1. Can you please provide an overview of Rocky Hill Veterans?

Rocky Hill Veterans is a brand new, 39-unit affordable apartment community coming to Vacaville, with targeted funding provided to meet the housing needs of Veterans and their families. The apartments will include eleven (11) one-bedroom apartments, fifteen (15) three-bedroom apartments, twelve (12) four-bedroom apartments and (1) one-bedroom unit managers unit.

A total of Eleven (11) apartment homes will be reserved for Veteran Affairs Supportive Housing (VASH) qualified households. Eleven (11) qualified households must meet the requirements established by the VASH Program. These apartments will be filled by direct referral from the VA Northern California Health Care System, with additional resources and vetting provided by the Housing Authority of the Solano and Veterans Housing & Homeless Prevention Program.

All apartments are made affordable through the Home Depot Foundation, Citibank, National Equity Fund, Veterans Housing and Homelessness Prevention (VHHP), City of Vacaville, the County of Solano, HCD, Cal Vet, the Low-Income Housing Tax Credit Program.

The Head of Household must be 18 years of age or older at the time of application.

The chart below provides an overview of the distribution of resident apartments.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Set-Aside for VASH Qualified Applicants</th>
<th>Available thru Housing Authority of the County of Solano (SCHA)</th>
<th>Eden Housing Application Intake</th>
<th>Approximate Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR/1 BA</td>
<td>11</td>
<td>0</td>
<td>0</td>
<td>480 sf</td>
</tr>
<tr>
<td>3 BR/2 BA</td>
<td>0</td>
<td>15</td>
<td>0</td>
<td>1040 sf</td>
</tr>
<tr>
<td>4 BR/2 BA</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>1280 sf</td>
</tr>
<tr>
<td>Unit Total</td>
<td>11</td>
<td>15</td>
<td>12</td>
<td>Grand Total: 38*</td>
</tr>
</tbody>
</table>

*One additional one-bedroom apartment will be filled by an on-site staff member of the management company.
2. When will the apartments be available?

Construction on the project is anticipated to be completed in December 2018. Barring construction delays all apartments are expected to be occupied in December 2018.

3. What special amenities are provided?

- Community Room
- Computer Learning Center
- Refrigerator
- In unit Washer & Dryer
- Playgrounds and community garden
- Resident Services with a Dedicated On-Site Office

4. Will I get my own assigned parking space?

There will be 59 parking spaces available for residents of Rocky Hill Veterans, including ADA spaces. Parking is available on a first come, first served basis.

5. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A full-time property manager will act as the primary management contact for the residents. An Eden Housing Management, Inc. property management staff member will live on-site.

6. Where do I pick up a rental application for Rocky Hill?

Beginning on Monday November 19, 2018 available for pick-up and drop off.

a) Online at www.edenhousing.org (Click on “Now Leasing”)

b) At the Rocky Hill Lease-Up Office:
   454 Markham Ave
   Vacaville, CA 95688

   Pick-up Office Hours: 10:00 AM to 4:00 PM
   Pick-up Office Days: Monday & Wednesday starting November 19, 2018.

** Applications can be printed at any Eden Housing site, VASH, City of Vacaville and application box at lease space.
7. **How should I submit my completed application?**

Completed rental applications in person:

1.) **In-Person** at:

   Rocky Hill Lease-Up Office  
   454 Markham Ave  
   Vacaville, CA 95688  

   Drop-Off Days & Hours:   Mondays & Wednesday  
   10:00 AM to 4:00 PM

8. **Are there any application / lottery list preferences?**

The eleven (11) one-bedroom apartments are designated for Veteran Affairs Supportive Housing (VASH) qualified households. Qualified households must meet the homeless Veteran requirements established by the VASH Program. These apartments will be filled by direct referral from the VA Northern California Health Care System, with additional resources and vetting provided by the Housing Authority of the County of Solano (SCHA).

The fifteen (15) three-bedroom apartments will be filled by referrals from the Housing Authority of the County of Solano (SCHA) Project Based Voucher Program.

The remaining twelve (12) four-bedroom apartments will filled by applications received by Eden Housing’s Application Intake.

9. **Will all applicants receive an interview letter?**

No. Rocky Hill Veterans will process 4 to 5 applications for each available unit and send out the appropriate number of interview letters to meet this target. Applicant interviews will begin as date received.

