accommodate a disability, Park Place Apartments will provide the requested accommodation unless doing so would result in a fundamental alteration in the nature of the program or an undue financial and administrative burden.

A reasonable accommodation is a change, exception, or adjustment to a program, service, building or dwelling unit that will allow a qualified person with a disability to:

1. Participate fully in a program;
2. Take advantage of a service; or
3. Live in a dwelling.

To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability.

The requirement to provide a reasonable accommodation is present at all times throughout the tenancy of a person with disabilities, including during lease enforcement. Reasonable Accommodation Request forms are available upon request from management.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988).



Richard Kennemer, Compliance Program Analyst  
Section 504 Coordinator  
18801 Ventura Blvd., Suite 300, Tarzana CA 91356  
Telephone 213-468-8261 x8119  
TDD 800-735-2929

## **PRIVACY POLICY**

It is the policy of Park Place Apartments to guard the privacy of individuals conferred by the Federal Privacy Act of 1974, and ensure the protection of such individuals' records maintained by Park Place Apartments.

Therefore, neither Park Place Apartments nor its agents shall disclose any personal information contained in its records to any person or agency unless the individual about whom information is requested shall give written consent to such disclosure.

This privacy policy in no way limits Park Place Apartments's ability to collect such information as it may need to determine eligibility, compute rent, or determine an applicant's suitability of tenancy.

Consistent with the intent of Section 504 of the Rehabilitation Act of 1973, any information obtained on disability will be treated in a confidential manner.

## **INCOME LIMITS**

To qualify for **Section 8 assistance**, a household's gross income may not exceed the maximum income limit per household size for the Very Low Income limit (50% AMI) as published annually by HUD. Foster members are included in the member count when determining if the household meets the income limit requirements.

To qualify for a **Tax Credit unit**, the household's gross income may not exceed the maximum income limit per household size for the assigned set-aside as published by the State of California's Tax Credit Allocation Committee (CTCAC) and may not be lower than the income

minimum per household size. The income minimum does not apply to applicants receiving project-based section 8 or voucher holders. The income maximums and minimums are attached and will be posted in the Park Place Apartments Office.

## **APPLICATION PROCEDURES**

Applications will only be distributed when the Waiting List is open. Applications will not be distributed when the Waiting List is closed.

Applications will be available in the office during normal business hours or by requesting an application by telephone. Application fees are \$46.00 per each household member 18 years of age and older. The maximum charge per household is \$138.00. (**Application fees do NOT apply to applicants applying for the project-based Section 8 units**).

Each applicant must complete an application and be willing to submit to a credit history, rental history, and criminal background inquiry, as well as income and asset verifications. An Employment Verification fee of \$6.50 will be charged to each adult applicant whose employment income can only be third party verified via The Work Number. Applicants who fail to pay the Employment Verification Fee for the Work Number service will be denied due to "failure to cooperate with the certification process. (**Employment Verification fee do NOT apply to applicants applying for the Section 8 units**).

All application entries are to be made in ink or typed. Corrections or changes are to be made by lining through the original entry and entering the correct data. Such changes must be dated and initialed by the person making the change.

Signed and dated applications will be processed on a first-come, first-served basis. The application must be completed and signed by the head of household and all household members over 18 before an applicant can be placed on the waiting list. If an application is not completely answered, the date of it being fully completed will be the date that the application is considered accepted for rental purposes.



When a completed application is received, the application will then be logged by date and time received and placed on the waiting list. When a vacancy at the property exists, or is expected within the next one hundred and twenty (120) days, the verification-selection process will begin immediately for the next applicant on the waiting list in regard to income, assets, and eligible program allowances for certification and Park Place Apartments' references for selection or rejection.

Notices will be mailed to the first three (3) to five (5) applicants on the list for the particular size unit to be available advising them that if they are still interested in a unit, they should contact the manager within fourteen (14) days from the date of the letter. For those contacted who respond on time, the manager shall arrange a meeting for the interested applicant highest on the waiting list to begin the selection and verification process. If they do not respond to telephone calls and/or letters in that fourteen (14) day period, their name shall be removed from the waiting list.

## PREFERENCES

It is the policy of the Property that a preference does not guarantee admission. Every applicant must meet the Property's Resident Selection Plan standards for acceptance as a resident.

For units accessible to or adaptable for persons with mobility, visual or hearing impairments, households containing at least one person with such impairment will have first priority.

Persons displaced by government action or a presidentially declared disaster will be given a preference on the waitlist.

Forty percent (40%) of Park Place Apartments' Section 8 subsidized vacancies each year must be set-aside for households whose income does not exceed 30% of the area median income ("extremely low-income") as published by HUD. Therefore, persons lower on the waiting list could be offered an apartment first to satisfy this 40% regulation. Extremely low income is defined as very low income families whose income does not exceed the higher of 30 percent of the area median income or the federal poverty level.

To implement this preference we will select the first extremely low income applicant on the waiting list (which may mean "skipping over" some applicants with higher incomes) for the available unit, and then select the next eligible applicant currently at the top of the waiting list (regardless of income level) for the next available unit. As subsequent units become available, Resident selection continues to alternate between the next extremely low income applicant and the eligible applicant at the top of the waiting list until the 40% target is reached.

Where preferences apply, applicants with a verified preference will be moved to the top of the waiting list above persons without a preference.

## UNIT TRANSFER POLICY

A Unit Transfer List is maintained and processed in the following priority order for those residents who have been approved for transfer to another unit:

- A victim of domestic violence, dating violence, sexual assault, or stalking;
- To accommodate a disability (a medical reason certified by a third party professional or need for an accessible unit);
- To address over-or-under-utilization of a unit (a change in household size or household composition);
- a deeper subsidy (Section 8);

Park Place cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. Park Place will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. Transfers for these reasons will take priority over all other transfer requests including those made to accommodate a disability and to address over- or under-utilization of a unit.

Transfers for accessibility or medical reasons will have priority over those for changes in household composition. Assignments of apartments will alternate between residents on the unit transfer list and applicants from the waiting list. Transfers for medical reasons will take



priority over other transfer requests. Units with special features for the disabled will be offered first to those that need these features.

Residents occupying units modified for accessibility for persons with disabilities that do not meet the definition of a disabled household will be transferred to a vacant, non-modified unit if a household with members meeting the definition of a disabled household and requiring the features of the accessible unit apply for housing and meet the eligibility criteria for Park Place Apartments.

**Project-based Section 8 units ONLY:** *If a determination is made by management that a transfer is required, the resident will be given the option to remain in the unit and pay the HUD-approved market rent or must move within 30 days after written notification that a unit of the required size is available within the property. Depending upon the circumstances of the transfer, a resident may be obligated to pay all costs associated with the move. However, if a resident is transferred as a reasonable accommodation to a household's disability, then management must pay the costs associated with the transfer, unless doing so would be an undue financial and administrative burden*

## **OCCUPANCY STANDARDS**

Occupancy standards are the criterion established for matching a household with the most appropriate size and type of apartment. "Two plus one" occupancy guidelines will be followed to avoid under or over utilization of the units as follows:

<b>Bedroom</b>	<b>Household Minimum</b>	<b>Household Maximum</b>
2	2	5
3	3	7
4	4	9
5	5	11

To determine the proper bedroom size for which a household may qualify, the following household members are to be included:

1. All full-time members of the household, and;

2. Foster children; Unborn children; Children in the process of being adopted; Children whose custody is being obtained by an adult family member; Children in joint custody arrangements who are present in the household 50% or more of the time.
3. Live-in attendants. NOTE: Live-in attendants are subject to the criminal and landlord provisions of this plan with the exception of criteria that determines ability to pay rent.

Exceptions to these Occupancy Standards may be made when required as a reasonable accommodation for a disabled household member.

## **DISCLOSURE OF SOCIAL SECURITY NUMBERS (Section 8 Only)**

All applicants for assistance and program participants must disclose the social security numbers (SSNs) assigned to themselves and all members of their household (including live-in aides and foster members). Exemptions are provided for:

- Non citizens who do not contend eligible immigration status.
- Assistance to these household members will be prorated.
- Current participants who are 62 years of age or older as of January 31, 2010, whose initial determination of eligibility was begun before January 31, 2010.
  - Qualifying seniors are exempt from the SSN disclosure mandate for all future examinations, even if the senior moves to a new HUD-assisted property.

