

TERRA COTTA APARTMENTS
523 Rush Drive
San Marcos, CA 92078
(760) 471-6151

Dear Prospective Resident,

Thank you for your interest in Terra Cotta Apartments, a 168-unit community located at the intersection of Craven and Twin Oaks Valley Road in San Marcos. This quality affordable housing has been developed by BRIDGE Housing Corporation, California's largest not-for-profit developer, in cooperation with the City of San Marcos.

Located close to City Hall, the Public Library, and the Community Center, these attractive one, two and three bedroom apartments include wall to wall carpets, air conditioning, enclosed patios or decks, and assigned parking. The residential community offers a community building with kitchen, swimming pool, on-site laundry facilities, a play area for children, and on-site professional management.

One reason we are able to offer these apartments at affordable rents is because we are funded in part by a federally regulated government program called the Low Income Housing Tax Credit Program (LIHTC). This regulated government program, as well as other sources used to build the property, requires management to screen all applicants carefully. All potential residents must qualify based on projected annual income (including all assets), household size, credit, rental history, and criminal background checks. The LIHTC program also has restrictions for full-time students and requires us to determine a student's eligibility. These programs also require management to re-verify income and assets on an annual basis, and full-time student eligibility on a quarterly or semester basis. This screening and verification process is used consistently and uniformly for every applicant who applies for an apartment. We suggest you work closely with your leasing associate to complete the application process as quickly as possible, and we welcome any comments you may have regarding the process.

All forms must be fully completed to be processed. Incomplete applications will be returned. Terra Cotta Apartments operates on a "first-qualified, first offered" basis, so apply now!

Sincerely,

Terra Cotta Apartments

EQUAL HOUSING OPPORTUNITY



TERRA COTTA APARTMENTS

523 RUSH DRIVE
 SAN MARCOS, CA 92078
 (760) 471-6151- OFFICE (760) 471-6335-FAX

****RATES EFFECTIVE NOV. 1, 2024****

ONE BEDROOM/ ONE BATHROOM APARTMENT HOMES (16) 625 sq. ft.

	<u>Rent**</u>	<u>Min. Income</u>	<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>
31%	\$799	\$19,176	\$32,891	\$35,572	\$42,284
40%	\$1,055	\$25,320	\$42,440	\$48,480	\$54,560
50%	\$1,339	\$32,136	\$53,050	\$60,600	\$68,200

TWO BEDROOM/ ONE BATHROOM APARTMENT HOMES (96) 812 sq.ft.

	<u>Rent**</u>	<u>Min. Income</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>
20%	\$572	\$13,728	\$24,240	\$27,280	\$30,300	\$32,740
30%	\$884	\$21,216	\$36,360	\$40,920	\$45,450	\$49,110
35%	\$1,083	\$25,992	\$42,420	\$47,740	\$53,025	\$57,295
40%	\$1,168	\$28,032	\$48,480	\$54,560	\$60,600	\$65,480
45%	\$1,424	\$34,176	\$54,540	\$61,380	\$68,175	\$73,665
50%	\$1,595	\$38,280	\$60,600	\$68,200	\$75,750	\$81,850

THREE BEDROOM/ TWO BATHROOM APARTMENT HOMES (56) 1027 sq.ft.

	<u>Rent**</u>	<u>Min. Income</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>
20%	\$651	\$15,624	\$27,280	\$30,300	\$32,740	\$35,160	\$37,580
30%	\$1,045	\$25,080	\$40,920	\$45,450	\$49,110	\$52,740	\$56,370
40%	\$1,439	\$34,536	\$54,560	\$60,600	\$65,480	\$70,320	\$75,160
50%	\$1,756	\$42,144	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950

Other Local BRIDGE Properties

Villa Loma Apts. ***
 6421 Tobria Terrace
 Carlsbad, CA 92009
 (760) 929-7555

Copper Creek Apts. ***
 1730 Elfin Forest Rd.
 San Marcos, CA 92078
 (760) 510-0210

Torrey Del Mar Apts. ***
 13875 Carmel Valley Rd.
 Carmel Valley, CA 92160
 (858) 780-8760

Pointsettia Station Apts. ***
 6811 Embarcadero Ln.
 Carlsbad, CA 92008
 (760) 438-8839

