Eden Housing Management, Inc. An Affordable Housing Property Management Organization

ALTA MIRA SENIOR

ACCEPTING PRE-APPLICATIONS FOR 1 BEDROOM AFFORDABLE HOUSING APARTMENTS FOR SENIOR (62 or older)

Pre-Applications will be available online from March 16th to March 27th, 2020 at
https://www.on-site.com/apply/property/200309

Completed application MUST be mailed back to the below address and it needs to be postmarked on or before March 27th, 2020. NO DROP OFF PRE-APPLICATION WILL BE ACCEPTED
Incomplete pre-application or application received after the deadline will not be processed.

Leasing Office
Alta Mira Senior Apartments
28901 Mission Blvd
Hayward, CA 94544
(510) 925-0771

Rent
1 Bedroom $634/$867/$1099

➢ The order of the application will be determined by LOTTERY. After the LOTTERY, ONLY the first 300 applications will be placed on the waiting list.
➢ Annual Household income must be below the income limits listed below.
➢ All applications with fraudulent statements/information or containing any person who appears on more than one application will be removed from the lottery.
➢ Pets are not permitted.
➢ Acceptance of an application does not assure a housing for the applicant. It is only the first step in the process.

It is your responsibility to notify us in writing whenever your phone, email or address changes, and when your household information significantly changes such as adding a new household member to the household or your income changes. When your household application reaches the top of the waitlist you will be contacted for an interview to start the qualification process. Please make sure to respond to the annual update letter that asking whether you wish to remain on the waiting list.

Maximum and minimum income and occupancy limits apply

2020 Approved Maximum Income Limits for Alameda County

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>$26,040</td>
<td>$29,760</td>
<td>$33,480</td>
</tr>
<tr>
<td>40% AMI</td>
<td>$34,720</td>
<td>$39,680</td>
<td>$44,640</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$43,400</td>
<td>$49,600</td>
<td>$55,800</td>
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Section 8 housing vouchers and other valid rental assistance programs are welcome to apply.

(510) 925-0771 * Fax: (510) 925-0737 * 28939 Mission Blvd, Hayward, California 94544* www.edenhousing.org

Eden Housing Management, Inc. does not discriminate based on race, color, creed, religion, sex, national origin, age, familial status, disability, ancestry, medical condition, physical handicap, veteran status, sexual orientation, AIDS, AIDS related condition (ARC), mental disability, or any other arbitrary basis.
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RESIDENT SELECTION POLICY

All applicants for housing will be screened according to the criteria set forth in this Resident Selection Policy. Management will hire a contractor to run a credit check and criminal background check and register sex offender report on all applicants and it will check court records for evictions or judgments against the applicant. The purpose of these checks is to obtain information on the applicant’s past history of meeting financial obligations and future ability to make timely rent payments, and to determine if the applicant has a criminal history which makes him/her unacceptable to live at an Eden Housing Property. The Resident Selection Policy is established to comply with the Federal and State Laws and/or Eden Housing Management, Inc Policy.

The following information will render the application unacceptable:

Household annual income must not exceed the program income limits of the property the household is applying for;

♦ In accordance with the following guideline, the household composition must be appropriate for the apartment size in which the household is applying:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>Minimum Persons</th>
<th>Maximum Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1– Bedroom</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

♦ Program eligibility determines whether applicants are eligible to reside in the specific property to which they have applied;

♦ Past performance in meeting financial obligations, especially rent paying: An applicant receives monthly income less than the amount equal to two and one-half times the rent of the apartment he/she is interested in renting. (While some exclusions apply, this does not apply to HUD or HA Vouchers Subsidized Properties);

♦ Current and prior landlords will be contacted to determine rent paying history, disturbance of neighbors, destruction of property or housekeeping habits which would pose a threat to other residents;

♦ Applicant is unable or unwilling to disclose information necessary to establish eligibility;

♦ Falsification of any information on the application, or omission of significant information;

♦ History of engaging in violent or drug-related criminal activity,

♦ A negative unlawful detainers (Evictions) record;

♦ Unpaid judgments, collections, and liens exceeding $5,000 excluding student loans and medical bills;

♦ Bankruptcies filed within the last twelve months;

♦ Repossessions within the past two years, excluding voluntary repossessions;

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RESIDENT SELECTION POLICY continues:

♦ Unpaid utility bills (Electric, Gas, Water/Sewer and Garbage);

♦ Unpaid balance due a prior landlord;

♦ The Property Manager will double check the Credit History with the landlord references and application to ensure that the applicant reported all addresses where he/she has lived and any other information that should be the same. If the information is not the same, the Property Manager will ask the applicant about the discrepancies. If there is no acceptable explanation and it is clear that the applicant falsified information on the application, the applicant will be rejected/crossed out from the Waiting List and a denial letter will be sent to the applicant;

♦ A household member convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing will not be approved for residency under any circumstances;

♦ A household member currently engaged in use of a drug or if the owner has reasonable cause to believe that a household member’s illegal use of a drug or pattern of illegal use may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents will not be approved for residency;

♦ A household member who is subject to lifetime registration requirement under a State Sex Offender Registration Program will not be admitted under any circumstances. The Property Manager will check the names of all adults applying for housing through the sex offender registry in each state where each adult has lived;

♦ A household member’s abuse or pattern of abuse of alcohol that interferes with the health, safety, or peaceful enjoyment of the premises by other residents;

♦ A household member who has been involved in drug related criminal activity or violent criminal activity or other criminal and ongoing criminal activity that is current or an indication of repeated criminal behavior will not be approved for residency;

♦ EHMI requires a household to exclude an offending household member that has committed acts that would result in denial of admission to the housing program or to continue to reside in the assisted units;

♦ An applicant’s misrepresentation of any information related to eligibility, allowance, household composition or rent.

While other qualifications may apply, the above mentioned has been established to reflect a short version of the EMHI Resident Selection Policy. EHMI may conduct additional verifications to determine the eligibility of the entire household.

Being eligible, however, is not an entitlement to housing. Every applicant must meet the Resident Selection Policy. This policy is used to demonstrate the applicant’s suitability as a resident using verified information on past behavior to document the applicant’s ability, either alone or with assistance, to comply with essential Lease provisions and any other rules governing tenancy.

Applicant signature _________________________________             Date_________________

Co-Applicant signature ______________________________             Date_________________

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