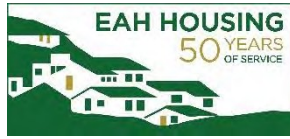


Avena Bella II Information Packet



December 2020





Avena Bella II

500 West Linwood Avenue, Turlock CA 95380
TELEPHONE (209) 496-9961 - TDD (800) 735-2929

AB-MANAGEMENT@EAHHOUSING.ORG

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities since 1968.

Dear Applicant,

We would like to thank you for your interest in Avena Bella II. Our goal is to provide quality affordable housing in accordance with the Low-Income Housing Tax Credit (LIHTC) program, City of Turlock and the California Department of Housing and Community Development.

Enclosed you will find: Frequently Asked Questions, Move In Qualification Sheet, Resident Selection Plan, Screening and Credit Policy. The information contained therein should answer most questions you may have. If you have questions or are not sure what information to provide, please call our office and ask for assistance.

This is a community being constructed with a mission to expand the availability to quality, affordable housing for lower-income households in the Turlock area. It will provide 61 units of affordable housing for individuals and families. The Community is located near schools, shopping centers and restaurants. Avena Bella II features common interior spaces, laundry rooms, enclosed bicycle storage as well as barbecue and recreation areas. The residents of Avena Bella II will also be able to enjoy the amenities of Phase I which include a computer lab, full community kitchen, a community pool and large outdoor play area.

Avena Bella II will have 21 one-bedroom, 22 two-bedroom & 17 three-bedroom apartment homes that will be leased to eligible applicants by way of lottery selection. One apartment unit will be set aside for management staff. The Community will also incorporate environmentally “green” features such as photovoltaic solar panels, a solar water heating system, low-flow plumbing fixtures, energy-efficient appliances and lighting, water-efficient landscaping, and an emphasis on recycled materials.

Please note that smoking is prohibited in all areas of the community.

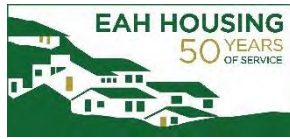
In this packet you will find information about renting an apartment at Avena Bella II. Please read all parts of the information packet and note that applications will **only** be available **online** and will be accepted on a **first come, first serve** basis. The application acceptance period will begin on **09/28/2020 at 8:00a.m.** and end on **10/13/2020 at 5:00p.m.** Should you need assistance with navigating through the online application process, virtual appointments will be available from **9a.m. – 3p.m., Monday – Friday.** Additionally, instructions on how to complete an online application are available at our website: <https://www.eahhousing.org/future/avena-bella-2/>. The types of information that we require for eligibility are explained on the following pages.



EAH Housing is an “Equal Opportunity” housing provider and does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. CA Lic. 853495 | HI Lic. RB-16985 | www.eahhousing.org

(EV Rev.05/10/19)





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Table of Contents

In this packet you will find several resource documents:

1. Frequently Asked Questions
2. Move In Qualification Sheet
3. Resident Selection Plan
4. Checklist - For Your Online Application Submission



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Frequently Asked Questions

1. What is Avena Bella II?

Avena Bella II is multifamily apartment community that consists of 61 units of affordable rental apartments for lower income households in the Turlock area.

2. Who can apply to live at Avena Bella II?

We encourage all people to apply regardless of race, color, creed, religion, national origin, ethnicity, gender, marital status, familial status, sexual orientation, and status with regards to public assistance, or disability.

3. How can I apply to live at Avena Bella II?

Please visit our website at: <https://www.eahhousing.org/future/avena-bella-2/> and click on the Applicant Portal at the top of the webpage, you will then be routed to Rent Café login/registration page. You will click on the “Register Now” located to the right of the login square, you will then be routed to the registration page. Once there, you will select the “I do NOT have a registration code” option and follow the prompts from there.

Note-acceptance period starts 09/28/2020 at 8a.m. and closes 10/13/2020 at 5p.m.

Should you need assistance with navigating through the online application process, virtual appointments will be available from **9a.m. – 3p.m., Monday – Friday**. Additionally, instructions on how to complete an online application are available at our website: <https://www.eahhousing.org/future/avena-bella-2/>.

4. How many units are there? What size are they? What will the range of rents be?

There are 61 units, including one-, two- & three-bedroom units ranging in size from **634 square feet – 1434 square feet**. Rents established for 2020 range from **\$331 - \$1,007** and are inclusive of water, sewer and garbage utilities.

***Note: Rents are subject to change based on utility allowance adjustment and maximum allowable rents as established by the Tax Credit Allocation Committee (TCAC) and Housing Community Development (HCD) every year.** *

5. How do you define low income?

There are specific qualifying income guidelines imposed on our projects due to the low-income housing tax credits and other programs we use to fund our affordable housing developments. Maximum household income will be based on 60% of the published area median income for Stanislaus County. These income guidelines are published annually and subject to change yearly.

You must be willing to submit income information annually and the unit must be your only residence.

6. How is income determined?

Annual income is determined by calculating the total income from all sources received by all household members, exclusive of certain types of income. A list of excluded income will be



provided. If self-employed, we will use Schedule C and use your net income after business expenses. If employed, your annual gross income and three months, most recent consecutive check stubs will be used to determine current income. Gross income from employment must be included and verified via employer, with copies of pay stubs and/or a W-2 and tax return.

7. What about assets, pensions, spousal and child support, homeownership, temporary income, disability income, Section 8 Vouchers and student financial aid?

All income from assets is added as part of the household annual income. Income also includes any disability, SSI, child support payments, student financial aid, etc. Applicants who own real estate may also qualify. Net income generated from the real estate asset is added to the household gross income to determine eligibility. Persons with Section 8 vouchers are encouraged to apply.

8. How do student loans, bankruptcies and credit ratings affect qualification? What are the credit and occupancy eligibility standards?

Please refer to the attached Resident Selection Plan and Screening Criteria. Note that Credit checks are completed to verify applicants' credit and establish a history of past credit problems.

9. How is household defined?

A household can consist of one or more persons. Members do not need to be related to be considered a household. At least one household member must be 18 years of age or older to apply. Each adult in the household must supply qualifying information. One application is accepted per household. The total household income must fall below the maximum income limit.

10. Can I sublet my unit?

No. Subletting is not allowed in the LIHTC program.

11. What about insurance?

Residents are strongly encouraged to carry renter's insurance.

12. What will be provided in my apartment?

Your new home at Avena Bella II will have all the amenities of a residential unit built to code. It will include a bathroom, kitchen, and bedroom(s), unless it is a studio. Any modifications to your unit must meet fire and safety codes and be approved by management in writing **prior to** making modifications.

13. Who will manage the property?

EAH Housing Real Estate Management will oversee general operations and maintenance of the property.

