

SIENNA SENIOR APARTMENTS (55+)
Application Qualification Criteria
(Low Income Housing Tax Credit Program)

Sienna offers affordable one (1) bedroom apartment homes for seniors age 55 and older.1 Our Community is governed by the Low-Income Housing Tax Credit Program (LIHTC) and Company Policies to determine eligibility. Application approval is based upon total annual gross income for the entire household, including income from all assets.

MAXIMUM INCOME GUIDELINES 2024
Income limits and Rents are subject to change without notice.

Table with 3 columns: Category, Very Low Rate, Low Rate. Rows: One Person, Two Persons.

MINIMUM INCOME REQUIREMENT *:
Gross income must be at least 1.5 X the applicable rental rate. Only out of pocket portion of rent will be counted for households with outside subsidies such as Section 8 Housing Choice Vouchers.

AFFORDABLE RENTAL RATES
Income limits and Rents are subject to change without notice subject to applicable program requirements.
Tenant portion of rent shall not exceed the maximum allowed by LIHTC or other programs.

Table with 3 columns: Category, Very Low Rate, Low Rate. Row: 1 BEDROOM.

Although your household may qualify for more than one of the above rental rates, we have only a limited number of units available for each income level. Offers will be made based on availability. Sienna reserves the right to reclassify your tenancy as a low or very low unit as necessary to ensure the property remains in compliance with all Program Requirements. If the reclassification results in a change in the rent you will pay, you will receive notice of the anticipated change as required by applicable law.

APPLICATION FEE:
A non-refundable application fee (in a Cashier’s Check or Money Order ONLY) is required to accompany each application as follows:

Table with 3 columns: Applicant Type, Amount, Fee Name. Row: Each Adult Applicant (18 and over), \$50.00, Application Fee.

RESIDENT SELECTION CRITERIA:

- 1. CREDIT HISTORY:
All applicants over the age of 18 must complete a rental application and pay a non-refundable application fee. Applicant(s) must have a favorable credit history, or they may be disqualified. A favorable credit history includes, but is not limited to no negative, slow payments, delinquent accounts, judgments, repossessions, or non-discharged bankruptcy filings. Unpaid or delinquent medical bills will not be considered when evaluating your credit. Unpaid Federal and/or State Liens are considered unfavorable credit. A verified Unlawful Detainer judgment or the providing of false information may also disqualify applicant(s). Lack of credit, however, does not constitute negative or bad credit.

1 Qualified permanent residents and permitted health care residents as defined by California Civil Code Section 51.3 are also allowed.



2.

RENTAL HISTORY:

Applicant(s) must have a positive rental history of at least five years. It must be verifiable, with references that include verification of timely rent payments, compliance with rules and regulations and no evidence of any evictions. References from relatives are not acceptable. Lack of a rental history does not necessarily mean a negative rental history.
3.

BEHAVIOR & CONDUCT:

A history of violence or drug or alcohol abuse or other potentially disruptive behavior as evidenced by either (1) a record of conviction for crimes against a person or property or involving the illegal use or sale of controlled substances; or (2) by documented statements concerning current illegal use or sale of controlled substances, will disqualify an applicant. Incidents more than (5) years old will be considered on a case-by-case basis before selection/rejection decision is made. Mitigating factors considered for incidents over five years old will include the severity and frequency of the offense, the length of time since the offense occurred, and the record of the applicant since the time of the offense.
4.

STABILITY OF RESIDENCE:

If the applicant demonstrates an unexplainable history of frequent moving or instability in residences, the application may be denied.
5.

HOUSEKEEPING & CARE OF PROPERTY:

Applicant(s) must have positive references in regard to ability and willingness to maintain the apartment in a clean and sanitary manner and refrain from damaging the unit.
6.

INCOME & ASSET DETERMINATION:

To verify all aspects of the eligibility process, third party verifications will be obtained from related sources. Length of employment and/or stability may be a factor. **Gross income for the household must be at least 1.5 X the applicable rent. For the purpose of Application Qualification Criteria, only out of pocket portion of applicable rent will be considered count for households with outside subsidies.**
7.

OCCUPANCY STANDARDS:

Under/over utilization is not permitted, and the following occupancy standards will apply.

	<u>MINIMUM NO.</u> <u>OCCUPANTS</u>	<u>MAXIMUM NO.</u> <u>OCCUPANTS</u>
1 BEDROOM	1	2

BASIC QUALIFICATIONS:

1.

The total household income must be within the current income guidelines.
2.

Family composition must meet occupancy standards set by management (over-crowding or under-utilization is not permitted).
3.

Once the screening process has been completed and initial eligibility is determined, you will receive a “Denial of Application” or a “Wait List Application Acceptance” letter.
4.

Placement on the Wait List is based on the date and time the application is returned to the rental office.
5.

It is the applicant’s responsibility to inform management of any changes to the household (i.e., address, household size etc.) in order to remain on the Wait List. Failure to contact the rental office will result in your household being removed from the Wait List.
6.

Once the credit screening process has been completed and initial eligibility is determined, you will receive a “Denial of Application” or you will be contacted for initial acceptance and further processing.



Sienna Senior Apartments
1496 Almaden Road, San Jose, CA 95125
Phone: (408) 971-9640 | Fax: (408) 971-9642
Equal Opportunity Housing Provider



OFFER TO LEASE:

If applying for immediate availability, once you have gathered the necessary documentation for income and asset determination you will need to contact our office to make an appointment for an interview to begin the application process. If there is no immediate availability, when your name is among the top five (5) on the Wait List, you will receive a letter requesting that you contact the rental office to make an appointment to process your application. All members of the household must be present (including minors) at the time of the interview and any subsequent move-in. Failure to present all adult members of the household at the interview, or some other time acceptable to Management, prior to completion of the initial certification may result in the household being disqualified.

An applicant is permitted to decline an offer to lease only once, after the second decline your name will be removed from the Wait List.

AGREEMENT TO HOLD:

Once an offer is made and accepted the household will be required to complete an "Agreement to Hold" and pay the applicable security deposit. If there are any changes to the household occupants, income, or assets prior to move in, Management will not permit occupancy until the changes are documented and verified. The maximum amount of time a vacant apartment will be held is two (2) weeks.

SECURITY DEPOSIT:

All Security Deposits must be paid in the form of a Cashier's Check or Money Order. The Security Deposit amount is equal to the sum of one (1) month total rent charged.

I/WE HAVE READ AND AGREE TO ABIDE BY THE ABOVE CRITERIA:

_____ Signature	_____ Date
_____ Signature	_____ Date
_____ Management Signature	

_____ Signature	_____ Date
_____ Signature	_____ Date
_____ Date	