10. **How are applications processed and apartments assigned?**

Applications will be processed (interviews set up and third-party income verifications sent out) in the order of their Veteran preference category and (waiting list) number. Rocky Hill Veterans will process 4 to 5 applications for each available apartment and send out the appropriate number of interview letters to meet this target.
An apartment is assigned once all third party verification forms are returned, income calculations are completed and the file is deemed approved by Eden staff. Apartments are then assigned based on the “first approved file,” regardless of application number.

Applicants not contacted will be converted to the waiting list upon completion of the lease-up at 100% occupancy. The waiting list will maintain the original Veteran preference and date received.

As apartments become vacant and turn over, applicants on the waiting list are contacted in order of waiting list number, sorted by Veteran preference.

11. What will I need to bring to my interview?

You will be asked to bring the following documents to your interview:

- Social Security Card or Resident Alien Card for all members
- California Driver’s License or Photo ID for members 18 or older
- Birth Certificate for all Household Members under the age of 18
- Documentation for ALL Sources of Income including, but not limited to:
  - Employment (last 3 consecutive months of current paystubs - required – no gaps),
  - Social Security (most recent 2018/2019),
  - Supplemental Social Security (most recent 2018/2019),
  - Veteran Administration Benefits, Pension / Retirement, including any income from deceased spouse or children (if paystubs are received, the last 3 consecutive months – no gaps of paystubs are required or current proof of income dated within 120 days of interview)
  - Child Support Judgment & proof of income (dated within 120 days of interview)
- Complete Tax Returns for 2017; including all W-2 & 1099s, if you file
- Checking account statements – last six months in order by month – No gaps
- Savings account statements for the most recent or current month
- Most current Statement received in 2017 for any other kind of assets such as, IRAs, 401/Ks and any other form of other Retirement Accounts
- Life Insurance Policies (this does not include Term Life)
- Documentation for any other asset or source of income
- For those individuals who are self-employed or earn cash wages, very specific regulations apply to verifying these types of income, as follows:
11. How do I prove my employment status if I am self-employed or receive pay in cash?

- **Self-Employed**
  - Previous Year’s 1040 Tax Return and Schedule C**
  - OR
  - IRS Form 4506-T and one of the following:
    - Profit and Loss Statement
    - Statements from recurring clients

- **Cash Wages**
  - If an applicant/tenant is claiming they do not receive pay-stubs as they are paid in cash, the IRS has determined that those individuals are considered “independent contractors” and as such should file a 1040 tax return. We will require a copy of the 1040 filing for the applicant/tenant and a third party statement from the employer on company letterhead, indicating the name of the applicant/tenant, the position title, and how much the employer pays the applicant/tenant in cash each week.

Additionally, if a household is claiming they do not file taxes on cash wages, we will require a completed IRS form 4506-T, received back from the IRS, to be in the file, verifying non-filing status in addition to the third party statement from the employer on company letterhead, indicating the name of the applicant/tenant, the position title, and how much the employer pays the applicant/tenant in cash each week.

- **DD Form 214, Certificate of Release or Discharge**
  - This Veteran preference will be verified at the time of application.

12. Are there restrictions on the family size that is authorized to live in a unit?

Yes. The following occupancy standards will apply to all apartments.

<table>
<thead>
<tr>
<th>Persons in Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Size</td>
</tr>
<tr>
<td>1 Bedroom</td>
</tr>
<tr>
<td>3 Bedroom</td>
</tr>
<tr>
<td>4 Bedroom</td>
</tr>
</tbody>
</table>

*Depending on family composition, the minimum # of persons may be more than 3 persons. Please see the PBV Supplemental Occupancy Standard Guide on page 10.
13. What are the current maximum income limits to rent the apartments?

The following income limits are effective as of April 1, 2018 for Solano County as published on the website for the California Tax Credit Allocation Committee (CTCAC), which implements the Low Income Housing Tax Credit Program (LIHTC) in the State of California. Additionally, households must make at least 2.5 times their monthly rent as income. (This is not applicable to those with a VASH and Project Based Voucher.)

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>Rent Range</th>
<th>Number of Apartments Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>$235 - $471</td>
<td>11</td>
</tr>
<tr>
<td>3 BR</td>
<td>$652 - $1,305</td>
<td>15</td>
</tr>
<tr>
<td>4 BR</td>
<td>$728 - $1,456</td>
<td>12</td>
</tr>
</tbody>
</table>

14. What are the proposed rents for non-VASH and BPV apartments?

The following rent limits are effective as of April 1, 2018 for Solano County as published on the website for the California Tax Credit Allocation Committee (CTCAC), which implements the Low Income Housing Tax Credit Program (LIHTC) in the State of California (exceptions may apply to those holding portable Housing Choice Vouchers):