Documents required in order to verify the SSNs include:

- A valid SSN card issued by the Social Security Administration;
- An original document issued by a federal or state government agency, which contains the name, SSN, and other identifying information of the individual; or,
- Other acceptable documents that are listed in Appendix 3 of the HUD handbook 4350.3.

New household members under the age of 6 who already have a SSN are subject to the same disclosure and verification requirements as new household members who are at least 6 years of age. For new members who have not been assigned a SSN, a 90 day period for verification is allowed. If the household



does not provide the SSN and verification within 90 days due to unforeseen circumstances outside the resident's control, Park Place Apartments will grant an extension of one additional 90-day period.

If a child under the age of 6 years is added to the household within the 6-month period prior to the household's date of move in, the applicant may become a resident, so long as the SSN documentation is provided to Park Place Apartments within 90 calendar days from the date of admission. Park Place Apartments will grant an extension of one additional 90-day period if it is determined that failure to comply was due to circumstances that could not reasonably have been foreseen and were outside the control of the household.

If the applicant/resident family fails to produce the SSN documentation within the required time period, **the entire household WILL lose it's tenancy or assistance even if only one member of the household does not comply with the SSN disclosure requirements.**

The owner/agent must deny and/or terminate HUD assistance, in accordance with the provisions governing the program, if the assistance applicant does not meet the applicable SSN disclosure, documentation, and verification requirements.

The Social Security Number provided will be compared to the information recorded in the Social Security Administration database (through HUD's Enterprise Income Verification System) to ensure that the Social Security Number, birth date, and last name match. If EIV returns an error that cannot be explained or resolved, assistance and/or tenancy may be terminated and any assistance paid in error must be returned to HUD. If the applicant/resident deliberately provides an inaccurate Social Security Number, the owner/agent and/or HUD may pursue additional penalties due to attempted fraud.

## **RESTRICTION ON ASSISTANCE TO NON-CITIZENS (Section 8 Only)**

By law, only US citizens and eligible non-citizens are eligible for rental assistance. All family members, including foster members regardless of age, must declare their citizenship or immigration status. The following documents are required:

1. Family Summary Sheet and Owner Summary Sheet (lists all household members who will reside in the assisted unit)

2. Citizenship Declaration (Each household member listed including foster members must complete. Parents or Legal Guardians will complete and sign for household members under 18)

3. Forms and/or evidence of citizenship/immigration status.  
Applicants that are U.S. Citizens must sign a declaration of citizenship and provide acceptable documents such as birth certificate, U.S. passport, certificate of citizenship or naturalization certificate.

Applicants that are Non-citizens claiming eligible status must sign a declaration of eligible immigration status, consent form and provide a DHS-approved document. Acceptable documents as proof of eligible immigration status include Form I-551 - Permanent Resident Card, Form I-94 – Arrival – Departure Record, a receipt issued by the INS indicating that an application for issuance of a replacement in one of the above-listed categories has been made and the applicant's entitlement to the document has been verified or other acceptable evidence if the documents are determined by the DHS to constitute acceptable evidence of eligible immigration status (announced by notice published in the Federal Register).

Non-citizens not claiming eligible immigration status must sign a declaration that they are not claiming eligible immigration status.

The manager is required to verify the validity of documents submitted by the applicant with the Department of Homeland Security (DHS) through their automated verification system. An applicant that provides documentation but is later determined by the DHS to be invalid documentation will have the assistance removed for that household member. Non-citizens age 62 and older must provide proof of age and sign a declaration that they have eligible immigration status.

Mixed families, a family that contains both eligible and non-eligible members may receive prorated assistance. Applicants who hold non-citizen student visas and non citizens living with the student are considered ineligible for assistance.



Applicants who cannot provide documentation of eligible immigration status at the time of the applicant interview will be given a 14 day period to provide this documentation, if they provide a certification that the documentation is temporarily unavailable. Provided that at least one family member has provided documentation, the family may move in with prorated assistance provided they are otherwise eligible. Families that are found to be ineligible have the right to appeal the decision. The notice of ineligibility will describe the applicants' options.

#### **RESTRICTION ON ASSISTANCE TO STUDENTS (Section 8 only)**

Student's eligibility for Section 8 assistance will be determined at moving in, annual recertification, initial certification (when in-place residents begins receiving Section 8), and at the time of an interim recertification if one of the family composition changes reported is that a household member is enrolled as a student.

A student enrolled full-time or part-time in an Institute of Higher Education as defined by the Higher Education Act of 1965-Amended 1998 will be deemed eligible for assistance if the student meets all other eligibility requirements, passes screening criteria and is:

- 1) Living with parents/guardians or
- 2) 24 years of age or older or
- 3) A veteran of the United States armed services or
- 4) Married or
- 5) Has a dependent child or
- 6) Can prove independence of parents including
  - a. Providing certification that parents did not claim the student on the most recent tax return
  - b. The student has lived separate of the parents for at least one year or the student meets the Department of Education's definition of an independent student.
- 7) Is disabled and was receiving Section 8 assistance as of November 30, 2005
- 8) Has parents who are income eligible for the Section 8 program
- 9) Is individually eligible to receive Section 8 assistance or has parents (individually or jointly) who are income eligible to receive Section 8 assistance

**Any financial assistance a student receives** (1) under the Higher Education Act of 1965, (2) from private sources, or (3) from an institution of higher education **that is in excess of amounts received for tuition is included in annual income**, except if the student is over the age of 23 with dependent children or if the student is living with his or her parents who are receiving Section 8 assistance.

If an ineligible student is a member of an applicant household or an existing household receiving Section 8 assistance, the assistance for the household will not be prorated but will be terminated.

#### **DEFINITION OF AN INDEPENDENT STUDENT:**

Owners must use, and the student must meet, the following criteria to be eligible for Section 8 assistance as an independent student. The student must:

1. be 24 years of age or older by December 31 of the award year;
2. is an orphan, in foster care, or a ward of the court or was an orphan, in foster care or a ward of the court at any time when the individual was 13 years of age or older;

3. is or was immediately prior to attaining the age of majority, an emancipated minor or in legal guardianship as determined by a court of competent jurisdiction in the individuals State of legal residence;
4. is a veteran of the Armed Forces of the United States or is currently service on active duty in the Armed Forces for other than training purposes;

5. is a graduate or professional student;
6. is a married individual;
7. has legal dependents other than a spouse;
8. has been verified during the school year in which the application is submitted as either an unaccompanied youth who is a homeless child or youth or as unaccompanied, at risk of homelessness and self-supporting;
9. is a student for whom a financial aid administrator makes a documented determination of independence by reason of other unusual circumstances.

Owners must verify the students' independence from his or her parents. To determine that the student's parent's income is not relevant in determining the students eligibility for assistance by doing all of the following:



1. Review and verify previous address information to determine evidence of a separate household verifying the student meets the U.S. Department of Education's definition of independent student.
2. Review a student's prior year income tax returns to verify the student is independent or verifying the student meets the Department of Education's definition of independent student;
3. Verify income provided by parent by requiring written certification from an individual providing the support. Financial assistance that is provided by persons not living in the unit is part of the annual income.
4. Certification is also required if the parent is providing NO support to the student.

The rule does not apply to students residing with their parents in a Section 8 assisted unit or who reside with parents who are applying to receive Section 8 assistance.

**GROUND FOR DENIAL**

If any member of the household fails to meet any of the Resident Selection Criteria then the entire applicant household is denied.

1. Total family income exceeds the applicable income limits published by HUD.
2. Household cannot pay the full security deposit at move-in.
3. Household refuses to accept the second offer of a unit.
4. Household fails to respond to interview letters or otherwise fails to cooperate with the certification process. Failure to sign consent forms.
5. ANY adult household members fail to attend eligibility interview.
6. Blatant disrespect or disruptive behavior toward management, the property or other residents exhibited by an applicant or family member any time prior to move-in (or a demonstrable history of such behavior).
7. Household is comprised entirely of full time students and does not meet the exception outlined in Section 42 of the IRC.

