SUMMER PARK

EAH HOUSING
A roof is just the beginning

1275 SOUTH WINERY AVENUE, FRESNO CA 93727
(559) 225-3005 TDD (800) 735-2929
WA-MANAGEMENT@EAHHOUSING.ORG

RESIDENT SELECTION PLAN

Summer Park is a 248 unit housing community in Fresno CA provides housing for low income individuals and families, without regard to race, color, sex, creed, religion, national origin, physical or mental disability status, familial status, age, ancestry, marital status, source of income, sexual orientation or any other arbitrary personal characteristics. Summer Park will make reasonable accommodations to individuals whose disability so require. Reasonable Accommodation Request forms are available upon request from management. Summer Park is an Equal Opportunity Housing Facility, admitting people in accordance with local, state and federal Fair Housing laws, and in accordance with the State of California's CalHFA program and Tax Credit Allocation Committee program regulations.

INCOME LIMITS

To qualify for an apartment home, the household's gross income may not exceed the maximum income limit per household size and may not be lower than the income minimum per household size. The income maximums and minimums are attached and will be posted in Summer Park Office.

APPLICATION PROCEDURES

Applications will be available in the office during normal business hours or by requesting an application by telephone. Application fees are $46.00 per each household member 18 years of age and older. The maximum charge per household is $138.00.

An application fee(s) (per adult to occupy the apartment) is required at the time an application is processed to determine eligibility. A holding deposit of $200 will be collected once a unit is offered. These funds must be in the form of a cashier's check or money order. The holding deposit will be applied to your Security Deposit and or first month's rent if your application is approved and you move-in on your scheduled move-in day. If you rescind your application within three (3) days of the date the holding deposit was paid, your holding deposit will be reimbursed within 21 business days. If you cancel after the initial 3 days for any reason your holding deposit will be forfeited. The application fee is non-refundable.

Each applicant must complete an application and be willing to submit to a credit history, rental history, and criminal background inquiry, as well as income and asset verifications. An Employment Verification fee will be charged to each adult applicant whose employment income can only be third party verified via The Work Number. Applicants who fail to pay the Employment Verification fee for The Work Number service will be denied due to "failure to cooperate with the certification process.

All application entries are to be made in ink or typed. Corrections or changes are to be made by lining through the original entry and entering the correct data. Such changes must be dated and initialed by the person making the change.

Signed and dated applications will be processed on a first-come, first-served basis.

The application must be completed and signed by the head of household and all household members 18 years of age. If an application is not completely answered, the date of it being received once fully completed will be the date that the application is considered accepted for rental purposes.

PREFERENCES

Every applicant must meet the Property's Resident Selection Plan standards for acceptance as a resident.

For units designed as accessible for persons with mobility, visual or hearing impairments, households containing at least one person with such impairment will have first priority.

UNIT TRANSFER POLICY

A Unit Transfer List is maintained for those residents who have been approved for transfer. Assignments of apartments will alternate between residents on the unit transfer list and applicants from the waiting list. With the exception that transfers for medical reasons will take priority over applicants, and units with features for the disabled will be offered first to households requiring these features.

OCCUPANCY STANDARDS

Occupancy standards are the criteria established for matching a household with the most appropriate size and type of apartment. The following occupancy guidelines will be followed to avoid under or over utilization of the units as follows:

Bedroom	Household Minimum	Household Maximum
1	1	3
2	2	5
3	3	7

To determine the proper bedroom size for which a household may qualify, the following household members are to be included:

1. All full-time members of the household, and
2. Live-in attendants.
3. Foster children
4. Unborn children
5. Children in the process of adoption.

VIOLENCE AGAINST WOMEN ACT OF 2013

The Violence Against Women Act ("VAWA") protects victims **against eviction or denial of housing based on domestic violence, dating violence, sexual assault and stalking.** In 2013, Congress expanded VAWA's housing protections by covering additional federal housing programs, including the Low-Income Housing Tax Credit program ("LIHTC"). VAWA offers the following protections:

1. An applicant's or program participant's status as a victim of domestic violence, dating violence, sexual assault and stalking is not a basis for denial of admission, if the applicant otherwise qualifies for admission.

2. This must support or assist victims of domestic violence, dating violence, sexual assault and stalking. It must protect victims, as well as members of their family, from being denied housing or from losing their HUD assisted housing.

3. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault and stalking will not be construed as serious or repeated violations of the lease or other "good cause" for terminating the assistance, tenancy, or occupancy rights of a victim of abuse.

4. Criminal activity directly related to domestic violence, dating violence, sexual assault and stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights of the victim of the criminal acts.

5. Assistance may be terminated or a lease "bifurcated" in order to remove an offending household member from the home. Whether or not the individual is a signatory to the lease and lawful tenant, if he/she engages in a criminal act of physical violence against family members or others, he/she stands to be evicted, removed, or have his/her occupancy rights terminated. This action is taken while allowing the victim, who is a tenant or a lawful occupant, to remain.

6. The provisions protecting victims of domestic violence, dating violence, sexual assault and stalking engaged in by a member of the household, may not be construed to limit Summer Park, when notified, from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up.

7. The authority to evict or terminate assistance is not limited with respect to a victim that commits unrelated criminal activity. Furthermore, if Summer Park can show an actual and imminent threat to other tenants or those employed at or providing service to the property if an unlawful tenant's residency is not terminated, then evicting a victim is an option, the VAWA notwithstanding. Ultimately, Summer Park will not subject victims to more demanding standards than other tenants.

The VAWA protections shall not supersede any provision of any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault and stalking. The laws offering greater protection are applied in instances of domestic violence, dating violence, sexual assault and stalking.

The Notice of Occupancy Rights and Certification form will be provided to applicants when assistance is being denied or at the time of move-in.

GROUNDS FOR DENIAL

1. Total family income exceeds the applicable income limits published by HUD or does not meet the minimum income limit.

2. Household cannot pay the full security deposit at move-in.

3. Household refuses to accept the second offer of an apartment.

4. Household fails to respond to interview letters or otherwise fails to cooperate with the certification process. Failure to sign consent forms.

5. ANY adult household members fail to attend eligibility interview.

6. Blatant disrespect or disruptive behavior toward management, the property or other residents exhibited by an applicant or family member any time prior to move-in (or a demonstrable history of such behavior).

7. Household is composed entirely of full time students and does not meet the exception outlined in Section 42 of the IRC.

8. Applicant has failed to provide adequate verification of income or we are unable to adequately verify income and/or income sources.

9. Providing or submitting false or untrue information on your application or failure to cooperate in any way with the verification process.

10. Unit assignment will NOT be the family's sole place of residency. **Qualification for a unit includes occupying the**

unit on a continuous basis and as a primary residence. Residents may not be absent from the unit for more than 60 consecutive days, or for longer than 180 continuous days for medical reasons.

LANDLORD REFERENCE

11. Negative landlord references that indicate lease violation, disturbing the peace, harassment, poor housekeeping, improper conduct or other negative references against the household.
12. Evictions reported in the last 5 years.
13. History of late payment of rent that demonstrates more than 2 late payments of rent in a six-month period for the past two years. More than 1 NSF in a one-year period.
14. Any evidence of illegal activity including but not limited to drugs, gang, etc.
15. Inappropriate household size for the unit available (see Occupancy Standards).

CREDIT

Please see attached credit criteria.

A security deposit is charged at the time of the initial lease execution (signing). An additional $200 security deposit is charged to applicant households without credit history.

CRIMINAL

Please see attached criminal background criteria.

GRIEVANCE/APPEAL PROCESS

Failure to meet one or more of the foregoing screening criteria may be grounds for denial, however, each application is considered as a whole and the above-factors are considered as part of a weighted formula. Should the applicants fail to meet the screening criteria, they will receive a notice in writing indicating that they have the right to appeal the decision. This notice must indicate that the applicant has 14 days to dispute the decision.

An appeal meeting with the Property Supervisor or the Compliance staff will be held within 10 business days of receipt of the applicant's request.

Within five days of the appeal meeting, the property will advise the applicant in writing of the final decision regarding eligibility. Apartments will not be held for those applicants in the appeal process.

ADMINISTRATION OF WAITING LIST

The property is required to maintain a Waiting List of all eligible applicants. Applicants must be placed on the Waiting List and selected from the Waiting List even in situations where there are vacancies and the application is processed upon receipt. This procedure is necessary to assure the complete and accurate processing of all documentation for all applicants.