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>Rent Range</th>
<th>Number of Apartments Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>$235 - $471</td>
<td>11</td>
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<tr>
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</tr>
<tr>
<td>4 BR</td>
<td>$728 - $1,456</td>
<td>12</td>
</tr>
</tbody>
</table>

Rents for the non-VASH apartments are set at the appropriate Low Income Housing Tax Credit program 30% and 60% levels by bedroom size. The amount a household pays in rent will be determined by household income and bedroom size. Examples below:

- A 4-person household that qualifies at the 30% AMI level will pay $728 per month for a Four-bedroom apartment. This household’s income must be less than $25,110 but at least $21,840 per year without a Housing Voucher.
A 5-person household that qualifies at the 60% AMI level will pay $1,456 per month for a Four-bedroom apartment. This household’s income must be less than $54,240 per year and at least $43,680 per year without a Housing Voucher.

15. Is there an application/interview screening fee and when is it required?

Yes. A $35 non-refundable application/interview screening fee is required at time of interview, not at the time of application intake. A $35 fee PER ADULT HOUSEHOLD MEMBER including a Live-In Caregiver, if applicable. Received by Money Order or Cashier Check made out to Rocky Hill Veterans Apartments.

16. Is a lease required?

Yes. A one-year lease is required at initial move-in.

17. Is there a required security deposit and how much?

Yes. $500 security deposit is due at time of move in per unit.

18. Is smoking allowed at the property?

Rocky Hill Veterans has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas, or anywhere on the exterior of the property.

19. Can students apply?

Anyone who meets the basic eligibility requirements as explained throughout this FAQ is welcomed to apply. However, very specific guidelines do exist as it relates to full-time students, as identified below:

Full-time Students (including K-12 and adult dependents) -
In order for a household consisting entirely of full-time students to be considered eligible, they must meet one of the following criteria:

- Any member of the household is married and either files or is entitled to file a joint tax return.
• The household consists of a least one single parent and his or her minor children, and the parent is not a dependent of a third party. Any children may be claimed as a dependent of either parent, regardless of tenancy in unit.

• At least one member of the household receives assistance under Title IV of the Social Security Act. (AFDC, TANF, CalWORKs, etc. – Not SSA or SSI).

• At least one member is enrolled in a job training program receiving assistance under the Work Investment Act (WIA), formerly known as the Job Training Partnership Act, or similar federal, state or local laws.

• At least one member of the household is under age 24 and has exited the Foster Care system within the previous 6 years.

20. Will pets be allowed?

Yes. Pets will be allowed in accordance with Eden Housing Management, Inc.’s Pet Policy. Below are the basic guidelines included in this policy; however, this is not the policy in its entirety. A pet deposit of $150 is required.

Only the following types and number of pets will be allowed:

A. Dog
   • Maximum Number: One
   • Maximum Size: 25lbs

B. Cats
   • Maximum Number: One (Domestic only)
   • Maximum size: N/A
   • Minimum age: 6 months

C. Birds
   • Maximum number: Two

D. Fish
   • Maximum Aquarium Size: 20 gallons

E. Small Mammals
   • Gerbils, Hamsters, Rats, Guinea Pigs
   • Maximum number: Two

Notes: No rabbits are permitted. Only one breed of pet is allowed. For example, you may have one dog OR two birds, but not one dog plus two birds.
21. Will Resident Services be provided?

Yes. Resident Services will provide resident support for Rocky Hill Veterans. Services include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site, community building programs, and programming for children. There will be a dedicated resident services office on-site.

22. Who should I contact if I have any questions?

For general questions and questions about the application process please call the Management Agent at (510) 697-6310.
Project Based Voucher Supplemental Occupancy Standards Guide

The Occupancy Guidelines for the three (3) bedroom Project Based Voucher units are set forth in accordance with the Vacaville Housing Authority Administrative Plan.

While the minimum occupancy standard is three people for a 3 bedroom unit, the household composition must meet certain requirements.

To assist with assessing the eligibility of your household composition, the following are sample household composition scenarios that would qualify for the Rocky Hill PBV program.

1) 1 Adult head of household + 1 other adult (not a spouse) + 1 kid
2) 2 Parents + 3 kids
3) Adult head of household + 3 kids
4) 2 Parents + 1 other adult + 1 kid

<table>
<thead>
<tr>
<th># of Adults, Head of Household</th>
<th>Adults</th>
<th>Kids</th>
<th>Total Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
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<td>2</td>
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<td>5</td>
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<tr>
<td>2</td>
<td>6</td>
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<td>6</td>
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