

VETERANS VILLAGE OF CARSON
600 West Carson Street, Carson, CA 90745

Dear Applicant:

Thank you for your interest in Veterans Village of Carson, a 51-Unit, Affordable Housing Property, in Carson, CA.

This packet provides important information about the property, how to apply for potential tenancy at Veterans Village of Carson and eligibility requirements for this property. Please read this information carefully. Upon request, application materials will be made available in a format that meets the needs of an applicant with disabilities.

Applications that meet the preliminary screening requirements will be entered into a lottery.

Application Submission Deadlines:

ONLINE: Online applications must be completed no later than Friday, September 28, 2018 in order to be entered into the lottery. Note: If you feel you may need additional time beyond September 28, 2018 to submit the application online, you may choose to pick-up or download an application. **Paper applications must be completed and postmarked by Friday, October 5, 2018.**

PICK-UP/DOWNLOAD: Paper applications will be available for pick-up on-site (see details on website) and can be downloaded and printed from the website through **Friday, September 28, 2018.** **Paper applications must be completed and postmarked by Friday, October 5, 2018.**

If you pick-up or download an application, please mail your completed application to:

Veterans Village of Carson
P.O. Box 49898
Los Angeles, CA 90049

This cover letter and the Frequently Asked Questions (FAQ's) should be kept for your review as needed. **Please do not submit copies of SS cards, personal ID, licenses, or any other financial or personal documents at this time.**

Please be sure to check your application for accuracy. You will not be able to change your application information (except for contact information) after the application is submitted. Failure to complete the application completely (e.g., excessive blanks) may be cause for denial of application. If your contact information changes (e.g., address, phone number, email, etc.), please notify us by mailing the updated information to the above address using your name as it appears on your previously submitted application.

We hope that you will have the opportunity to make Veterans Village of Carson your home.

Sincerely,

Veterans Village of Carson Management

VETERANS VILLAGE OF CARSON

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ONLINE APPLICATION INSTRUCTIONS

Prior to beginning the online application process, we encourage you to review these helpful tips and the Frequently Asked Questions (FAQ's). This will help you understand the application process as a whole and answer questions you may have.

Please note that there is no way to stop and save your application to be continued at a future time. We encourage you to start and complete the application in one sitting. Although there is no time limit to complete your application, once you have started there is always a risk of losing the information you have entered if you were to stop and complete at a later time.

Please have the following information on-hand as you complete the online application:

- 1) The names, dates of birth, and social security numbers of each applicant included on the application.
- 2) Contact information including current address, mobile and other phone numbers, and an email address.
- 3) Landlord contact information and the addresses for any locations where you have lived in the last five (5) years.
- 4) Contact information for any caseworker or agency that you would like us to be aware of or contact during the application process (i.e., agency name, caseworker name, phone number and email address).
- 5) Estimate of your household's total annual income. Income is counted for anyone 18 years of age or older, unless legally emancipated.
- 6) List of income sources. (Income sources such as employment, SSA, SSI, unemployment, severance packages, public assistance or general relief, workers compensation, etc.)
- 7) Estimate of the value of your household's total assets and the name of the institution where the asset is held. (This includes: checking, savings, CDs, cash on hand, real estate, rental properties, 401(k)s, IRAs, Keogh or other retirement accounts, whole life insurance, contents of a safe deposit box, etc.)
- 8) Full time student status information for all household members. If you are unsure of full-time student status for any household members, please inquire with the academic institution for determination of full-time student status.
- 9) Be prepared to have each adult applicant present to electronically sign the application.
- 10) If you feel you may need additional time beyond **September 28, 2018** to submit the application online, you may choose to pick-up or download an application. Please see the pick-up/download submission deadlines on the previous page. Paper applications must be completed and **postmarked by Friday, October 5, 2018**.
- 11) **CONFIRMATION OF SUBMISSION – IMPORTANT:** When you have successfully submitted your application, you will have the option to save/print your application. Please save a copy of this application for your records as it will serve as proof of submission.

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FREQUENTLY ASKED QUESTIONS AND ANSWERS (FAQ's)

IMPORTANT: Due to heavy construction at the property there is no access to the building. PLEASE DO NOT attempt to visit the building.

1. WHAT DOES THE DEVELOPMENT CONSIST OF?

Veterans Village of Carson is a 51-unit independent housing complex that is comprised of one, two and three-bedroom apartment units (including a manager's unit) that are constructed over a single subterranean garage. The unit breakdown is as follows:

- Twenty-four (24) one-bedrooms units,
- Thirteen (13) two-bedroom units,
- Thirteen (13) three-bedrooms units, and
- One (1) three-bedroom manager's unit

2. WHAT WILL BE PROVIDED IN EACH UNIT?

All units will have a full kitchen (range/oven, refrigerator, microwave) and a tub or shower in the bathroom. Each unit will have air conditioning. Flooring will be a combination of vinyl flooring and carpet.

3. WHAT AMENITIES WILL BE PROVIDED?

The property features amenity spaces including bicycle storage, a fitness center, a community room with kitchen, and a TV lounge. The property incorporates sustainable principles such as energy and water conservation. Additional features include secured entry with intercom, outdoor landscaped area with benches and barbecue, computer room and laundry facility.