The property has one Waiting List that is established and maintained in chronological order based on the date and time of receipt of the Preliminary Application. The Waiting List contains the following information for each applicant:

1. Applicant Name
2. Address and/or Contact Information
3. Phone Number(s)
4. Unit Type/Size

5. Household Composition
6. Preference/Accessibility requirements
7. Income level
8. Date/ Time of Application

Applicants must report changes in writing to any of the information immediately.

Applicants will have the opportunity to decline the first apartment offered and retain their place on the waiting list. Should the applicant decline the offer of the next available unit, they will be removed from the waiting list.

PURGING THE WAITING LIST

The Waiting List will be purged annually. Each applicant will receive a letter from the property, which will request updated information and ask about their continued interest. This letter must be returned within the specified time or their application will be removed from the Waiting List. It is the responsibility of the applicant to maintain a current address with the office in order to receive waitlist correspondence. Any correspondence returned undeliverable will result in application being removed from the waitlist.

OPENING/CLOSING OF WAITING LIST

The methods of advertising used to announce opening and closing of the Waiting List is contained in our Marketing Plan.

AVAILABILITY OF RESIDENT SELECTION PLAN

The Resident Selection Plan shall be posted in a conspicuous and public area at the site. Changes to the Plan will be sent via U.S. mail to all persons on the active Waiting List. When the Waiting List opens, the Resident Selection Plan will be distributed with applications and is available upon request from management.

EMPLOYMENT VERIFICATION – THE WORK NUMBER

At **initial move-in** into a tax credit unit, CTCAC policy **requires** that all resident files contain 3rd party verification for all wage earners in the form of a Verification of Employment (VOE) along with **3 months of recent consecutive pay-stubs**. CTCAC requires a Verification of Employment (VOE) for all initial applicants including those wage earners that can only be verified via the Work Number. CTCAC allows owners of the community to **pass on the cost of the verification to the applicant**. This will ensure there is a VOE **and** pay-stubs for all wage earners at initial move-in, in the resident files as requested by CTCAC.

Applicants with wage earnings that can only be verified via The Work Number **will be charged** the cost to obtain the Verification of Employment **(VOE).**

During Annual Recertification we are no longer required to supply a VOE from the Work Number, **as long as 3 months of recent consecutive pay-stubs are included** in the file. If a resident cannot provide 3 months of consecutive pay-stubs, verification via The Work Number will be required and the cost for the VOE at annual recertification will be passed on the resident.

Residents with earnings that can **only** be verified via The Work Number because 3 months of recent consecutive pay-stubs could not be provided by the resident will be charged the cost to obtain the Verification of Employment (VOE).

ANNUAL RECERTIFICATION REQUIREMENTS

All residents must recertify annually. Proposed changes of household composition and student status must be reported to Management immediately.

UNIT INSPECTION REQUIREMENT

Before signing the lease, Summer Park and the resident must jointly inspect the unit. The resident has five days to report any additional deficiencies to Summer Park to be noted on the move-in inspection form.

Annual unit inspections are performed by Summer Park. Agencies providing funding have the right to inspect the unit to ensure the property is physically well maintained and that the residents are provided with decent, safe and sanitary housing.

Residents will receive prior written notification for all unit inspections.

When a resident moves out, a final inspection will be completed. Residents are encouraged to attend the move-out inspection. However, if the resident does not wish to participate in the final inspection, Summer Park management may conduct the inspection alone.

PETS

No pets of any description are allowed on the property. SERVICE or ASSISTANCE animals are not considered pets and are not required to comply with the provisions of the Pet Policy. Service or Assistance animals are those animals specifically required to assist individuals with documented disabilities. Please notify Management if you require a Service or Assistance animal.

EQUAL HOUSING OPPORTUNITY

Summer Park does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally-assisted programs and activities.

EAH HOUSING
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A NON-PROFIT HOUSING CORPORATION

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities since 1968.
Summer Park is an equal opportunity housing provider.