8. Applicant has failed to provide adequate verification of income or we are unable to adequately verify income and/or income sources.
9. Providing or submitting false or untrue information on your application or failure to cooperate in any way with the verification process.
10. Unit assignment will NOT be the family's sole place of residency. **Qualification for a unit includes occupying the unit on a continuous basis and as a primary residence. Residents may not be absent from the unit for more than 60 consecutive days, or for longer than 180 continuous days for medical reasons.**
11. Family members failed to provide proof of a social security number. See "Disclosure of SSN" section of this plan.
12. Household does not meet the "Restriction on assistance to students" section of this plan.

**LANDLORD REFERENCE**

13. Negative landlord references that indicate lease violation, disturbing the peace, harassment, poor housekeeping, improper conduct or other negative references against the household.
14. Evictions reported in the last 5 years.
15. History of late payment of rent that demonstrates more than 2 late payments of rent in a six-month period for the past two years. More than 1 NSF in a one-year period.
16. Any evidence of illegal activity including drugs, gang, etc.
17. Inappropriate household size for the unit available (see Occupancy Standards).



## CREDIT

Please see attached credit criteria. *Minimum Income limits will not apply to participants in subsidy programs such as project-based Section 8, tenant-based Section 8, VASH, Shelter Plus Care and other subsidized rental assistance programs.*

For non-project-based Section 8 units **ONLY** - A security deposit is charged at the time of the initial lease execution (signing). An additional \$200 security deposit is charged to applicant households without credit history.

## CRIMINAL

Please see attached criminal background criteria.

## VIOLENCE AGAINST WOMEN ACT OF 2013

The Violence Against Women Act of 2013 (VAWA) applies to all federally funded units (Park Place Apartments) and offers the following protections against eviction or denial of housing based on domestic violence, dating violence, sexual assault or stalking:

- A. An applicant's or program participant's status as a victim of domestic violence, dating violence, sexual assault or stalking is not a basis for denial of rental assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.
- B. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for terminating the assistance, tenancy, or occupancy rights of a victim of abuse.
- C. Criminal activity directly related to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of a tenant's household or any guest or an affiliated individual of yours, shall not be cause for termination of assistance, tenancy, or occupancy rights of the victim of the criminal acts.
- D. **Affiliated individual** means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control; or any individual, resident, or lawful occupant living in your household).
- E. Assistance may be terminated or a lease "bifurcated" in order to remove an offending household member from the home. Whether or not the individual is a signatory to the lease and lawful tenant, if he/she engages in a criminal act of physical violence against family members or others, he/she stands to be evicted, removed, or have his/her occupancy rights terminated. This action is taken while allowing the victim, who is a tenant or a lawful occupant, to remain.
- F. The provisions protecting victims of domestic violence, dating violence, sexual assault or stalking engaged in by a member of the household, may not be construed to limit Park Place Apartments, when notified, from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up.
- G. The authority to evict or terminate assistance is not limited with respect to a victim that commits unrelated criminal activity. Furthermore, if Park Place Apartments can show an actual and imminent threat to other tenants or those employed at or providing service to the property if an unlawful tenant's residency is not terminated, then



evicting a victim is an option, the VAWA notwithstanding. Ultimately, Park Place Apartments will not subject victims to more demanding standards than other tenants.

The VAWA protections shall not supersede any provision of any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence or stalking. The laws offering greater protection are applied in instances of domestic violence, dating violence or stalking.

Attached to this Resident Selection Plan is the VAWA Notice of Occupancy Rights and Certification form for review. The Notice of Occupancy Rights and Certification form will be provided to applicants when assistance is being denied or at the time of move-in.

This notice explains your rights under VAWA. A HUD-approved certification form is attached to the notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.

### **GRIEVANCE/APPEAL PROCESS**

Failure to meet one or more of the foregoing screening criteria may be grounds for denial, however, each application is considered as a whole and the above-factors are considered as part of a weighted formula. Should the applicants fail to meet the screening criteria, they will receive a notice in writing indicating that they have the right to appeal the decision. This notice must indicate that the applicant has 14 days to dispute the decision.

An appeal meeting with the Property Supervisor will be held within 10 business days of receipt of the applicant's request.

Within five days of the appeal meeting, the property will advise the applicant in writing of the final decision regarding eligibility. Apartments will not be held for those applicants in the appeal process.

### **ADMINISTRATION OF WAITING LIST**

The property is required to maintain a Waiting List of all eligible applicants. Applicants must be placed on the Waiting List and selected from the Waiting List even in situations where there are vacancies and the application is processed upon receipt. This procedure is necessary to assure the complete and accurate processing of all documentation for all applicants.

The property has one Waiting List that is established and maintained in chronological order based on the date and time of receipt of the Preliminary Application. The Waiting List contains the following information for each applicant:

1. Applicant Name
2. Address and/or Contact Information
3. Phone Number(s)
4. Unit Type/Size
5. Household Composition
6. Preference/Accessibility requirements
7. Income level
8. Date/ Time of Application

Applicants must report changes in writing to any of the information immediately. If the household composition changes, management will update the waiting list information and decide whether the household need the same or a different unit size. If a different unit size is required and meets the occupancy standard, the household will be placed on the different unit size Waiting List and will maintain their original application date and time.

Applicants will have the opportunity to decline the first apartment offered and retain their place on the waiting list. Should the applicant decline the offer for the second time, the offer of the next available unit, they will be removed from the waiting list.



## **PURGING THE WAITING LIST**

The Waiting List will be purged **annually** to ensure that applicant information is current and that any names that should no longer be on the list are removed.

Each applicant will receive a form letter from the property, which will request updated information and ask about their continued interest. This letter must be returned (completed and signed/dated) within the specified time or their application will be removed from the Waiting List.

It is the responsibility of the applicant to maintain a current address with the office in order to receive waitlist correspondence. If the applicant contact information changes, such as the address or phone number, Park Place Apartments will note the new information and the date it was received and attach the information to the original application submitted by the family. Any correspondence returned undeliverable will result in the application being removed from the Waiting List. The Waiting List will be accurately updated.

Park Place Apartments will document the removal of any names from the waiting list with the time and date of the removal. Applicant names will be removed from the waiting list when:

1. The applicant no longer meets the eligibility requirements for the property or program;
2. The applicant fails to respond to a written notice for an eligibility interview;
3. The applicant is offered and rejects two units in the property;
4. Mail sent to the applicant's address is returned as undeliverable; or
5. The unit that is needed – using family size as the basis – changes, and no appropriate size unit exists in the property.

If an applicant is removed from the waiting list, and subsequently Park Place Apartments determines that an error was made in removing the applicant (e.g., the incorrect address was used in sending mail to the applicant, the applicant did not respond to information or updates because of a disability), the applicant will be reinstated at the original place on the waiting list.

## **OPENING/CLOSING OF WAITING LIST**

Park Place Apartments will monitor the vacancies and waiting lists regularly to ensure that there are enough applicants to fill the vacancies. Furthermore, Park Place Apartments will monitor the waiting list to make sure that they do not become so long that the wait for a unit becomes excessive.

The waiting list may be closed for one or more unit sizes when the average wait is excessive. When the waiting list is closed, Park Place Apartments will advise potential applicants that the waiting list is closed and refuse to take additional applications. Park Place Apartments will publish a notice stating that the waiting list is closed in a publication likely to be read by potential applicants. The notice will state the reasons for Park Place Apartments' refusal to accept additional applications.

When Park Place Apartments agrees to accept applications again, the notice of this action will be announced in a publication likely to be read by potential applicants in the same manner as the notification that the waiting list was closed.

Advertisements will include where and when to apply and will conform to the advertising and outreach activities described in the Affirmative Fair Housing Marketing Plan for Park Place Apartments.

