

Park Place Apartments  
 16480 Del Monte Ave Morgan Hill, CA 95037  
 Office (408) 779-4361  
 PKP-Management@eahousing.org



Park Place  
 Apartments  
 Leasing Office:  
 16480 Del Monte  
 Ave \* Morgan Hill  
 CA 95037

Phone:(408) 779-4361  
 Fax: (408) 612-8740  
 TDD: 1-800 735-2929  
 TTY: 1-800 545-1833  
 EXT. 482  
 E-mail:  
 PKP-Management@  
 eahousing.org

**Immediate  
 Openings**



**Park Place Apartments is a 112 Unit "Affordable" Housing Community centrally located in the charming town of Morgan Hill. Park Place offer families the feel of a quiet country living with urban conveniences nearby.**

**Park Place offers access to outdoor community area such as playground & basketball court. Indoors, there is a community room & computer learning center. Park place offers a service coordinator which provide after-school programs, summer & holiday events.**

**It is situated in a park-like setting with grassy areas and tree-lined walkways close to bike and hiking trails. These fabulous Townhomes consist of 2, 3, 4 & 5 bedrooms with 1 - 1/2 & 2 baths, Washer/ Dryer hook-ups, covered parking, air conditioning & private fenced backyards.**

**Park place is close to downtown which offers shopping, casual & fine dining, farmers Market & a Recreational center. Conveniently located minutes to Hwy 101, VTA and Amtrak**

Apply On-Line at: [eahhousing.org](http://eahhousing.org)

[Find Housing & "Apartment Search"](#)

[Search terms \(enter\) "Park Place" Follow Link for](#)

[Our digital "Application"](#)

<i>Waiting List Open</i>	<i>All size units</i>	<i>50 % and 60% AMI Rent Range</i>
<i>2 Bedroom Apartment</i>	<i>896 Sq. Ft</i>	<i>\$1,824—\$ 2,203</i>
<i>3 Bedroom Apartment</i>	<i>1076 Sq. Ft</i>	<i>\$2,103—\$ 2,541</i>
<i>4 Bedroom Apartment</i>	<i>1288 Sq. Ft</i>	<i>\$2,337—\$ 2,826</i>
<i>5 Bedroom Apartment</i>	<i>1400 Sq. Ft</i>	<i>\$2,489—\$ 3,012</i>
<i>Office Hours Mon -Thrs 9:00am -4:00pm Fri 9:00am -12:00pm</i>	<i>Section 8 Welcomed</i>	<i>Minimum &amp; Maximum Income limits apply See Attached Qualification Sheet</i>

**Call and we will be happy to answer any questions.**

The Mission of EAH Housing is to expand the range of opportunities for all by developing, managing, and promoting quality affordable housing and diverse communities.

Park Place does not discriminate on the basis of disability status in the admission, access to,

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities. EAH Housing | CalBRE Lic. 00853495 | HI Lic. RB-16985



Newly Renovated Community  
16480 Del Monte Ave \* Morgan Hill CA 95037

**Office (408) 779-4361 Email: PKP-  
Management@eahhousing.org**

TDD: 1.800.735.2929 TTY: (800) 545-1833 ext. 482

Park Place is accepting applications for our 2, 3, 4 and 5 Bedroom Townhomes.

Call to schedule an appointment

To help us process your application, we have listed the documents you will need to bring to your appointment. Provide what is applicable for all household members 18 and over.

- Employer's name, address, and phone number for all employed family members.
- Verification of full-time student education (if over 18 years of age)
- Paycheck stubs for the last 3 months – must be consecutive
- Statements of Unemployment benefits.
- Statements of alimony and/or child support
- Statements of Social Security, SSI, Pension and Disability payments
- All other types of income or assets that your family possesses.
- Checking account statements for last six months
- Saving account statements for last six months
- Statements of alimony and/or child support
- Copies or statements life insurance
- Copies of 2021 / 2022 Tax Returns
- 401K, CalPERS, etc.
- Verification of full-time student education (if over 18 years of age)
- Photo ID for all adult household members aged 18 and above
- Birth certificates for all household members
- Social Security cards for all household members
- 46.00 fee for each adult household member listed on the application up \$183.00.  
(We do not accept cash).

**Please feel free to contact the office with any questions**

Sincerely,

Julay Butler, Resident Manager II

***EQUAL HOUSING OPPORTUNITY***

It is the policy of EAH, Inc. not to discriminate against any person because of that person's race, color, religious creed, sex (gender), sexual orientation, marital status, national origin, ancestry, familial status (households with children under the age of 18), source of income, disability, medical condition or age.