Normal Applications		Importance
Ability to Pay Rent		
Minimum monthly gross income-to-rent ratio = 2.5 Assets may not contribute to the qualifying income		Extremely
Monthly minimum net income (after rent and debt obligations) should exceed a fixed amount: $800.00		Extremely
Credit History		
Maximum percentage of past due negative accounts: number of derogatory accounts: 25.0%		Moderately
Maximum balance of unpaid collections (includes past due accounts): $1,000.00		Moderately
Bankruptcy permitted: More than 3 years ago		Very
Residency History		
No landlord tenant court records or unpaid landlord collections: Any number ever		Pass/Fail
Criminal History: Felony Convictions		
Total Considered Felony Convictions	No more than 2	Pass/Fail
Alcohol	No more than 2 ever	Pass/Fail
Bad Check	None ever	Pass/Fail
Criminal - Other	None ever	Pass/Fail
Drug - Manufacturing/Distribution	None ever	Pass/Fail
Drug - Meth Manufacturing	None ever	Pass/Fail
Drug - Use	None ever	Pass/Fail
Fraud	None ever	Pass/Fail
Government Obstruction	None ever	Pass/Fail
Kidnapping	None ever	Pass/Fail
Motor Vehicle	No more than 2 ever	Pass/Fail

Property - Destruction Related	None ever	Pass/Fail
Property - Other	None ever	Pass/Fail
Property - Theft Related	None ever	Pass/Fail
Prostitution	None in the last 10 years	Pass/Fail
Sex Offense - Coerced	None ever	Pass/Fail
Sex Offense - Willful	None ever	Pass/Fail
Society - Other	None ever	Pass/Fail
Violent - Fatal	None ever	Pass/Fail
Violent - Non-Fatal	None ever	Pass/Fail
Weapons	None ever	Pass/Fail
Drug - Marijuana Use	-	Not Considered
License	-	Not Considered
Wildlife	-	Not Considered
Criminal History: Misdemeanor Convictions		
Total Considered Misdemeanor Convictions	No more than 2	Pass/Fail
Bad Check	No more than 1 ever	Pass/Fail
Criminal - Other	No more than 1 ever	Pass/Fail
Drug - Manufacturing/Distribution	No more than 1 ever	Pass/Fail
Drug - Meth Manufacturing	No more than 1 ever	Pass/Fail
Drug - Use	No more than 1 ever	Pass/Fail
Fraud	No more than 1 ever	Pass/Fail
Government Obstruction	No more than 1 ever	Pass/Fail
Kidnapping	No more than 1 ever	Pass/Fail
Property - Destruction Related	No more than 1 ever	Pass/Fail
Property - Other	No more than 1 ever	Pass/Fail

Property - Theft Related	No more than 1 ever	Pass/Fail
Prostitution	No more than 1 ever	Pass/Fail
Sex Offense - Coerced	No more than 1 ever	Pass/Fail
Sex Offense - Willful	No more than 1 ever	Pass/Fail
Society - Other	No more than 1 ever	Pass/Fail
Violent - Fatal	No more than 1 ever	Pass/Fail
Violent - Non-Fatal	No more than 1 ever	Pass/Fail
Weapons	No more than 1 ever	Pass/Fail
Alcohol	-	Not Considered
Drug - Marijuana Use	-	Not Considered
License	-	Not Considered
Motor Vehicle	-	Not Considered
Wildlife	-	Not Considered
May not be a registered sex offender		Pass/Fail

The credit decision settings above are configured by the property manager. Based on these settings and other credit data, On-Site Manager, Inc. will calculate a score between 0 and 10 for the application. This score describes the degree to which the applicant meets the criteria. The meaning of the scores is described below:

Score	**Recommendation**	**Explanation**
0.0 - 6.9	Decline	Fails to meet the credit decision settings above.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