## **AVAILABILITY OF RESIDENT SELECTION PLAN**

The Resident Selection Plan shall be posted in a conspicuous and public area at the site. Changes to the Plan will be sent via U.S. mail to all persons on the active Waiting List. When the Waiting List opens, the



Resident Selection Plan will be distributed with applications and are available by request from management.

If the Resident Selection Plan or House Rules is revised or updated, applicants will receive a copy of the updated plan and current residents will receive a copy of the updated House Rules.

## **ANNUAL/INTERIM RECERTIFICATION REQUIREMENTS**

All residents must be re-certified annually. Residents are also required to report all interim changes to management that occur between annually scheduled re-certifications.

## **EMPLOYMENT VERIFICATION – THE WORK NUMBER (not applicable to project-based Section 8 units)**

At initial move-in into a tax credit unit, CTCAC policy **requires** that all resident files contain 3<sup>rd</sup> party verification for all wage earners in the form of a Verification of Employment (VOE) along with **3 months of recent consecutive pay-stubs**. CTCAC requires a Verification of Employment (VOE) for all initial applicants including those wage earners that can only be verified via the Work Number. CTCAC allows owners of the community to **pass on the cost of the verification to the applicant**. This will ensure there is a VOE and pay-stubs for all wage earners at initial move-in, in the resident files as requested by CTCAC.

Applicants with wage earnings that can only be verified via The Work Number **will be charged** the cost to obtain the Verification of Employment (VOE).

During Annual Recertification we are no longer required to supply a VOE from the Work Number, **as long as 3 months of recent consecutive pay-stubs are included** in the file. If a resident cannot provide 3 months of consecutive pay-stubs, verification via The Work Number will be required and the cost for the VOE at annual recertification will be passed on the resident.

Residents with earnings that can **only** be verified via The Work Number because 3 months of recent consecutive pay-stubs could not be provided by the resident will be charged the cost to obtain the Verification of Employment (VOE).

## **LIMITED ENGLISH PROFICIENCY (LEP) SERVICES**

Park Place Apartments will determine, as part of its obligation to take reasonable steps to ensure meaningful access to the Development and its programs by persons with Limited English Proficiency (LEP), those Oral Language Services (i.e. Interpretation) and HUD provided written translated documents (i.e. Translation) that may be required in connection with the implementation of this Plan.

## **PETS**

No pets of any description are allowed on the property. SERVICE or ASSISTANCE animals are not considered pets and are not required to comply with the provisions of the Pet Policy. Service or Assistance animals are animals that provide disability-related assistance, support, or provide service to persons with disabilities and are exempt from the pet policy and from the refundable pet deposit. Please notify Management if you require a Service or Assistance animal.

## **Enterprise Income Verification (EIV)**

In an effort to ensure the right assistance is provided to the right people, The Department of Housing and Urban Development (HUD) has provided property managers with access to a verification database called the Enterprise Income Verification System (EIV). Park Place Apartments utilizes EIV during the certification process for applicants and residents. All adult applicants, co-heads (even those under 18 years of age) and residents must give consent to the release of this information by signing HUD Forms 9887 and 9887A.

Park Place Apartments will utilize the EIV Existing Tenant Search at the time applications are processed to determine if household members are currently residing at another Multifamily Housing or Public and



Indian Housing (PIH) location. The EIV Existing Tenant Search is used and is required for all household members including minors, live-in aides, and foster members. EIV gives Park Place Apartments the option to query both the TRACS and Public and Indian Housing's (PIH's) Information Center (PIC) databases.

Nothing prohibits a housing assistance recipient from applying to this property. However, the applicant must move out of the current property and/or forfeit any project-based Section 8 voucher assistance before HUD assistance on this property will begin.

If the applicant or a member of the applicant's household is residing at another location, Park Place Apartments will discuss this with the applicant, giving the applicant the opportunity to explain any circumstances relative to the applicant being assisted at another location.

Depending on the outcome of the discussion, Park Place Apartments may need to follow-up with the respective PHA or O/A to confirm the individual's program participation status before admission. The **Existing Tenant Search** report gives Park Place Apartments the ability to coordinate move-out and move-in dates with the PHA or O/A of the property at the other location.

**If the applicant or any member of the applicant household fails to fully and accurately disclose rental history, the application may be denied based on the applicant's "misrepresentation" of information.**

## **SECTION 8 UNIT ASSIGNMENT**

Park Place Apartments has a HAP contract for 10 Section 8 units. Park Place Apartments maintains an internal waiting list to fill Section 8 vacancies. The property fills Section 8 vacancies alternatively from the internal resident waiting list and from the external waiting list.

To be eligible for the internal waitlist, you must be an existing resident of Park Place Apartments. Residents of Park Place Apartments who are

interested in the Section 8 program must write a letter to the office and request placement on the waiting list. The internal resident section 8 waiting list will be operated on a first-request first-served basis.

Section 8 vacancies; whether from the internal or external waiting list will be filled in accordance with the preferences section of this plan. Residents on the internal waiting list must meet the eligibility criteria for the Section 8 program at the time of the initial interview to determine eligibility.

## **UNIT INSPECTION REQUIREMENT**

Before signing the lease, Park Place Apartments and the resident must jointly inspect the unit. The resident has five days to report any additional deficiencies to Park Place Apartments to be noted on the move-in inspection form.

Annual unit inspections are performed by Park Place Apartments. Agencies providing funding have the right to inspect the unit to ensure the property is being physically well maintained and that the residents are provided with decent, safe and sanitary housing.

Residents will receive prior written notification for all unit inspections.

When a resident moves out, a final inspection will be completed. Residents are encouraged to attend the move-out inspection. However, if the resident does not wish to participate in the final inspection, Park Place Apartments management may conduct the inspection alone.

## **EQUAL HOUSING OPPORTUNITY**

Park Place Apartments does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally-assisted programs and activities.



**EAH HOUSING**  
A roof is just the beginning

EAH HOUSING  
A NON-PROFIT HOUSING CORPORATION

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities since 1968.



EAH Housing BRE #00853495 RB-16985

Park Place RSP 2/21/20

Park Place is an equal opportunity housing provider

2. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

## **Park Place Apartments Violence, Dating Violence, Sexual Assault, or Stalking Emergency Transfers**

**Park Place Apartments** is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking.

In accordance with the Violence Against Women Act (VAWA), Park Place Apartments allows residents who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.<sup>1</sup> The ability of Park Place Apartments to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether Park Place Apartments has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees Park Place Apartments's subsidy programs to ensure they are in compliance with VAWA.

### **Eligibility for Emergency Transfers**

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if:

1. The tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

### **Emergency Transfer Request Documentation**

To request an emergency transfer, the tenant shall notify Park Place Apartments's management office and submit a written request for a transfer to **Park Place Apartments, 16480 Del Monte Avenue, Morgan Hill, CA 95037** and include documentation of the occurrence of domestic violence, dating violence, sexual assault or stalking if tenant has not previously provided such documentation of the occurrence. Park Place Apartments will provide reasonable accommodations to this policy for individuals with disabilities.

The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under Park Place Apartments's program; or
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Acceptable documentation of the occurrence of domestic violence, dating violence, sexual assault or stalking must be provided if tenant has not provided such documentation. Acceptable documentation includes any one of the following forms of verification:

1. A complete HUD-approved certification Form 5-382;
2. A document:
  - a. Signed by the resident and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from



whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse;

- b. That specifies, under penalty of perjury, that the professional believes in the occurrence of the incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection and remedies under this subpart, and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking under 24 C.F.R. § 5.2003;
3. A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
4. At the discretion of Park Place Apartments, a statement or other evidence provided by the resident.

If Park Place Apartments receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), Park Place Apartments has the right to request that you provide third-party documentation within thirty (30) calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, Park Place Apartments does not have to provide you with the protections in this notice.

#### Confidentiality

Park Place Apartments will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives Park Place Apartments written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about Park Place Apartments's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

#### Internal Emergency Transfer Timing and Availability

Internal emergency transfers refer to an emergency relocation of a resident to another unit where the resident would not be categorized as a new applicant. The resident may reside in the new unit without having to undergo an application process. Internal emergency transfers generally are only available within the community in which the tenant is residing.

