



Monte Vista Terrace Fact Sheet

Monte Vista Terrace operates under affordable housing programs for individuals or families with low, very low, and extremely low incomes and is managed by MidPen Housing Property Management. This program is operated by Monte Vista Terrace without regard to race, color, sex, creed, religion, national origin, physical or mental status, familial status, age, ancestry, marital status, source of income, sexual orientation, gender, or any other arbitrary personal characteristic.

This fact sheet is only an outline of the requirements necessary to qualify for a home in this community. There may be other restrictions which apply to this community. Please refer to the **Resident Selection Criteria** for any additional requirements. The Resident Selection Criteria is available in the Management Office or can be sent electronically by request to montevistaterrace@midpen-housing.org.

SELECTION CRITERIA SUMMARY

Age Eligibility: Head of household or spouse must be 62 years or older or disabled.

Income Eligibility: Household income must be below the maximum limits indicated for this community's housing programs included on the income limit table on the back of this document. Minimum income limits are not applicable at Section 8 properties.

Minimum/Maximum Occupancy Requirements

One bedroom	1-3 occupants
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Additional occupancy requirements may apply. More information is available in the Management Office or can be sent electronically by request to montevistaterrace@midpen-housing.org.

Priorities, Preferences and Eligibility Restrictions

1. Monte Vista Terrace is a Senior Project Based Section 8 property. The head of household or spouse of all applicants must be 62 years or over or disabled.
2. At least one member of the applicant family must be a citizen or national of the United States, or an eligible non-citizen as defined by HUD (24 CFR Part 5, subpart E).
3. Preference for accessible units is given to elderly and disabled individuals with at least one member of the household who needs the accessibility features offered in the accessible units.
4. Every other vacancy within each fiscal year will be leased to extremely low income families (at or below 30% of Area Median Income) to meet HUD's Section 8 income targeting rule.
5. Credit, Criminal and Rental History: Monte Vista Terrace evaluates the credit, criminal and rental history for any person aged 18 or over and emancipated minors. Negative reports may disqualify applicants.

Please see full Resident Selection Criteria for more information available in the Management Office or electronically by request to <mailto:montevistaterrace@midpen-housing.org>.

RESIDENT SELECTION PROCESS

1. When your pre-application is considered for a unit, we will contact you to come into the Management Office for an interview and to complete a more detailed full application at that time. *Interviews and verifications may be processed in advance of unit availability. Your application may be processed in anticipation of an upcoming vacancy and will be held for the next available vacant unit.*
2. Third party verification will be obtained from all related sources to confirm certain components of the





eligibility/qualification requirements; for example, income, assets, landlord references, and preference eligibility.

3. It is your responsibility to inform the management in writing of any change to the information on your pre-application or application (e.g., address, household size, and total household income). You must respond to the waitlist update letter when mailed to your address on file, which typically occurs every six months.

Failure to contact the Management Office about a change in information or failure to respond to the waitlist update letter can result in removal of your application from the waiting list.

A full, detailed **Resident Selection Criteria** describing application and qualification processes is available to all applicants in the Management Office or electronically by request to montevistaterrace@midpen-housing.org <mailto:pippinorchards@midpen-housing.org>.

LOTTERY PROCESS

All applications will be entered on line or via proxy prior to the lottery run. The lottery run is automated and randomized and assigns applicants on the waiting list a number. Applicants will be sorted in order after applying any community preferences and unit sizes. While the potential for error is greatly reduced from earlier lottery methods, the potential still exists.

In the event there is an error that causes an applicant to inadvertently be excluded from the lottery and the resulting waiting list, Applicant agrees to be placed at the end of the waiting list. Applicant acknowledges and agrees that being placed at the end of the waiting list is the only recourse for inadvertent errors caused by Applicant error, Management error, or a technical problem.

The lottery run will be conducted electronically and is closed to the public.

Monte Vista Terrace Apartments Income Limits & Rents

Maximum Income Per Household (2022 Area Median Income)

New Limits published by HUD 04/18/2022; Income Limits at time of Move-In are used for final qualification

	1 person	2 people	3 people
30%	\$35,400	\$40,450	\$45,500
50%	\$59,000	\$67,400	\$75,850

TENANT RENT LEVELS per Unit (2022 Area Median Income)

Contract rent at time of Move-In are used; Inquire with Management for any Maximum and Minimum Rent Clarifications

Contract Rent	1 Bedroom
	\$2965

**Rents at Monte Vista Terrace are determined using HUD Section 8 methods and are calculated as 30% of applicant's adjusted income up to the contract rent for the Section 8 program as listed above.*