SUMMER PARK APARTMENTS
MARCH 22, 2022 MOVE-IN QUALIFICATIONS

Unit Type & Area Median Income (AMI) Designation	Minimum Monthly Income	Maximum Income (Most Restrictive of CalHFA or CTCAC)		Rent *(Less Utilities)*	Security Deposit
1 BR 50% AMI CHFA	$1,415	$24,500.00 $28,000.00 $31,500.00	(1 Person) (2 Persons) (3 Persons)	$566.00	$800.00
2 BR 50% AMI CHFA	$1,663	$28,000.00 $31,500.00 $34,950.00 $37,750.00	(2 Persons) (3 Persons) (4 Persons) (5 Persons)	$665.00	$800.00
3 BR 50% AMI CHFA	$1,885	$31,500.00 $34,950.00 $37,750.00 $40,550.00 $43,350.00	(3 Persons) (4 Persons) (5 Persons) (6 Persons) (7 Persons)	$754.00	$800.00
1BR 60% AMI	$1,743	$29,400.00 $33,600.00 $37,800.00	(1 Person) (2 Persons) (3 Persons)	$697.00	$800.00
2 BR 60% AMI	$2,058	$33,600.00 $37,800.00 $41,940.00 $45,300.00	(2 Persons) (3 Persons) (4 Persons) (5 Persons)	$823.00	$800.00
3 BR 60% AMI	$2,340	$37,800.00 $41,940.00 $45,300.00 $48,660.00 $52,020.00	(3 Persons) (4 Persons) (5 Persons) (6 Persons) (7 Persons)	$936.00	$800.00
Unit Type & Area Median Income (AMI) Designation	**Minimum Monthly Income**	**Maximum Income (Most Restrictive of CalHFA or CTCAC)**		**Rent *(Less Utilities)***	**Security Deposit**
1BR 60% AMI SECTION 8	As Determinded By the Fresno Housing Authority	$29,400.00 $33,600.00 $37,800.00	(1 Person) (2 Persons) (3 Persons)	$943.00	$800.00
2 BR 60% AMI SECTION 8	As Determinded By the Fresno Housing Authority	$33,600.00 $37,800.00 $41,940.00 $45,300.00	(2 Persons) (3 Persons) (4 Persons) (5 Persons)	$1,233.00	$800.00
3 BR 60% AMI SECTION 8	As Determinded By the Fresno Housing Authority	$37,800.00 $41,940.00 $45,300.00 $48,660.00 $52,020.00	(3 Persons) (4 Persons) (5 Persons) (6 Persons) (7 Persons)	$1,422.00	$800.00

RENTS AND DEPOSITS ARE SUBJECT TO CHANGE

Rev 2/4/22

1275 South Winery Avenue
Fresno, California 93727
P: 559-255-3005 F: 559-255-7056 TDD: 800-735-2929

Welcome to Summer Park

In preparation for an upcoming vacancy we need to conduct an interview with ALL adult household members. In order to start processing your application, please provide a $46.00 application processing fee for each person over the age of 18. The maximum application fee is $138.00. The application processing fees are non-refundable. NO CASH WILL BE ACCEPTED FOR APPLICATION FEES.

Once we receive this application processing fee, you will be asked to attend an interview where your eligibility will be further determined. Further determination of your eligibility will require third party verification of your household's income and assets. Providing the required information is no way an indication of qualification for the program or an offer for an apartment.

To help us process your application, please bring in the following documents that apply to your household's income and assets:

- ☐ Birth Certificates for household members age 17 and below
- ☐ Social Security cards or ITIN cards for all household members
- ☐ Valid photo ID for all adult household members aged 18 and above. If none, Birth Certificate Required.
- ☐ Checking account statements for last six months
- ☐ Savings account statement for current month
- ☐ Statements of alimony and/or child support
- ☐ Statements of Social Security, SSI and Disability payments
- ☐ Statements of Public Assistance, AFDC, TANF, GR. Name, address, and phone number of your worker.
- ☐ Paycheck stubs for the last three months
- ☐ Employer's name, address, phone number, and fax number for all employed family members
- ☐ Last Year's tax returns or letter from IRS stating you did not file taxes for all adult household members aged 18
- ☐ Verification of full-time student education (if over 18 years of age)
- ☐ Statement of Unemployment benefits
- ☐ Statements for all other types of income or assets that your family possesses.
- ☐ Landlord's name, address, phone number, and fax number for the last five years
- ☐ Holding Deposit of $200.00 in the form of a money order.

Copy of current automobile DMV registration

EQUAL HOUSING OPPORTUNITY

Summer Park Apartments does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs or activities.

