

# Mountain View Apartments

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## Applicant Information

### Mountain View Apartments

\_\_\_\_\_ provides affordable housing for very low, low and moderate income households. This is an Equal Housing Opportunity community and all are welcome to apply.

Inquire at the community management office about current rental rates.

As set forth in the management plan, the following occupancy standards are enforced:

<b>Unit Size</b>	<b>Min-Max</b> (persons per household)
1-Bedroom	1 – 3

To apply for an apartment you must complete an application. For an application to be considered complete, at a minimum, the following information will be needed:

1. Income and assets of the household (total gross income and assets)
2. Household composition
  - a. Name(s) of all household members
  - b. Number in household
  - c. Household's current address and a contact telephone number
  - d. Handicap/disability status
  - e. Birthdates and Social Security numbers of household members
  - f. Driver's license or ID number for adult household members
3. Prior and present landlord information
4. Credit history
5. Personal references
6. The application must be signed by all adults applying for occupancy





You will be notified in writing that you have been placed on the waiting list. It is the applicant's responsibility to notify the Resident Manager with any changes of address, phone number, employment, income, or household size. The Resident Manager can give you an estimate of when a unit may be available. The verification process will begin when your name is near the top of the waiting list.

Current and previous landlords will be contacted, Criminal History will be verified, and a Credit Check will be run on all adult household members.

At any point of the verification process if a negative verification report is received, the application process will be discontinued and the application rejected in writing. Otherwise, when all of the verifications are received, eligibility will be determined. The applicant will be notified in writing that they have been placed on the waiting list or rejected for occupancy.

If an applicant misses two (2) scheduled appointments with the Manager, their application will be withdrawn.

# Core Occupancy & Eligibility Requirements

- **Age & Disability:** Tenant or co-tenant must be 62 or older. Households with an actively qualifying disability of any age are also universally permitted.  USDA (.gov) +1
- **Income Thresholds:** Total household income must not exceed applicable county-specific limits:
  - *Very Low-Income:*  $\leq 50\%$  of the Area Median Income (AMI).
  - *Low-Income:*  $\leq 80\%$  of AMI.
  - *Moderate-Income:* Cap varying slightly above low-income parameters.  Housing Assistance Council +2
- **Property Location:** Eligible apartment communities must be built or financed in rural areas (typically populations under 10,000 to 20,000, outside heavily urbanized areas).  Neighbors Bank +1
- **Rental Assistance (RA):** Many of these properties qualify for Section 521 Rental Assistance, which caps the tenant's rent obligation to exactly 30% of their adjusted household income.  Housing Assistance Council +1

Riverside-San Bernardino-Ontario, CA MSA

VERY LOW INCOME	39200	44750	50350
LOW INCOME	62650	71600	80550
MODERATE INCOME	68150	77100	86050

USDA