## Park Place Move-In Qualification Sheet Effective 12-29-2022

Unit Type & Area Median Income (AMI) Designation	Minimum Income (2.5 times of 12 mo.max rent)	Maximum Income (Most Restrictive of HCD or CTCAC)	Rent  (less utilities)
3-BR 30% AMI Project based Sec 8	N/A	\$35,400 (1 Person) \$40,400 (2 Persons) \$45,510 (3 Persons) \$50,550 (4 Persons) \$54,600 (5 Persons)	30% of adjusted annual income divided by 12
4-BR 30% AMI Project based Sec 8	N/A	\$58,650 (6 Persons) \$62,700 (7 Persons) \$66,750 (8 Persons)	30% of adjusted annual income divided by 12
5-BR 30% AMI Project based Sec 8	N/A	\$70,770 (9 Persons) \$74,820 (10 Persons) \$78,870 (11 Persons)	30% of adjusted annual income divided by 12
2-BR 50% AMI	\$54,720	\$59,000 (1 Persons) \$67,400 (2 Persons) \$75,850 (3 Persons) \$84,250 (4 Persons) \$91,000 (5 Persons)	\$1,824
3-BR 50% AMI	\$63,090	\$97,750 (6 Persons) \$104,500 (7 Persons)	\$2,103
4-BR 50% AMI	\$70,110	\$111,250 (8 Persons) \$117,950 (9 Persons)	\$2,337
5-BR 50% AMI	\$74,670	\$124,700 (10 Persons) \$131,450 (11 Persons)	\$2,489
2-BR 60% AMI	\$66,090	\$70,800 (1 Person) \$80,880 (2 Persons) \$91,020 (3 Persons) \$101,100 (4 Persons) \$109,200 (5 Persons)	\$2,203
3-BR 60% AMI	\$76,230	\$117,300 (6 Persons) \$125,400 (7 Persons)	\$2,541
4-BR 60% AMI	\$84,780	\$133,500 (8 Persons) \$141,540 (9 Persons)	\$2,826
5-BR 60% AMI	\$90,360	\$149,640 (10 Persons) \$157,740 (11 Persons)	\$3,012

# Park Place

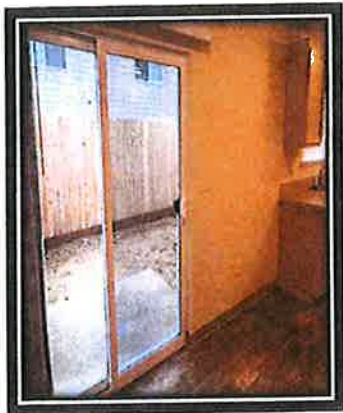
Kitchen



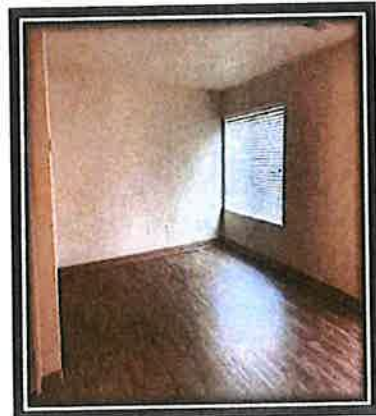
Dining Room



Private Patio



Living Room Area + Hallway



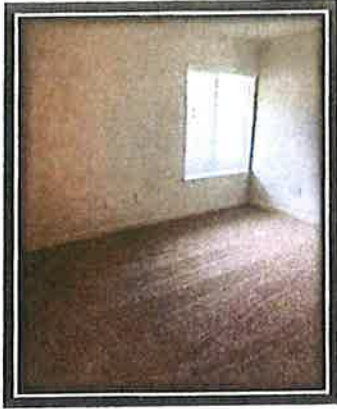
Professionally managed by EAH housing.

A non-profit housing corporation. Creating community by developing, managing and promoting quality affordable housing.



# Parks Place

## Bedrooms (Large Windows)



## Upstairs Hallway





## Laundry Room



## Bathroom



Professionally managed by EAH housing.

A non-profit housing corporation. Creating community by developing, managing and promoting quality affordable housing.  



Newly Renovated Community  
16480 Del Monte Ave \* Morgan Hill CA 95037

**Office (408) 779-4361 Email: PKP-  
Management@eahhousing.org**

TDD: 1.800.735.2929 TTY: (800) 545-1833 ext. 482

Park Place is accepting applications for our 2, 3, 4 and 5 Bedroom Townhomes.

Call to schedule an appointment

To help us process your application, we have listed the documents you will need to bring to your appointment. Provide what is applicable for all household members 18 and over.

- Employer's name, address, and phone number for all employed family members.*
- Verification of full-time student education (if over 18 years of age)*
- Paycheck stubs for the last 4 months – must be consecutive*
- Statements of Unemployment benefits.*
- Statements of alimony and/or child support*
- Statements of Social Security, SSI, Pension and Disability payments*
- All other types of income or assets that your family possesses.*
- Checking account statements for last six months*
- Saving account statements for last six months*
- Statements of alimony and/or child support*
- Copies or statements life insurance*
- Copies of 2019 / 2018 Tax Returns*
- 401K, CalPERS, etc.*
- Verification of full-time student education (if over 18 years of age)*
- Photo ID for all adult household members aged 18 and above*
- Birth certificates for household members age 17 and below*
- Social Security cards for all household members age 6 and above*
- 46.00 fee for each adult household member listed on the application.  
(We do not accept cash).*

Please feel free to contact the office with any questions

Sincerely,

Julay Butler, Resident Manager II

***EQUAL HOUSING OPPORTUNITY***

It is the policy of EAH, Inc. not to discriminate against any person because of that person's race, color, religious creed, sex (gender), sexual orientation, marital status, national origin, ancestry, familial status (households with children under the age of 18), source of income, disability, medical condition or age.