Tax Credit Application for Housing
Summer Park Apartments

1275 South Winery Ave Fresno, CA 93727

Phone 559-255-3005 Fax 559-255-7056 Email WA-Management@eahhousing.org

HI Lic. RB-16985 | CA Lic 853495

Bedroom Size Requested: 1 2 3 4

Household Information

FULL LEGAL NAME (First, Middle, Last)	Gender	RELATIONSHIP	SOCIAL SECURITY/ ALIEN REG. #	GOVERNMENT ISSUED PHOTO ID #	BIRTH DATE	FULL TIME STUDENT Y/N	VETERAN
		Head of Household					

Day Time Phone: | **Applicant Evening Phone:**

CellPhone» | **HomePhone»**

Do you have any Animals? | **# of Animals:** | **Description:**

1. «PetType1» ______ «PetColor1» ______
2. «PetType2» ______ «PetColor2» ______

Vehicle Make	Vehicle Model	License Plate	Color	Year

Additional Household Information

FULL LEGAL NAME (First, Middle, Last)	LIST ALL THE STATES YOU HAVE LIVED IN	HISPANIC/LATINO	RACE (LIST ONE OR MORE)
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White

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		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White
		Hispanic or Latino Not Hispanic or Latino	American Indian or Alaska Native Asian Black or African American Native Hawaiian or Other Pacific Islander White

Residency Information (Past Two Years)

CURRENT **FULL STREET ADDRESS:**			**OWN, RENT OR OTHER:**
CITY:		**STATE:**	**ZIP CODE:**
HOME PHONE NUMBER: / **CELL PHONE NUMBER:**	**EMAIL ADDRESS:**	**MOVE IN DATE:**	**MOVE OUT DATE:** CURRENT RESIDENCE
LANDLORD NAME:	**PROPERTY/LANDLORD PHONE:**		**MONTHLY RENT/MORTGAGE:**
PAST **FULL STREET ADDRESS:**			**OWN, RENT OR OTHER:**
CITY:	**STATE:**	**ZIP CODE:**	**Move In Date:** **Move Out Date:**
LANDLORD NAME:	**PROPERTY/LANDLORD PHONE:**		**MONTHLY RENT/MORTGAGE:**

Utilities paid by you:		Heat		Electricity		Gas		Other	«OtherUtilitiesExplain»
Approximate monthly cost of utilities paid by you (excluding phone and cable TV)									

Emergency Contact Information

IN CASE OF ILLNESS, ACCIDENT, EMERGENCY, PLEASE CONTACT:			
NAME:			
ADDRESS:	**CITY:**	**STATE:**	**ZIP CODE:**
PHONE NUMBER:	**EMAIL ADDRESS:**		

Resident History	Y/N	If Yes Explain
Have you or any member of your household ever been evicted in the past 5 years?		
Have you or anyone in your household ever filed Bankruptcy?		

Have you or anyone in your household willfully or intentionally ever refused to pay rent?		
Have you or any member of your family ever been convicted of a felony or misdemeanor within the past 7 years?		

Household Questions	Y/N	Additional Comments
Do you anticipate any changes in household composition in the next twelve months?		**Name of New Member:**
Is there anyone living with you now who won't be living with you at this community?		**Name of Member Leaving:**
Are there any absent household members who under normal conditions would live with you (For example, a spouse away in the military or living in another state or country)?		**Name of Absent Member:**
Will you or any ADULT household member require a live-in caregiver or aide?		**Name of Caregiver:** **Recipient of Care:**
Do you have primary physical custody of all minors (50% or more of the time) listed under the Household Composition above?		
Do you or anyone in your household have a Section 8 Voucher through the Housing Authority?		**County:** **Section 8 Voucher Number:**

Reasonable Accommodations/Modification	
Do you require mobility impaired upgrades?	
Do you require vision impaired upgrades?	
Do you require hearing impaired upgrades?	
Special Features?	
Explanation:	

Personal Reference

Name	Address	Relationship	Phone

Optional Information:		
Are you willing to provide information on your level of education and transportation needs? If yes, please answer the questions below:		
(Head of Household) **Highest level of Education completed**		
Are you using Public Transportation to get to work?		**If Yes, what type?**
(Co-Head) **Highest level of Education completed**		
Are you using Public Transportation to get to work?		**If Yes, what type?**

Student Information

Will all of the persons in the household be or have been full-time students during five calendar months of this year or plan to be in the next calendar year at an educational institution (other than a correspondence school) with regular faculty and students? ☐ Yes ☐ No

If Yes, Answer the Following Questions:				
Are any full-time student(s) married and filing a joint tax return?		Yes		No
Are any student(s) enrolled in a job-training program receiving assistance under the Job Training Partnership Act?		Yes		No
Are any full-time student(s) a TANF or a title IV recipient?		Yes		No
Are any full-time student(s) a single parent living with his/her child(ren) who is not a Dependent on another's tax return and whose children are not dependents of anyone other than a parent?		Yes		No