Sage Canyon Apts. ***
 1020 Stephanie Court
 San Marcos, CA 92078
 (760) 798-9113

Dove Canyon Apts. ***
 16507 Dove Canyon Rd. #1000
 San Diego, CA 92127
 (858) 521-0787

Laguna Canyon Apts. ***
 6789 Quail Hill Pkwy. #427
 Irvine, CA 92063
 (949) 502-5424



RATES EFFECTIVE 11/1/2024

Visit www.211sandiego.org for a list of affordable housing in San Diego County

Information given as a courtesy/ Terra Cotta is not responsible for content on 211sandiego.org

TERRA COTTA APARTMENTS

GROUNDS FOR DENIAL OF RENTAL APPLICATION

It is the responsibility of each applicant to provide any and all information required to determine eligibility. The following lists the reasons why we might deny your application:

- 1. Credit** (student loans and medical expenses are excluded)
 - a. Total unmet credit problems (including governmental tax liens), within the last three (3) years in excess of \$2,500.
 - b. A bankruptcy (within the last three years).
 - c. A total of seven (7) unmet credit problems of any value within the last three (3) years.

- 2. Rental History**
 - a. A judgment against an applicant obtained by the current or previous landlord within the last three (3) years.
 - b. An unmet obligation owed to a previous landlord within the last three (3) years.
 - c. The applicant must have made timely payments of the last year's rental payments.

- 3. Personal History**
 - a. A documented history of violence or abuse, (physical or verbal), in which the applicant was determined to be the antagonist, that would threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or employees and contractors who work with the project.
 - b. Current abuse of alcohol or use of illegal drugs. Use shall constitute abuse for illegal drugs (unless required by doctor's verification).

- 4. Criminal Background Check**
 - a. If any adult household member is subject to any state's sex offender lifetime registration requirement.
 - b. Conviction for violent criminal activity that would threaten the health, safety, or right to peaceful enjoyment by other residents or employees and contractors who work with the project.
 - c. Conviction for drug related criminal activity that would threaten the health, safety, or right to peaceful enjoyment by other residents or employees and contractors who work with the project.
 - d. Other criminal conviction that would: 1) threaten the health, safety, or right to peaceful enjoyment by other residents or employees and contractors who work with the project; or 2) be directly related to fulfilling financial obligations.
 - e. Regarding unresolved arrests (active pending criminal investigation or trial that has not been resolved): The nature and severity of conduct underlying charging history will be considered, if the unresolved arrest is for conduct that is: (a) a drug-related crime; (b) a person crime; (c) a sex offense; (d) a crime involving financial fraud, including identity theft and forgery; or (e) any other crime if the conduct for which the applicant was convicted or charged is of a nature that would adversely affect: (i) property of the landlord or a tenant; or (ii) The health, safety or right to peaceful enjoyment of the premises of residents, the landlord or the landlord's agent.

In making a decision based on criminal history, BPMT may conduct an individualized assessment from information within the last 5 years from the date of application, consisting only of Directly-Related Convictions and Unresolved Arrests, the time that has elapsed since the Conviction or Unresolved Arrest, evidence of any inaccuracy in the reported information, Evidence of Rehabilitation, and Other Mitigating Factors which an Applicant may wish to submit.



5. Annual Income/Occupancy standard/other program regulations

- a. Annual Income (including assets) not within the established restrictions for the property.
- b. Household size must meet the established occupancy standard for the property.
- c. Applicant must meet all program regulated eligibility requirements.

6. Documentation: Each potential occupant must provide all documentation required by the selection process.

- a. Not showing up for an interview,
- b. Not providing a completed and signed application, release of information, grounds for denial, and application fee (if required).
- c. Not providing landlord references covering the last three years of residency. *Please note: Applicants who have not held a rental agreement for a minimum period of twelve months within the last three years will be required to provide references from a person not related to the applicant who has known the applicant for at least three years.*
- d. Not providing appropriate proof of all income sources and assets.
- e. Not providing any other documents required to determine eligibility.

7. Offer of an Apartment

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant.

8. Other Eligibility Requirements

- a. n/a

I have read and understood the foregoing and find them to be reasonable reasons my rental application may be denied.

Adult Applicant # 1 Signature

Date

Adult Applicant # 2 Signature

Date

Adult Applicant # 3 Signature

Date

Adult Applicant # 4 Signature

Date

