

**AFFORDABLE APARTMENT COMMUNITIES OPEN WAITING LISTS!
IN THE CITIES OF SAN JOSE, SANTA CLARA, CAMPBELL, MORGAN HILL**

Property Management, Inc. is accepting applications for the waiting lists for several of their apartment communities. All properties are under the Low Income Housing Tax Credit Program. Section 8 Vouchers welcome! Applicants who wish to apply for more than one property must apply for each property separately. Credit and Criminal background checks will be performed on all adult applicants. Maximum Income Limits apply and all applicants must meet a minimum income of two times the rent per month. The minimum income does not apply to applicants with section 8 vouchers.

MAXIMUM INCOME LIMITS APPLY AS DESIGNATED PER PROPERTY

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons
30% Income Limit	\$23,610	\$27,000	\$30,360	\$33,720	\$36,420	\$39,120	\$41,820
40% Income Limit	\$31,480	\$36,000	\$40,480	\$44,960	\$48,560	\$52,160	\$55,760
50% Income Limit	\$39,350	\$45,000	\$50,600	\$56,200	\$60,700	\$65,200	\$69,700
60% Income Limit	\$47,220	\$54,000	\$60,720	\$67,440	\$72,840	\$78,240	\$83,640

PROPERTY WITH NO AGE RESTRICTION
River Town Apartments
1340 Hope Drive, Santa Clara, CA 95054
Rents starting at:
2 BR 1 ½ BA: \$1359; 3 BR 2 BA: \$1533
Maximum Annual Income Limits: 60% Income Limits
408-567-9244
Security Deposit \$1,000

PROPERTY WITH NO AGE RESTRICTION
San Pedro Gardens: - Morgan Hill, CA: NOTE* (applications for this property will be accepted at 7750 Wren Avenue, Gilroy, CA 95020 408-847-1333
Rents starting at:
2 BR 1 BA: \$635 & \$1218; 3 BR 2 BA: \$692
Maximum Annual Income Limits: 50% and 60% Income Limits
Security Deposit: \$1,000

PROPERTY WITH NO AGE RESTRICTION
Opportunity Center of the Midpeninsula
33 Encina Ave, Palo Alto, CA 94301
Rents starting at:
SRO 1 BTH: \$393; 1BR 1BTH: \$421; 2 BR 1BTH \$505;
Maximum Annual Income Limits: 20%,25%,35% & 45%
650-566-1380
Security Deposit \$350

PROPERTY WITH AGE RESTRICTION: MUST BE 62 YRS & OLDER

Avenida España Gardens
181 Rawls Pl. San Jose, CA 95139
Rents starting at: 1 BR 1 BA: \$574
50% Income Limits- 408-972-5529
Security Deposit: \$500

This information, rental rates and income limits are subject to change without notice. PMI reserves the right to keep the wait list open if insufficient applications are received. This information is a brief summary of the detailed statement of policies governing admission to and continued occupancy of affordable housing apartments managed by Property Management, Inc., an affiliate of the Housing Authority of the County of Santa Clara. *Rent rate stated is based on a minimum 6-month lease for an applicant without rental assistance.

Property Management, Inc., an affiliate of the Housing Authority of the County of Santa Clara (HACSC) does not discriminate in the provision of housing on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, medical condition, and age. It is the policy and commitment of HACSC to provide assurance that persons with disabilities will be given reasonable accommodation, upon request, so they may fully access and utilize all housing programs and related services. For additional information, contact Tui Varela, Section 504 Coordinator at 408-993-3052; TDD 408-993-3041.

Property Management, Inc. - Department of Real Estate License # 0113552- www.propmgmtinc.com



APARTMENT RENTAL APPLICATION

Property Name: _____

EQUAL HOUSING OPPORTUNITY

NOTE: Housing Authority of the County of Santa Clara and Property Management, Inc managed communities are all non-smoking facilities and you will be required to sign a non-smoking addendum at the time you sign your lease.

Head of household name: _____ Home Phone : _____ Work Phone: _____

Current Address: _____ City/State/Zip: _____

Do you have a Section 8 voucher? _____ If so, voucher bedroom size? _____.

How did you hear about property? Please check (√) HACSC Website Newspaper other: describe _____

HOUSEHOLD COMPOSITION AND CHARACTERISTICS: PLEASE NOTE: ALL OF THE FOLLOWING QUESTIONS/INFORMATION MUST BE ANSWERED.

1. List the Head of Household name and all other member's names who are applying to live in the unit.

Member	Full Name	Relationship	Birth date	Sex	F/T student	Social Security #	Drivers License #
Head		Self			Y N		
1					Y N		
2					Y N		
3					Y N		
4					Y N		
5					Y N		
6					Y N		
7					Y N		

1a. Has anyone in the household ever used any name other than the name listed on this Rental Application? YES_____ NO_____ If yes, please list the other names used : _____

2. Is the Head of Household, or spouse, or any of the other household members listed above a person with a disability? YES or NO (If yes please list the name (s) _____ And if yes, do you require a disabled/modified unit? Yes or No (i.e. wheelchair accessible, roll in shower, etc.)

3. List any other special needs your household requires? _____

4. Are you now living in a federally subsidized housing unit? Yes or No

INCOME AND ASSET INFORMATION : PLEASE NOTE: ALL OF THE FOLLOWING QUESTIONS MUST BE ANSWERED. FOR EACH " YES " ANSWER PLEASE PROVIDE DETAILS IN THE CHARTS BELOW.

DO ANY APPLICANTS LISTED IN THIS RENTAL APPLICATION?