4. WHAT TYPE OF PARKING IS PROVIDED?

There will be 64 total parking spaces provided. The majority of the parking spots are tandem spots. Parking will be assigned on a first come first serve basis. Residents who don't receive an assigned parking spot may find street parking.

5. HOW ARE RESIDENTS SELECTED AND ARE THERE ANY PREFERENCES?

All applicants are welcome to apply. Four preferences will apply to this property. Please note that all preferences require that the applicants meet all other screening criteria for the property in order to be considered.

- First preference is given to applicants who are displaced by governmental action or whose dwelling has been destroyed as a result of a disaster formally recognized pursuant to federal disaster relief laws.

- The second preference is given to Veterans of the U.S. Armed Forces who reside or are employed in the City of Carson. Veterans Preference requires documentation (Form DD214 or equivalent). All discharges *except for dishonorable* will be accepted.
- The third preference is given to Veterans of the U.S. Armed Forces. Veterans Preference requires documentation (Form DD214 or equivalent). All discharges *except for dishonorable* will be accepted.
- The fourth preference is given to residents and/or workers in the City of Carson.

The list of those selected in the lottery will be posted at the property in Winter 2018. Applicants chosen in the lottery but not assigned a unit will be placed on a waiting list for future availability. Please refer to the Tenant Selection Plan for complete details.

6. WHO WILL BE ELIGIBLE TO MOVE INTO THE DEVELOPMENT?

Apartments are available to low-income households earning less than 60% of the area median income for the Los Angeles area.

7. ARE THERE INCOME LIMITS*?

Yes, applicants must have incomes that fall below 60% of the Los Angeles area median income. The current annual maximums are as follows:

One person: \$40,740, Two persons: \$46,560, Three persons: \$52,380

Four persons: \$58,140, Five persons: \$62,820, Six persons: \$67,500

Seven persons: \$72,120

*The income limits are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and are subject to change.

8. HOW MANY PEOPLE CAN LIVE IN EACH UNIT?

Veterans Village of Carson offers one, two and three-bedroom units. Please refer to the occupancy limits below.

# of Bedrooms	Minimum	Maximum
1	1	3
2	2	5
3	3	7

9. WHAT ARE THE MAXIMUM RENTS YOU WILL HAVE*?

One-bedroom rents will be up to approximately \$1,091

Two-bedroom rents will be up to approximately \$1,309

Three-bedroom rents will be up to approximately \$1,512

Note: There are a limited number of units available at the lower rents. Lower rents will be assigned as applicants qualify in rank order.

*The rents are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and are subject to change.

10. ARE THERE RENT INCREASES?

Yes. They are restricted to a formula determined annually by HUD based on percentage increases in median income for the Los Angeles area. For the last five years, rent increases have ranged from 0% to 7% per year.

11. ARE PETS ALLOWED?

No. Veterans Village of Carson is a pet-free community.

12. IS SMOKING ON THE PROPERTY ALLOWED?

No. Veterans Village of Carson will be a 100% non-smoking community. This includes no smoking in the units, patios/balconies, and community areas. Residents or guests who choose to smoke are required to smoke off the property. This policy is strictly enforced.

13. DO 100% FULL-TIME STUDENT HOUSEHOLDS QUALIFY FOR THIS HOUSING?

100% full-time student households do not normally qualify unless they meet one of the exceptions. In order for a household of full-time students to be considered eligible, they must meet one of the following criteria:

- **Any** member of the household is married and either files or is entitled to file a joint tax return.
- The household consists of at least one single parent and his or her minor children, and the parent is not a dependent of a third party. Any children may be claimed as a dependent of either parent, regardless of tenancy in unit.
- At least one member of the household receives assistance under Title IV of the Social Security Act. (AFDC, TANF, CalWORKS, etc. – Not SSA or SSI)
- At least one member is enrolled in a job training program receiving assistance under the Work Investment Act (WIA) formerly known as the Job Training Partnership Act, or similar federal, state or local laws.
- At least one member of the household is under age 24 and has exited the Foster Care system within the previous 6 years.

14. HOW LONG WILL THE UNITS BE AFFORDABLE?

Use of the California Federal Tax Credit program requires the units remain affordable for at least 55 years. However, Thomas Safran & Associates proposes to keep the rents affordable indefinitely.

15. WHO ARE THE DEVELOPERS?

Thomas Safran & Associates (TSA) is the developer of Veterans Village of Carson.

Thomas Safran & Associates has developed over 6,000 units of luxury, affordable and mixed-use rental housing in Southern California. For over 40 years, we have specialized in developing high-quality properties. We are committed to providing superior design, maintaining our properties to the highest standards, and enriching the lives of the people who reside in our buildings.

16. WHO WILL MANAGE THE BUILDING?

Thomas Safran & Associates (TSA) will manage the building. TSA currently manages over 5,000 units in over 50 different communities that range from as small as 14 units on Santa Catalina Island to 283 units in Koreatown, Los Angeles.

17. WHERE CAN I FIND UPDATED INFORMATION THROUGHOUT THE APPLICATION PROCESS?

Information and updates on the application process and timeline can be found online at: www.veteransvillagecarson.com or by calling our hotline at (323) 390-9301 or TTY: (800) 855-7100).