EAH HOUSING 50 YEARS OF SERVICE
HI Lic. RB-16985 | CA Lic. 853495

Tax Credit Application for Housing
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PHONE 559-255-3005 FAX 559-255-7056 EMAIL WA-MANAGEMENT@EAHHOUSING.ORG

Is any student a person who was previously under the care and placement of a foster care program (under Part B or E of Title IV of the Social Security Act)?		Yes		No

Student Information	
Member Name:	**Member Name:**
Institution:	**Institution:**
Address of School:	**Address of School:**
Full Time Or **Part Time**	**Full Time** Or **Part Time**

Income Source Questions	Yes	No
Do you have full-time or part-time wages?*		
Do you receive public assistance, TANF, AFDC, or food stamps?*		
Do you receive unemployment payments, worker's compensation, or severance packages?*		
Do you receive child support?*		
Do you receive alimony, spousal support, or other maintenance payments?*		
Do you receive regular payments from a pension plan, retirement plan, or annuity?*		
Do you receive Social Security benefits from the Social Security Administration?*		
Do you receive income from a business owned by members of your household?*		
Do you receive income through an Indian trust?*		
Do you receive any regular gifts or payments from outside of the household?*		
Do you receive veterans or disability benefits?*		
Do you receive income from financial aid (excluding loans?)		
Do you receive military pay from any branch of the military?		
Do you receive any scheduled payments from investments?		
Do you receive long term medical care insurance payments in excess of $180 per day?		
Do you receive income from annuities?		
Do you expect any significant changes in income in the next 12 months?*		
Do you receive any other income from any sources?		

Household Income

Member Name	Income Type	Annual Amount

EAH HOUSING 50 YEARS
HI Lic. RB-16985 | CA Lic. 853495

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Child Support

Do you receive Child Support?	Court Ordered?
When child support is court ordered, but not received, what attempts have been made to collect the child support?	

Asset Source Questions	Yes	No
Do you have a checking, savings, or money market account?		
Do you have cash on hand, cash in a safety deposit box, or an EBT card or direct deposit debit card with a balance on it?		
Do you have Certificates of Deposits?		
Do you have any Money Market Funds?		
Do any members in your household have Stocks?		
Does anyone in your household have Bonds?		
Do any members in your household have a 401K Account?		
Do any members in your household have a Keogh Account?		
Does your household have any members with Trust Funds?		
Do you have real estate or capital investments?		
Do any members of your household have any Lump Sum Receipts?		
Do any members of your household have any Capital Investments?		
Do you have a whole life insurance policy, a universal life insurance policy, or annuities?		
Do any members of your household have any Other Retirement/Pension Funds?		
Do you have personal property?		
Do any members in your household have any other assets not previously listed?		
Within the last two years, have you or has anyone in your household given away assets valued over $1,000 or sold assets for more than $1,000 below their fair market value?		
Do any member of the household have an asset(s) owned jointly with a person who is NOT a member of the household?		

Household Assets

Member Name	Asset Type	Value	Interest Earned	Cost to Convert

Tax Credit Application for Housing

Summer Park Apartments

1275 South Winery Ave Fresno, CA 93727
Phone 559-255-3005 Fax 559-255-7056 Email WA-Management@eahhousing.org

Household Signatures

CONSUMER REPORT AGREEMENT

I/we understand that, to determine eligibility, background inquiries may be requested. I/we understand that EAH, Inc. will use the service of an outside consumer reporting agency to obtain a "consumer report" or "investigative consumer report" about adult members of my/our household. This agency will provide a written report of its findings to EAH, Inc.

EAH, Inc. uses *Screening Works* ("Agency"), to perform background investigations.

Agency will utilize various sources of information to conduct a background check including but not limited to credit and criminal records. I/we have been given notice and understand that I/we have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. The scope of this notice of authorization is all-encompassing allowing EAH, Inc. to obtain from any outside organization all manner of consumer reports and investigative consumer reports to the extent permitted by law. I/we may review or obtain a copy of my/our report as provided by law.