Park Place Apartments cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. Park Place Apartments will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. Transfers for these reasons will take priority over all other transfer requests including those made to accommodate a disability and to address over- or under-utilization of a unit.

If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. Park Place Apartments may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If an internal safe unit is not immediately available, a tenant is allowed to seek an internal and external emergency transfer concurrently.

#### External Emergency Transfers

External emergency transfers refer to an emergency relocation of a resident to another unit where the tenant would be categorized as a new applicant. The tenant must undergo an application process in order to reside in the new unit.

While EAH Housing may manage other communities within the area, each are (1) owned by different entities which are the actual housing providers at those communities for whom EAH Housing is acting as agent, (2) has its own wait lists and (3) is subject to its own regulatory agreements. As such, except in rare circumstances where the Owner also owns another community, EAH Housing must process transfers to other communities, even those



managed by Park Place Apartments, as external transfers. In most circumstances, Park Place Apartments is unable to give priority for such external transfers even if Park Place Apartments manages the property or EAH Housing manages the property for the other Owner. As such, external transfers generally will require the transferring tenant to go on any pending waitlist in the same position as any other new applicant at the other property.

#### Additional Assistance

If Park Place Apartments has no safe and available units for which a tenant who needs an emergency is eligible, Park Place Apartments will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move.

At the tenant's request, Park Place Apartments will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

#### Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-7-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

#### Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking

National Domestic Violence Hotline	800-799-7233 (SAFE)	<a href="http://www.ndvh.org">www.ndvh.org</a>
National Dating Abuse Helpline	866-331-9474	<a href="http://www.loveisrespect.org">www.loveisrespect.org</a>
Americans Overseas Domestic Violence Crisis Center	866-USWOMEN (879-6636)	<a href="http://www.866uswomen.org">www.866uswomen.org</a>
National Child Abuse Hotline/Childhelp	800-4-A-CHILD 800-422-4453	<a href="http://www.childhelp.org">www.childhelp.org</a>
National Sexual Assault Hotline	800-656-4673 (HOPE)	<a href="http://www.rainn.org">www.rainn.org</a>
Morgan Hill Police Department – Non Emergency	408-779-2101	<a href="http://www.morganhill.ca.gov/129/Police">www.morganhill.ca.gov/129/Police</a>
Next Door – Solutions to Domestic Violence	408-279-2962	<a href="http://www.nextdoor.org">www.nextdoor.org</a>
Sexual Assault Response Team – Santa Clara Valley Medical Center	408-885-6466	<a href="http://www.scvcmc.org/services/hospital/depts/emergency">www.scvcmc.org/services/hospital/depts/emergency</a>
YWCA 24-Hour Sexual Assault and Domestic Violence Crisis Line	408-287-3000	



# ScreeningWorks

## PRO

Company Name (Code):	EAH, Inc. (EAI)
Last Revision Date:	6/25/2020

Screening Policy, Credit Policy:	EAI013, 578	Credit Product
Applies to:	Tax Credit Criteria	Standard

### RESIDENT SCREENING CRITERIA

#### WORKFLOW

1. RUN CREDIT, PREMIUM NATIONAL CRIMINAL, RENTBUREAU AND PREMIUM NATIONAL EVICTION

2. IF CREDIT FAIL, REVIEW FOR RE-EVALUATION ITEMS AND REQUEST RE-EVALUATION

b. IF NO ITEMS CAN BE RE-EVALUATED SCREENING IS COMPLETE

CREDIT SCORING PARAMETERS	
Problem Type	Years/Balances Scored
Collections, Charge-offs, Judgments, Open Bankruptcy	7 Years
Late Payments	7 Years
Closed Bankruptcy	60 Months
Foreclosures	Score
Student Loans	Do Not Score
Medical Debt	Do Not Score
Account Balances	Do Not Score Under \$1
Second Bureau Pull	No 2nd Pull

CREDIT RESULTS		
Credit Risk	Result	
Limited Established Credit	Accept	
No Established Credit	Accept w/ Condition \$200 deposit	
Minor	Accept	
Moderate	Accept	
High	Reject	
Severe	Reject	

INCOME CRITERIA	
Rent-to-Income Ratio	Result
Ratio less than or equal 40%	Accept
Ratio between X% - X%	N/A
Ratio greater than or equal to 41%	Reject

EMPLOYMENT/ RESIDENCY CRITERIA			
Length of History	Employment	Residency	Result
	at least X months	at least X months	N/A
	less than X months	less than X months	N/A
	-	No Residency History	N/A
	A Negative History	A Negative History	Decline

APARTMENT COMMUNITY FILTER	
Scoring Criteria	
Sum of Balances in last 60 months exceeding \$1	Decline
X or more (on credit report)	N/A

UTILITY RELATED COLLECTIONS OR JUDGMENTS		
Scoring Criteria	Scoring Criteria	Scoring Criteria
Sum of Balances in last X months exceeding \$X		N/A
X or more (on credit report)		N/A
Exclude from Scoring		N/A

NOVA INTERNATIONAL CREDIT		
Minimum Credit Score	New Result	
XXX	N/A	

CRIMINAL SCORING POLICY

Product:	PREMIUM NATIONAL CRIMINAL (INCLUDING NATIONAL SEX OFFENDER), CRIMINAL SUPPLEMENTAL
Activation Date:	8/1/2019
Revision Date	N/A

NATIONAL SEX OFFENDER REGISTRY RECORDS

National Sex Offender Record Found	Accept
------------------------------------	--------

## CRIMINAL RECORDS

Offenses	Felony (Years)	Pending Felony (1 Year)	Misdemeanor (Years)	Pending Misd (1 Year)	Patterns of Misdemeanors	Return Records
1) Alcohol Related	7		0		2 in 7 years	
2) Arson	7		7			
3a) Assault and Battery I	7		0		2 in 7 years	
3b) Assault and Battery II	7		7			
4) Bad Checks	7		0		2 in 7 years	
5a) Burglary I	7		0		2 in 7 years	
5b) Burglary II	7		7			
6) Crimes Against Animals	7		0		2 in 7 years	
7) Crimes Against Children	7		7			
8) Crimes Against Gov't	7		0		2 in 7 years	
9) Cyber Crimes	7		0		2 in 7 years	
10) Destruction of Property	7		0		2 in 7 years	
11) Disturbance of Peace	7		0		2 in 7 years	
12) Domestic Crimes	7		0		2 in 7 years	
13a) Drug Offenses I	7		0		2 in 7 years	
13b) Drug Offenses II	0		0			
14a) Drug Offenses III	7		7			
14b) Drug Offenses IV	7		7			
14c) Drug Offenses V	7		7			
14d) Drug Offenses VI	7		0		2 in 7 years	
14e) Drug Offenses VII	7		7			
15) Embezzlement	7		0		2 in 7 years	
16a) Fraud I	7		7			
16b) Fraud II	7		7			
17) Gambling	7		0			
18) Harassment	7		7			
19a) Homicide I	7		7			
19b) Homicide II	7		7			
19c) Homicide III	7		7			
19d) Homicide IV	7		7			
20a) Kidnapping I	7		7			
20b) Kidnapping II	7		7			
21) Organized Crime	7		7			
22) OUI, OVI, DWI	7		0		2 in 7 years	
23) Petit Theft	7		0		2 in 7 years	
24) Purposefully Obstructs the Law	7		0		2 in 7 years	
25) Robbery	7		7			
26) Sex Crimes - Other	7		0		2 in 7 years	
27a) Sex Crimes Against a Person	7		7			
27b) Sex Crimes Against a Child	7		7			
28) Theft/Larceny	7		0		2 in 7 years	
29) Traffic Violations	7		-		-	
30) Trespassing	7		0		2 in 7 years	
31a) Weapons Related I	7		7			
31b) Weapons Related II	7		7			
32) Incarceration (Due to Conviction) Release Date	7		0		-	
33) Any Offense Not Listed	7		0		2 in 7 years	

Never

## HOUSING CRITERIA

## RENTAL HISTORY

Rental History	Problem Type	Quantity	Timeframe (Months)	Minimum Value	Result
	Late Payments	3	24		Decline
	NSFs	2	24		Decline
	Outstanding Balances	2	60		Decline
	Write-Offs		60	\$100.00	Decline
	Collections		60	\$100.00	Decline

## CIVIL COURT RECORDS

Civil Court Records	Problem Type	Quantity	Timeframe	Minimum Value	Result
	Filings / Unlawful Detainers	3	5 Years		Decline
	Monetary Judgment	1	5 Years	\$100	Decline
	Possession / Forceable Detainers	1	5 Years		Decline
Dispute Exception	N/A				

## REEVALUATION INSTRUCTIONS

N/A

N/A

## GROUP SCORING INSTRUCTIONS

Group Scoring Instructions: Use the AVERAGE score of the group.