- (CIRCLE ONE)
- Work full-time, part-time or seasonal? YES NO
 - Expect to work for any period during the next year? YES NO
 - Work for someone who pays you cash ? YES NO

4. Expect a leave of absence from work due to any reason? YES NO
5. Now receive or expect to receive unemployment benefits? YES NO
6. Now receive or expect to receive child support? YES NO
7. Entitled to child support that he/she is not receiving? YES NO
8. Now receive or expect to receive alimony? YES NO
9. Have an entitlement to receive alimony that is not currently received? YES NO
10. Now receive or expect to receive public assistance (welfare, GA)? YES NO
11. Now receive or expect to receive Social Security or SSI benefits? YES NO
12. Now receive or expect to receive income from a pension or annuity? YES NO
13. Now receive or expect to receive regular contributions from organizations or from other individuals not applying to live in the unit ? YES NO
14. Have an interest earnings checking or savings account, certificates of deposit, stocks or bonds? YES NO
15. Own Real Estate or any other asset: YES NO
If you own Real Estate, do you receive rental income? YES NO
If so, how much \$ _____
16. Have sold or given away real estate property or any other assets (including cash) in the past two years? YES NO

Member #	Source of Income	Name of Company	Address, City State Zip Code	Telephone #	Fax #	Annual Income

ASSETS: LIST ALL CHECKING, SAVINGS, ACCOUNTS (INCLUDING IRAs, KEOGH ACCOUNTS CERTIFICATES OF DEPOSIT, REAL ESTATE, STOCKS/BONDS) FOR ALL HOUSEHOLD MEMBERS).

Member #	Bank Name	Address	Telephone #	Fax #	Type of Account	Account Number	Balance

PERSONAL REFERENCES: PLEASE PROVIDE THE NAME, ADDRESS & PHONE NUMBER OF TWO PERSONAL REFERENCES: (Someone that is not related to you and knows you well)

Name: _____ Address: _____ Phone# _____

Name: _____ Address: _____ Phone# _____

EMERGENCY CONTACT (person that you provide permission for us to contact in the event you become incapacitated)

Name: _____ Relationship: _____

Address: _____ Telephone #: _____

RENTAL HISTORY (Rental History for 5 years. If more space is needed please attach an additional sheet to this application)

PRESENT ADDRESS: _____
 Street Address City State Zip Code
 Dates: From _____ to _____ Monthly Rent Payment \$ _____ Reason for Moving _____

PRESENT LANDLORD: _____ Landlord Telephone #: _____
 First and Last name
 Present Landlord Address: _____ Reason for Moving: _____
 Street City State Zip Code

FORMER ADDRESS: _____
 Street Address City State Zip Code
 Dates: From _____ to _____ Monthly Rent Payment \$ _____ Reason for Moving _____

FORMER LANDLORD: _____ Landlord Telephone #: _____
 First and Last Name
 Former Landlord Address: _____ Reason for Moving: _____
 Street City State Zip Code

Has anyone in your household ever left an unpaid rent balance or been evicted from any leased premises? YES NO
 If yes, what was the date and reasons: _____

Has anyone in your household been convicted of any criminal or drug activity? YES NO
 If yes, provide the following information:

Name of Household	Date charged	Charged with:	City & State	Court Name

What action was taken if convicted: _____

APPLICANT CERTIFICATION

I / We understand that the above information is being collected to determine my/our eligibility. I/we understand the Housing Authority of the County of Santa Clara and/or Property Management, Inc. will need to verify all information provided on this application, i.e., income/assets & landlord references, and that a credit and criminal background will be performed to determine my/our eligibility. The information collected may be released to appropriate Federal, State, or local agencies. I/we certify that the statements made in this application are true and complete to the best of my/our knowledge and belief. I/we understand that false statements or information are punishable under Federal law and can be cause for denial of this application for housing. **WARNING! Section 1001 of title 18 of the U.S. Code makes it a **CRIMINAL OFFENSE** to make willful, false statements or misrepresentation to any department or agency of the U.S. as to any matter within its jurisdiction.**

 Head of Household Signature Date Spouse or Co-Head Signature Date

 Member 18 years and older Date Member 18 years and older Date

 Member 18 years and older Date Member 18 years and older Date

 Authorized Management Representative Signature Date

For office use only

Date & Time Application Received	Received by: (Name of Employee)

Instructions for the Race and Ethnic Data Reporting (Form HUD-27061-H)

A. General Instructions:

This form is to be completed by individuals wishing to be served (applicants) and those that are currently served (tenants) in housing assisted by the Department of Housing and Urban Development.

Owner and agents are required to offer the applicant/tenant the option to complete the form. The form is to be completed at initial application or at lease signing. In-place tenants must also be offered the opportunity to complete the form as part of the next interim or annual recertification. Once the form is completed it need not be completed again unless the head of household or household composition changes. There is no penalty for persons who do not complete the form. However, the owner or agent may place a note in the tenant file stating the applicant/tenant refused to complete the form. **Parents or guardians are to complete the form for children under the age of 18.**

The Office of Housing has been given permission to use this form for gathering race and ethnic data in assisted housing programs. Completed documents for the entire household should be stapled together and placed in the household's file.

1. The two ethnic categories you should choose from are defined below. You should check one of the two categories.

1. **Hispanic or Latino.** A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
2. **Not Hispanic or Latino.** A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

2. The five racial categories to choose from are defined below: You should check as many as apply to you.

1. **American Indian or Alaska Native.** A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
2. **Asian.** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
3. **Black or African American.** A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."
4. **Native Hawaiian or Other Pacific Islander.** A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
5. **White.** A person having origins in any of the original peoples of Europe, the Middle East or North Africa.