Tice Oaks Fact Sheet

Tice Oaks 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 Tice Oaks 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 ticeoaks@midpen-housing.org.

SELECTION CRITERIA SUMMARY

Age Eligibility: One member of the household (head or spouse) must be **62** years of age or older.

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 next page of this document.

Minimum/Maximum Occupancy Requirements

One Bedroom	1-3 occupants

Additional occupancy requirements may apply. More information is available in the Management Office or can be sent electronically by request to ticeoaks@midpen-housing.org

Priorities, Preferences and Eligibility Restrictions

1. 62 years of age or older (Head of Household or spouse).
2. At least one member of the applicant household 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 will be given to those families displaced by Natural Disaster, Construction Development, Other Public Action, or Other Causes.
4. Every other vacant unit will be filled with applicants qualifying at or below 30% AMI in the ranked order of lottery number, applying the preference for persons needed the accessibility features in the unit.
5. Preference for the nine 1-bedroom units with accessibility features is given to families

with at least one member of the household who need the accessibility features.

6. Credit, Criminal and Rental History: Tice Oaks 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 ticeoaks@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 ticeoaks@midpen-housing.org.

APPLICATION PROCESS

Applications can be obtained and/or entered online at https://www.midpen-housing.org/property/tice-oaks/ or can be picked up in person at the management office. Applications successfully submitted electronically will receive an automated confirmation. The management office will also accept completed paper applications in person or via US Mail during the application acceptance period. All applications will be entered electronically by proxy if received in paper form. Applications received via US Mail must be postmarked on or before the waitlist closing date to be accepted.

LOTTERY PROCESS

A lottery that determines the waiting list position of applicants will be completed after the waitlist closes and all applications are entered either by the applicant directly or by proxy. The automated and randomized lottery process assigns a lottery number to each applicant on the waitlist. Applicants will be ranked in order of lottery number after applying any community preferences and unit sizes.

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

Tice Oaks Apartments
Income Limits & Rents

Maximum Income Per Household (2023 Area Median Income)
New Limits published by HUD 5/15/2023; Income Limits at time of Move-In are used for final qualification.

	1 people	*2 people*	*3 people*
30%	**$30,000 - $31,050**	**$34,300 - $35,500**	**$38,600 - $39,950**
50%	**$50,000 - $51,800**	**$57,150 - $59,200**	**$64,300 - $66,600**

TENANT RENT LEVELS per Unit

Inquire with Management for any Maximum and Minimum Rent Clarifications

Rents are determined as 30% of adjusted income providing household remains eligible and subsidized by HUD Section 8 program.

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