**SPECIAL INSTRUCTIONS**

N/A	N/A

**CORPORATE APPLICATION SCORING CRITERIA**

INTELLISCORE	RESULT
N/A	N/A
N/A	N/A
N/A	N/A
Notes	N/A

**DISCLAIMER**

RENTGROW REPORTS INFORMATION ABOUT APPLICANTS IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW. HOWEVER, OTHER FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS MAY APPLY TO YOUR USE OF THIS INFORMATION. IN SETTING UP YOUR SCREENING POLICY AND WHEN MAKING RENTAL DECISIONS, INCLUDING DECISIONS BASED IN WHOLE OR IN PART ON INFORMATION PROVIDED BY RENTGROW, IT IS YOUR SOLE RESPONSIBILITY TO UNDERSTAND AND ABIDE BY ALL SUCH LAWS AND REGULATIONS.



Dear Resident(s):

It is our goal to maintain the highest quality living environment for our residents. In the interest of achieving this goal, we ask that you take a moment to read the information provided regarding simple measures that you can take to avoid, and if necessary to address, mold and mildew problems in your home.

Molds and mildews are microscopic organisms found virtually everywhere in our environment. They are found both indoors and outdoors and are spread through the dispersal of airborne spores. When excess moisture is present inside a home, mold and mildew can begin to grow. If not addressed, mold and mildew can accumulate and lead to adverse health effects, such as allergy symptoms or respiratory problems in some people.

The best way to avoid problems with mold and mildew is to prevent excessive moisture from building up in your apartment. This excess moisture can collect in a home from a wide variety of sources. Broken water lines or sprinklers, the accumulation of rainwater from roofs or windows, or plumbing leaks can all lead to water infiltration. Excess moisture, however, can also build up as a result of daily activities such as showering, laundering, cooking, and from watering plants. Other factors such as poor air circulation, extreme differences between indoor and outdoor air temperatures, or failure to quickly clean up accumulated moisture can encourage mold growth.

There are several measures that you can take to reduce moisture build up in your home and to discourage the growth of mold and mildew. Proper housekeeping is important to keeping mold from forming. Moving furniture and other items an inch or two from the walls is an important step. Other actions you can take are, first, to make sure your home is properly ventilated through operation of your HVAC system and/or by opening window and doors. Proper air circulation will help prevent excess moisture build up in the more humid areas of your home. Second, use the preinstalled fans in both your bathroom and laundry areas. In order to minimize the opportunity for moisture build up, start the fans before bathing or washing clothes, and allow them to continue to operate until after these activities are complete. Third, wipe down any visible moisture accumulation on windows, walls, ceilings, or other surfaces as soon as possible. Finally, promptly call the management office to report any signs of water leakage or infiltration or any signs of excessive mold or mildew growth.

Following these simple steps will dramatically reduce the likelihood of mold and mildew problems in your home and will allow us to respond promptly should a problem develop. A copy of [Tips to Prevent Mold, Mildew and Fungi in Your Home](#) is included for more helpful tips. If you have any questions regarding this information, please contact the management office so we can assist you in solving any mold problems.

Thank you,  
Management



EQUAL HOUSING OPPORTUNITY



EAH communities do not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

## **TIPS TO PREVENT BIOLOGICAL GROWTH IN YOUR HOME**

Biological growth clean up is usually considered one of the housekeeping tasks of the private citizen along with reporting to the building owner any roof and plumbing issues.

Biological growth can become a problem in your home if there is moisture available to allow it to thrive and multiply. The following sources of indoor moisture that may cause problems.

House plants (watering can generate large amounts of moisture)  
Steam from cooking  
Shower/bath steam  
Wet clothes in indoor drying lines

There are several ways in which your help can prevent this in the future. The following list may be used as a guide:

### **A. Remove Excess Moisture**

1. Dry out mops and cleaning utensils thoroughly before storing inside your apartment.
2. Wipe down bathroom walls and shower doors immediately after bathing; allow towels to air out. Wash and dry towels often.
3. Wipe down any condensation from interior of windows and windowsills; wash and dry towels immediately.

### **B. Keep Things Clean**

1. Keep closets, dresser drawers – any place where biological growth is likely to grow – as clean as possible.
2. Soil on dirty articles can supply enough food for biological growth to start to grow when moisture and temperature is right.
3. Greasy films like those that form on kitchen walls, also contain many nutrients for biological growth.

### **C. Circulate the Air**

1. When the outside is drier than the inside, ventilation allows the dry air to enter, take up excess moisture, and then be carried outside.
2. When natural breezes are not sufficient, please use your central air conditioning (fan only) and bath/laundry room exhaust fan(s).
3. Poorly ventilated closets get damp and musty during continued wet weather, and articles stored in them are more likely to encourage biological growth.
4. Try to improve the air circulation by opening the closet doors. In addition, hang the clothes loosely so that air can circulate around them.
5. Dry all wet clothing (including clothes wet from rain or perspiration) before putting it in the closet.

### **D. Cleaning Biological Growth from Small Areas**

To clean a small area where biological growth has grown, the Federal Environmental Protection Agency recommends that you first clean the area with soap (or detergent) and water. Let the surface dry and within 24 hours apply a spray-on household biocide, such as Lysol Disinfectant, Tilex Mildew Remover, or Clorox Cleaner. Make sure you follow the instructions on the label.

Do not apply biocides to visible biological growth that may have grown on porous surfaces, such as sheetrock walls or ceilings. Also, do not attempt to clean or apply biocides to large areas of a non-porous surface where biological growth is visible.

If you observe biological growth, please contact the owner or manager and notify them of the problem.



EAH communities do not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

# Information on Dampness and Mold for Renters in California

## Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148).

## Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

## Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommend testing for mold, such as measuring mold spores in the air.*



## Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

### Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows



### Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout



## Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is “minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use.”

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

## Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.
3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

## Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see [www.cdph.ca.gov/iaq/mold](http://www.cdph.ca.gov/iaq/mold). To see an animated video series, Mold in the Home, visit [www.cdph.ca.gov/mold](http://www.cdph.ca.gov/mold).