Agency may be contacted at: *RentGrow, Inc., 177 Huntington Ave, Suite 1703 #74213, Boston, MA 02155, (800) 898-1351*

I/we hereby agree, authorize and consent to the procurement of a Consumer Report and/or an Investigative Consumer Report about the adult members of my household. This authorization in original, electronic or copy form shall be valid as of the date indicated next to my/our signature. I/we agree, authorize and consent to the release and disclosure of any and all information including but not limited to that obtained from people, references, municipal, county, state and federal agencies and courts to provide all information that is requested by EAH, Inc. and Agency.

I/we certify that all statements made by me and contained anywhere herein are true. I/we agree that a copy of this document by fax or other electronic means shall be as valid as the original.

I understand that, all reports are confidential and provided to EAH, Inc. for decisions regarding housing in strict compliance with the federal Fair Credit Reporting Act (FCRA) and the Americans with Disabilities Act (ADA), anti-discrimination and privacy laws and all other applicable federal and state laws. I understand that if there is any unsatisfactory finding directly related to the property selection criteria, I will not be allowed to reside on the property.

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

☐ Landlord does **not** intend to request an investigative consumer report regarding the Applicant.

Unless the box above is checked, pursuant to California Civil Code section 1786.16(a)(3), the Landlord intends to request an investigative consumer report in connection with the Applicant's application for housing. The investigative consumer report will be made concerning the Applicant's character, general reputation, personal characteristics, and mode of living. Among other things, the investigative consumer report may contain information concerning the Applicant's creditworthiness, any court judgments against the Applicant, and any criminal charges and/or convictions. Pursuant to California Civil Code section 1786.22, any files maintained on the Applicant by the investigative consumer reporting agency from which Landlord obtains the report shall be made available to you during normal business hours and upon reasonable notice, provided you furnish proper identification, as follows: (1) The Applicant may appear in person at the investigative consumer reporting agency below to request a copy of the Applicant's file; (2) the Applicant may make a written request for copies of the Applicant's files to be sent via certified mail to a designated addressee; or (3) the Applicant may make a written request for a summary of the file to be provided over the telephone. "Proper identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. If one of these forms of identification cannot be provided, the agency may ask for other forms of identification in accordance with California Civil Code section 1786.22(c). The investigative consumer reporting agency may charge a fee, not to exceed the actual copying costs, if the Applicant

1275 South Winery Ave Fresno, CA 93727
Phone 559-255-3005 Fax 559-255-7056 Email WA-Management@eahhousing.org

requests a copy of the Applicant's file. The agency is required to have personnel available to explain the Applicant's file to the Applicant, and the agency must explain to the Applicant any coded information appearing in the file. If the Applicant chooses to appear in person, the Applicant may choose to bring another person of his/her choice with him/her, provided that the accompanying person also bring proper identification with him/her. If the Applicant brings another person with him/her, the agency may require the Applicant to sign an authorization allowing the agency to discuss the Applicant's file in the presence of that other person. The agency that will prepare the investigative consumer report on the Applicant is:

Name of Agency: RentGrow, Inc

Address of Agency: 177 Huntington Ave, Suite 1703 #74213, Boston, MA 02155, (800) 898-1351

If you would like a copy of the report(s) that is/are prepared, please check the box below:

[ ] I would like to receive a copy of the report(s) that is/are prepared

If the box above is checked, Landlord agrees that Landlord, or Landlord's agent, will send the Applicant a copy of the report within three (3) business days of the date the report is provided to Landlord. The copy of the report will contain the name, address, and telephone number of the agency that issued the report and how to contact the agency.

If Landlord takes adverse action against Applicant, and the adverse action is based in whole or in part on the contents of the investigative consumer report, then, pursuant to California Civil Code section 1786.40(a), Landlord shall so advise Applicant and shall supply Applicant with the name and address of the agency that prepared the report on which Landlord's decision was based in whole or in part.

SIGNATURE CLAUSE:

I certify all information and answers to the questions are true and complete to the best of my knowledge and understand providing false information or making false statements may result in denial of my application and/or criminal penalties.

All household members 18 and over must sign below:

Print Name: ____________ **Signature:** ____________ **Date:** ____________

Print Name: ____________ **Signature:** ____________ **Date:** ____________

Print Name: ____________ **Signature:** ____________ **Date:** ____________

Print Name: ____________ **Signature:** ____________ **Date:** ____________

Print Name: ____________ **Signature:** ____________ **Date:** ____________

Print Name: ____________ **Signature:** ____________ **Date:** ____________