Camino and Vista del Mar
Wilmington, CA

Informational Leasing Meeting

August 22, 23, and 24, 2017
Agenda

• Project Overview
• Resident Selection Criteria
• How to Apply
• Application Process
• Reasonable Accommodations
• Resident Services
• Questions
Location
Common Area Features

• On-site Property Management
• Resident Center
• Resident Services
• Coin-Operated Laundry
• Vehicle Parking (302)
• Bicycle Parking (193)
• Landscaped Courtyards
• Play Areas
Unit Features

- Central Heating and Air Conditioning
- EnergyStar Kitchen Appliances
  - Refrigerators, Stove/Range, Dishwasher, Disposal
- Carpeted Bedrooms
- High Efficiency Windows
- Utilities Included:
  - Water, Sewer, and Trash/Recycling
- Mobility Accessible and Audio/Visual Accessible Units

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Unit Type</th>
<th>Total # of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom/One Bath</td>
<td>Flat</td>
<td>24</td>
</tr>
<tr>
<td>Two Bedroom/One Bath</td>
<td>Flat</td>
<td>30</td>
</tr>
<tr>
<td>Two Bedroom/One and Half</td>
<td>Townhome</td>
<td>12</td>
</tr>
<tr>
<td>Three Bedroom/Two Bath</td>
<td>Flat</td>
<td>94</td>
</tr>
<tr>
<td>Three Bedroom/Two and Half</td>
<td>Townhome</td>
<td>16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>176</strong></td>
</tr>
</tbody>
</table>
One Bedroom Flat
Two Bedroom Flat
Three Bedroom Flat
Three Bedroom Townhome

1ST FLOOR

2ND FLOOR

3RD FLOOR
### Occupancy and Income Restrictions

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Max Income Level</th>
<th>Estimated Max Monthly Rent</th>
<th>Max Income by Household Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>One Bedroom</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>50% AMI</td>
<td>$648-845</td>
<td>$31,550-$45,050</td>
</tr>
<tr>
<td><strong>Two Bedroom</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>50% AMI</td>
<td>$729-$1,013</td>
<td>$40,550-$52,300</td>
</tr>
<tr>
<td><strong>Three Bedroom</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>110</td>
<td>50% AMI</td>
<td>$810-$1,171</td>
<td>$48,700-$59,500</td>
</tr>
</tbody>
</table>

**Notes**
- 2017 Rent and income limits are subject to change.
- Household size is limited by HACLA Occupancy Standards.
- All residents must also meet HACLA Project-based Section 8 Voucher Program requirements to be approved for tenancy and rental assistance.
- Actual monthly rent will be based upon up to 30% of household’s actual monthly household income.
Resident Selection Criteria

Income eligible for the tax credit program and HACLA Project-based Section 8 Voucher Program.

- Occupancy standards per HACLA’s Occupancy Standards:
  - 1 bedroom apartment: 1 to 4
  - 2 bedroom apartment: 3 to 6
  - 3 bedroom apartment: 5 to 8

- Clear residential history for the past 5 years.
  - Meets lease requirements, takes care of apartment, no nuisance, no unauthorized residents.

- Clear credit record for the last 5 years.
  - No unpaid collections over $2500 per household
  - No unpaid judgments, foreclosures, repossessions.

- Criminal background check: Will result in denial if:
  - Household members subject to a life time registration requirement under a state sex offender registration program.
  - Criminal convictions for the manufacture or distribution of controlled substances.
  - Criminal convictions for crimes against persons or property
  - Current engagement in any illegal activity including, but not limited, to the use of manufacture of any illegal substance.
Resident Selection Criteria

For Project-based Section 8 Voucher Program:

• **Family Definition:** Only applicants who meet a HACLA’s definition of family are eligible.

• **Income Limits:** The household annual income may not exceed the applicable income limits as established by HUD.

• **Citizenship Status:** The applicant family must meet the documentation requirements of citizenship or eligible immigration status.

• **Eviction for drug-related criminal activity:** Persons evicted from public housing or any Section 8 program for drug-related criminal activity are ineligible for assistance for at least three years from the date of the eviction.
How to Apply

• At the end of the presentation, you will receive an application package containing:
  ✓ Lottery Ticket (Green)
  ✓ Rental Application
  ✓ Resident Selection Criteria
  ✓ List of Documents

Complete the application and return to the rental office starting August 28, 2017.

Harbor View Place
326 N. King Ave. Wilmington, CA 90744

• Only 1 application will be accepted per family.
• Incomplete or unsigned applications will not be accepted.

Application received between August 28th and September 15th will participate in a lottery.

The lottery will take place September 19th at 10:30 a.m.
At Harbor View Place
Application Process

• Applicants will be notified by mail of their lottery number.
• The notification letter will also have an interview date and time.
• You must keep the interview date as we may not be able to reschedule.
• All adults on the application must attend the interview. Plan to spend 1 hour to 2 hours in the meeting.
• There is an application fee of $30 per adult for the credit and criminal background check.
  Money orders only payable to Abode Communities. Payable at interview.