*Property owners must provide a rental unit that is safe and healthy for the people living in it.*

*Tenants must notify property owners of any dampness or mold problems.*





## Application for Housing

**Property Name:** Park Place Apartments  
**Address:** 16480 Del Monte Ave. Morgan Hill, CA 95037  
**Telephone:** 408-779-4361      **Fax:** 408-612-8740      **Email:** [pkp-management@eahousing.org](mailto:pkp-management@eahousing.org)

**Apartment Type: Eligibility is based on occupancy standards defined in the Resident Selection Plan.**

**EAH Property Management Use Only** Application Received By: \_\_\_\_\_ Application Approved:    Yes    No

Bedroom Size: 1<sup>st</sup> Choice    2<sup>nd</sup> Choice    3<sup>rd</sup> Choice    Barrier Free(H/C) Unit Requested:    Yes    No

Application #:    Lottery #:    Time of Application: \_\_\_\_\_ Date of Application: \_\_\_\_\_

***Please complete the following application and return it to the Property. All items must be complete in order to determine your eligibility. If an item does not apply to you, please enter N/A to the question. EAH does not discriminate on the basis of race, color, sex, gender identity, age, religion, origin, family or marital status, disability, or sexual orientation.***

How did you hear about the property? \_\_\_\_\_ 1<sup>st</sup> Email Address: \_\_\_\_\_  
 \_\_\_\_\_ 2<sup>nd</sup> Email Address: \_\_\_\_\_





## Application for Housing

### **Additional Household Information**

**\*For those applicants without a Social Security Number, do you qualify for one of the three allowable exceptions? Y/N \_\_\_\_\_ If Yes, provide members name(s). \_\_\_\_\_**

<b>1) Ineligible, non-citizen member – not contending eligible immigration status.</b>			
<b>2) Members that were 62 years old as of January 31, 2010 and whose initial determination of eligibility began before January 31, 2010.</b>			
<b>3) Members under the age of 6 eligible for a 90-day extension to provide their SSN, if added to the household within the last 6 months.</b>			

**Residency Information (Past Two Years)**

<b>CURRENT</b> FULL STREET ADDRESS:				<b>OWN, RENT OR OTHER:</b>
<b>CITY:</b>		<b>STATE:</b>	<b>ZIP CODE:</b>	
<b>HOME PHONE NUMBER:</b>	<b>CELL PHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>	<b>MOVE IN DATE:</b>	<b>MOVE OUT DATE:</b>
<b>LANDLORD NAME:</b>		<b>PROPERTY/LANDLORD PHONE:</b>		<b>MONTHLY RENT:</b>
<b>PAST</b> FULL STREET ADDRESS:				<b>OWN, RENT OR OTHER:</b>
<b>CITY:</b>		<b>STATE:</b>	<b>ZIP CODE:</b>	<b>Move In Date:</b> <b>Move Out Date:</b>
<b>LANDLORD NAME:</b>		<b>PROPERTY/LANDLORD PHONE:</b>		<b>MONTHLY RENT:</b>



## Application for Housing

<b>Utilities paid by you:</b>	Heat	Electricity	Gas	Other	
Approximate monthly cost of utilities paid by you (excluding phone and cable TV):					

<b>Emergency Contact Information</b>			
<b>IN CASE OF ILLNESS, ACCIDENT, EMERGENCY, PLEASE CONTACT:</b>			
<b>NAME:</b>	<b>CITY:</b>	<b>STATE:</b>	<b>ZIP CODE:</b>
<b>ADDRESS:</b>			
<b>PHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>		

<b>Household Questions</b>	<b>Y/N</b>	<b>If Yes Explain</b>
Do you expect any additions to the household within the next twelve months?		Name of New Member:
Is there anyone living with you now who won't be living with you at this community?		Name of Member Leaving:
Are there any absent household members who under normal conditions would live with you (For example, a spouse away in the military or living in another state or country)?		Name of Absent Member:
Will you or any ADULT household member require a live-in caregiver or aide?		Name of Caregiver: Recipient of Care:
Do you have primary physical custody of all minors (50% or more of the time) listed under the Household Composition above?		
Do you or anyone in your household have a Section 8 Voucher through the Housing Authority?		
Section 8 Voucher number		
Are you or anyone in your household directly related to a current EAH employee?		Name of EAH employee: EAH employee location:
<b>Optional Information:</b>		
Are you willing to provide information on your level of education and transportation needs? If yes, please answer the questions below:		
(Head of Household) Highest level of Education completed		
Are you using Public Transportation to get to work?		If Yes, what type?
(Co-Head) Highest level of Education completed		
Are you using Public Transportation to get to work?		If Yes, what type?

<b>Resident History</b>	<b>Y/N</b>	<b>If Yes Explain</b>
Have you or has any member of your household ever been evicted?		
Have you or anyone in your household ever filed Bankruptcy?		
Have you or anyone in your household willfully or intentionally ever refused to pay rent?		
Have you or any member of your household been convicted of any fraud in a federally assisted housing program or been requested to repay for misrepresenting information for such housing program?		
Have you or any member of your household ever been convicted of a felony within in the past seven (7) years?		
Has assistance/subsidy/tenancy ever been terminated for fraud, non-payment of rent, or failure to cooperate with recertification procedures?		
Have you or any member of your household ever been convicted of engaging in acts of violence or threats of violence, including, but not		

## Application for Housing

limited to, unlawful activity involving weapons or ammunition within the past (7) years?		
Have you or any member of your household ever been convicted of a criminal offense involving sexual misconduct?		
Have you or any member of your household ever been convicted of engaging in the illegal manufacture, sale, distribution, use, or possession of an illegal drug or controlled substance within the past (7) years?		
Are you or any member of your household subject to a lifetime sex offender registration requirement in any state? (Please note you will be giving the opportunity to remove the ineligible household member. If you refuse to remove the ineligible household member, the application must be denied.)		

<b>Student Information</b>					
Do you or any household member (18 years or older) attend or plan to attend an "Institution of Higher Learning" - full or part time?					
Members of your household who are attending or plan to attend "Institutions of Higher Learning", full or part-time.					
Member Name:	Member Name:				
Institution:	Institution:				
Address of School:	Address of School:				
<input type="checkbox"/> Full Time	Or	<input type="checkbox"/> Part Time	<input type="checkbox"/> Full Time	Or	<input type="checkbox"/> Part Time

<b>Student Information</b>		
Will all the persons in the household be or have been full-time students during five calendar months of		
this year or plan to be in the next calendar year at an educational institution (other than a correspondence school) with regular faculty and students?		
<b>If Yes, Answer the Following Questions:</b>		
Are any full-time student(s) married and filing a joint tax return?		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Are any student(s) enrolled in a job-training program receiving assistance under the Job Training Partnership Act?		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Are any full-time student(s) a TANF or a title IV recipient?		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Are any full-time student(s) a single parent living with his/her child(ren) who is not a Dependent on another's tax return		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
and whose children are not dependents of anyone other than a parent?		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Is any student a person who was previously under the care and placement of a foster care program (under Part B or E of		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Title IV of the Social Security Act)?		



## Application for Housing

### Reasonable Accommodations/Modification

We are required by HUD to request the following information for the purpose of determining eligibility for admission to our Section 8 Program. In addition to giving special considerations with regards to allowances in determining rent we also will make reasonable accommodations or modifications based on disability.

**Do you require mobility impaired upgrades?**

**Do you require vision impaired upgrades?**

**Do you require hearing impaired upgrades?**

**Do you request special features?**

### Personal Reference

Name	Address	Relationship	Phone

### Citizenship (For Project-based Section 8 properties ONLY):

1.  Are you a U.S. Citizen? \_\_\_\_\_

2.  If no, are you a Non-Citizen with eligible immigration status? \_\_\_\_\_

### HUD Section 236/221 D3 Program – Required HUD Regulatory Preferences

**a)** This Community receives subsidy under the Section 236 Program and remains subject to regulatory oversight under the Section 236 Program. Property Name shall apply preferences in determining the order of an applicant's placement on the waiting list for a basic rent unit assisted under the Section 236 Program. Pursuant to 24 CFR Part 236 and HUD Handbook 4350.3 REV-1, preference shall be provided to applicants displaced as a result of:

- (i) government action, or
- (ii) a Presidentially-declared disaster.

**(b)** In addition to the above, if the Development is also receiving Rental Assistance Payments, the Agent shall apply secondary preferences (in descending order of priority), as follows:

- (i) Applicants eligible for Rental Assistance Payments;
- (ii) Applicants eligible to pay less than the Section 236 "market rent" approved for the Development; and
- (iii) Applicants with income sufficient to pay the Section 236 "market rent" approved for the Development.

For purposes of this subsection, the Section 236 "market rent" shall be the market rent as it appears on the most recently approved Section 236 rent schedule for the Development. Documentation or sources of information, required to verify an Applicant's qualification for a preference under this Section, shall be determined by HUD.

### CHECK AS APPLICABLE:

1.	I/we have been displaced by a government action;
2.	I/we have been displaced by a Presidentially declared disaster;
3.	I/we are eligible for Rental Assistance Payments;
4.	I/we are eligible to pay less than the Section 236 "market rent" approved for the Development;
5.	I/we have income sufficient to pay the Section 236 "market rent" approved for the Development;

Income Source Questions	Yes	No
Do you have full-time or part-time wages?*		
Do you have any seasonal employment?*		
Do you receive public assistance, TANF, AFDC, or food stamps?*		
Do you receive unemployment payments, worker's compensation, or severance packages?*		
Do you receive child support?*		
Do you receive alimony, spousal support, or other maintenance payments?*		
Do you receive regular payments from a pension plan, retirement plan, or annuity?*		
Do you receive Social Security benefits from the Social Security Administration?*		
Do you receive income from a business owned by members of your household?*		
Do you receive income through an Indian trust?*		





## Application for Housing

Do you receive any regular gifts or payments from outside of the household?*		
Do you receive veterans or disability benefits?*		
Do you receive rental income from real estate?*		
Do you expect any significant changes in income in the next 12 months?*		

Asset Source Questions	Yes	No
Do you or anyone in your family have a checking account?		
Do you or anyone in your family have a savings account?		
Do you or anyone in your family have a money market account?		
Do you have cash on hand, cash in a safety deposit box, or an EBT card or direct deposit debit card with a balance on it?		
Do you have Certificates of Deposits?		
Do any members in your household have stocks?		
Does anyone in your household have Bonds?		
Do you or anyone in your family have an IRA?		
Do any members in your household have a 401K Account?		
Do any members in your household have a Keogh Account?		
Does your household have any members with Trust Funds?		
Do you have real estate or capital investments?		
Do any members of your household have any Lump Sum Receipts?		
Do any members of your household have any Capital Investments?		
Do you have a whole life insurance policy, a universal life insurance policy, or annuities?		
Do any members of your household have any Other Retirement/Pension Funds?		
Do you have personal property?		





## Application for Housing

Do any members in your household have any other assets not previously listed?		
Within the last two years, have you or has anyone in your household given away assets valued over \$1,000 or sold assets for more than \$1,000 below their fair market value?		

Expense Source Questions	Yes	No
Do you have any childcare expenses?		
Do you have any disability expenses?		
Do you have any medical expenses?		

If yes, to medical expenses....	Y/N	Amount
Are you covered by any medical insurance? If yes how much are your monthly premiums?		
Do you or any member have any prescription drug expenses not covered by insurance? If yes, how much do you anticipate paying out of pocket per month?		
Do you have any anticipated medical expenses that are NOT covered by insurance? If yes, how much per month?		
Do you anticipate any major dental, vision, or hearing-aid expenses in the coming year that are not covered by insurance? If yes, how much do you anticipate spending out of pocket next year?		
If you or your co-head or spouse is employed, do you anticipate expenses in the COMING year, for the cost of a care attendant for you or your spouse as a handicapped or disabled person as defined by HUD? (If yes proof of actual expenses are required) If yes, how much do you anticipate out of pocket per month?		

<b>Medical Expenses</b>		
<b>Member Name</b>	<b>Expense Description</b>	<b>Annual Amount</b>





## Application for Housing

<b>Child Care Expenses</b>		
<b>Member Name</b>	<b>Expense Description</b>	<b>Annual Amount</b>
<b>Disability Expenses</b>		
<b>Member Name</b>	<b>Expense Description</b>	<b>Annual Amount</b>



## Application for Housing

### Household Signatures

#### **CONSUMER REPORT AGREEMENT**

I/we understand that, to determine eligibility, background inquiries may be requested. I/we understand that EAH, Inc. will use the service of an outside consumer reporting agency to obtain a "consumer report" or "investigative consumer report" about adult members of my/our household. This agency will provide a written report of its findings to EAH, Inc.

EAH, Inc. uses *Screening Works* ("Agency"), to perform background investigations.

Agency will utilize various sources of information to conduct a background check including but not limited to credit and criminal records. I/we have been given notice and understand that I/we have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. The scope of this notice of authorization is all-encompassing allowing EAH, Inc. to obtain from any outside organization all manner of consumer reports and investigative consumer reports to the extent permitted by law. I/we may review or obtain a copy of my/our report as provided by law.

Agency may be contacted at: *RentGrow, Inc., 177 Huntington Ave, Suite 1703 #74213, Boston, MA 02155, (800) 898-1351*

I/we hereby agree, authorize and consent to the procurement of a Consumer Report and/or an Investigative Consumer Report about the adult members of my household. This authorization in original, electronic or copy form shall be valid as of the date indicated next to my/our signature. I/we agree, authorize and consent to the release and disclosure of any and all information including but not limited to that obtained from people, references, municipal, county, state and federal agencies and courts to provide all information that is requested by EAH, Inc. and Agency.

I/we certify that all statements made by me and contained anywhere herein are true. I/we agree that a copy of this document by fax or other electronic means shall be as valid as the original.

I understand that all reports are confidential and provided to EAH, Inc. for decisions regarding housing in strict compliance with the federal Fair Credit Reporting Act (FCRA) and the Americans with Disabilities Act (ADA), anti-discrimination and privacy laws and all other applicable federal and state laws. I understand that if there is any unsatisfactory finding directly related to the property selection criteria, I will not be allowed to reside on the property.

#### **SIGNATURE CLAUSE:**

**I certify all information and answers to the questions are true and complete to the best of my knowledge and understand providing false information or making false statements may result in denial of my application and/or criminal penalties.**

**All household members 18 and over must sign below:**

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

## Application for Housing

### **NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT**

Landlord does not intend to request an investigative consumer report regarding the Applicant.

Unless the box above is checked, pursuant to California Civil Code section 1786.16(a)(3), the Landlord intends to request an investigative consumer report in connection with the Applicant's application for housing. The investigative consumer report will be made concerning the Applicant's character, general reputation, personal characteristics, and mode of living. Among other things, the investigative consumer report may contain information concerning the Applicant's creditworthiness, any court judgments against the Applicant, and any criminal charges and/or convictions. Pursuant to California Civil Code section 1786.22, any files maintained on the Applicant by the investigative consumer reporting agency from which Landlord obtains the report shall be made available to you during normal business hours and upon reasonable notice, provided you furnish proper identification, as follows: (1) The Applicant may appear in person at the investigative consumer reporting agency below to request a copy of the Applicant's file; (2) the Applicant may make a written request for copies of the Applicant's files to be sent via certified mail to a designated addressee; or (3) the Applicant may make a written request for a summary of the file to be provided over the telephone. "Proper identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. If one of these forms of identification cannot be provided, the agency may ask for other forms of identification in accordance with California Civil Code section 1786.22(c). The investigative consumer reporting agency may charge a fee, not to exceed the actual copying costs, if the Applicant requests a copy of the Applicant's file. The agency is required to have personnel available to explain the Applicant's file to the Applicant, and the agency must explain to the Applicant any coded information appearing in the file. If the Applicant chooses to appear in person, the Applicant may choose to bring another person of his/her choice with him/her, provided that the accompanying person also bring proper identification with him/her. If the Applicant brings another person with him/her, the agency may require the Applicant to sign an authorization allowing the agency to discuss the Applicant's file in the presence of that other person. The agency that will prepare the investigative consumer report on the Applicant is:

Name of Agency: RentGrow, Inc

Address of Agency: 177 Huntington Ave, Suite 1703, #74213, Boston MA 02155

If you would like a copy of the report(s) that is/are prepared, please check the box below:

I would like to receive a copy of the report(s) that is/are prepared.

If the box above is checked, Landlord agrees that Landlord, or Landlord's agent, will send the Applicant a copy of the report within three (3) business days of the date the report is provided to Landlord. The copy of the report will contain the name, address, and telephone number of the agency that issued the report and how to contact the agency.

If Landlord takes adverse action against Applicant, and the adverse action is based in whole or in part on the contents of the investigative consumer report, then, pursuant to California Civil Code section 1786.40(a), Landlord shall so advise Applicant and shall supply Applicant with the name and address of the agency that prepared the report on which Landlord's decision was based in whole or in part.

**All household members 18 and over must sign below:**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