• Eligible households will be referred to HACLA to conduct their own eligibility process. HACLA, upon receipt of the referral from Management, an interview will be scheduled with the each family. Approved families will be notified writing of acceptance.
• The unit size you receive is based on your family size per occupancy standards and not family composition.
Leases will be for an initial term of 12 months, thereafter the lease becomes a month-to-month lease.

The security deposit must be paid in full at move-in. You may be required to pay a partial security deposit to hold the unit until move-in.

Depending on the move-in date, you will be required to pay a prorated amount of rent.

Only Money Orders or Cashier’s Checks will be accepted at move-in.

Personal checks will be accepted thereafter.
Application Process

• You are required to provide the required documentation at your interview. Missing documents will delay the eligibility review and approval.

• Do not include any of the documents when you drop off the application.

• If you have a change of contact information, please report that change immediately. If we cannot locate you, your application will be passed over.

• If you do not receive an interview date during the lease-up process, this means that all units have been leased. Your application will be on the waiting list per the lottery number for future vacancies.
Application Approvals

• Eligible households will be notified in writing of their approval or denial in writing.

• Approved families will be required to attend an orientation meeting to go over the move-in process, Lease Agreement, Rules and Regulations, Policies, Annual Income Recertification, required unit inspections, etc.

• Families must be able to move into the units and sign the Lease Agreement.

• We recommend that you talk to your current landlord and work an agreement that will allow you to take possession of your new home as soon as possible.
Denial of Application

• If the applicant household does not meet one or more requirements of the resident selection criteria, the application for housing will be denied.

• While you may be eligible for the tax credit program, you may still be denied by HACLA if you don’t meet the requirements for the Project-based Section 8 Voucher program.

• Denied households will be notified in writing. An Unable to Accommodate (UTA) letter will be sent.

• The UTA letter will indicate the reasons for the denial and will give the applicant appeal process information.

• We will not hold apartments for denied applicants appealing the decision. If the appeal is successful, the application will be reinstated as of the approval dated for future available units.
Abode Communities Policies

• No pets
  Except for approved reasonable accommodations for medical necessity.
• This is a smoke-free community- No smoking!
• No satellite dishes on the building, patio railings, roof, etc.
• Parking: One parking space will be assigned for each unit upon proof or vehicle ownership and insurance. Some spaces are tandem and those will be assigned to 3 bedroom units.
Interview Checklist

• Photo ID - all adults
• Birth Certificates - all minors
• Social Security Cards- all household members.
• Income Tax Returns 2015 & 2016 with all respective W2s - For each employed household member.
• Employment paystubs- 3 months worth for each employed household member.
• Verification of other Income- GA/AFDC/TANF Most recent Notice of Action Letter.
• SSI, SSA, Disability – Most recent Award Letter with monthly benefits.

• Unemployment Benefits – 3 months of payment stubs
• Pension & Annuities – most recent statement of benefits.
• Child Support and/or Alimony Payments
• Education Financial Assistance
• Self-Employment – Profit and Loss Statement, Schedule C
• Bank Statements for each bank account – for each household member.
Reasonable Accommodations

• If you, or anyone in your household is a person with a disability, you have the right to request a reasonable accommodation and modification.
• Please ensure you note on the application your needs and/or the needs of your household member.
• The leasing agent will explain to you the reasonable accommodation process at interview meeting.
• Accessible apartments will be assigned to applicant families in need of the accessibility features regardless of the designated lottery number.
• Verification of disability may need to be obtained as well as verification for the need of the accommodation.
Resident Services - Beyond Homes

• Goal
  • Empower residents to transform their lives by building their skills, accessing resources, and creating community connections

• Program Approach
  • Through program delivery, 1:1 assistance, and referrals, all grounded in an Empowerment Approach
Implementation

• Resident Service Orientation
  • All residents will be required to attend.

• All services will take place onsite in our community areas.

• Resident services are offered at no cost.

• A resident service coordinator will oversee the delivery of all of the onsite programs.

• Residents will have the opportunity to suggest types of programs and services.
• Families/Households will be required to participate in at least 3 supportive services per year.

• Families/Households will submit a verification form on a quarterly basis to record their participation.

• Failure to comply with participation in the Beyond Homes program will lead to removal of HACLA program subsidies, which would likely result in the loss of your section 8 housing.
Types of programs

• Youth Learning and Leadership
  • After school program, summer program, college preparedness, special events, and 1:1 referral based assistance

• Adult Capacity Building and Leadership
  • Job readiness, educational classes, recreational activities, healthy living activities, and 1:1 referral based assistance

• Connecting Community
  • Resident meetings, civic engagement, and resident advisory committee

• Housing Retention
  • Financial literacy, lease education, and 1:1 referral based assistance
Questions?

Hotline:
  English (213) 225-2720
  Spanish (213) 225-2829

Website:
  www.abodecommunities.org

Leasing Office:
  Harbor View Place Community Room
  326 N. King Ave.
  Wilmington, CA 90744
  Opens Mon-Fri 9am-4pm
  (starting Monday, August 28th)