CAPITOL AREA DEVELOPMENT AUTHORITY • 1522 14th Street • Sacramento, CA 95814-5958 • 916.322.2114 / fax 916.324.6060

Affordable Housing Opportunity
Somerset Parkside

Program:	HCD in transition
Address:	Q Street and 10th & 11th Streets
Qualifications:	Income Restrictions only
Maximum Income:	60% of Non-hera 2012 (see below)
Waiting List effective:	1-2-2017, through 3-30-2017

Applicants must earn a minimum monthly income of $1538 to qualify for this waitlist

This property is a three story walk up and has two and three bedroom apartments. This building has a special financing program that is designed to facilitate the needs of individuals with a moderate income. Pre-applications for the Somerset Program 2017 Waitlist are now being accepted through **March 30, 2017**.

Residency at this community requires that applicants earn below the 2012 Non-hera 60% income level established by HCD (Housing and Community Development). There is no particular household composition required for applicants to qualify for this program (i.e. seniors, disabled, families). Please note that this building is in the process of transitioning to a new affordable housing program and the rents may adjust.

The minimum occupancy is 2 people in the 2 bedroom and 3 people in the 3 bedroom. The maximum allowable income levels (by household size), and rents (by apartment size and floor) are as follows:

INCOME & RENT GUIDELINES

2 bedroom Rent	
1st floor	$940
2nd floor	$769
3rd floor	$854

3 bedroom Rent	
1st floor	$1070
2nd floor	$872
3rd floor	$971

Income Limits	Maximum income
2 people	$3,045
3 people	$3,425
4 people	$3,805
5 people	$4,110

Households must not earn more than the maximum allowable monthly income listed, averaged over an entire year, but must also have a minimum income of AT LEAST two times the monthly rent. All information on income and assets provided by applicants must be verified before occupancy. The certification process must also be completed annually. This program is not connected with the Section 8 Housing Choice Voucher Program, although we do accept Section 8 participants.

Rental qualifications and Wait List Pre-Applications are attached. Please fill out the Pre-Application and return to CADA by the waitlist deadline. When an apartment is available, applicants will be offered an apartment in accordance with the date they were added to the waiting list. You may also stop by the CADA office at 1522 14th Street to obtain a pre-application, or log onto our website at www.cadanet.org, or call (916) 322-2114 for more information. Thank you for your interest in renting from CADA

CADA RENTAL QUALIFICATIONS

Dear Applicant:

Thank you for considering a CADA apartment as your new home. Living in the Capitol Park Neighborhood is very exciting. Within a few short blocks of your door you will find neighborhood services, shopping, dining, and cultural and recreational opportunities. The following information details the qualifications needed to rent from CADA, as well as the application process.

RENTAL QUALIFICATIONS FOR RENTAL ASSISTANCE PROGRAMS:

1. **RENTAL HISTORY**: 2.5 years of current stable and positive rental history, paying rent to a landlord.

2. **INCOME:** Stable Income equal to 2 times the monthly rent. Applicants must show a history of paying a similar rent-to-income ratio that will be in place when renting from CADA.

3. **CREDIT:** No evictions or money owed to a previous landlord. Current accounts must be more positive than negative.

RENTAL HISTORY:

RENTAL HISTORY: CADA requires applicants to have a minimum of 2.5 years of CURRENT stable, positive, rental history. Rental history cannot include living with, or renting from, friends or relatives. Lack of sufficient rental history, misrepresented rental history information, evictions less than 5 years ago or negative landlord reference, may disqualify you from renting with CADA.

INCOME:

Applicants for rental assistance programs must meet the income guidelines set by the rental assistance program. Applicants on an affordable housing program must continue to have all income and asset information certified annually. The Applicant must be able to show stability in the receipt of this income (i.e. long-term receipt of income from employment, retirement, or other verifiable source). Applicants must be able to show they have a minimum income of at least 2 x the rent.

CREDIT:

CREDIT: CADA requires applicants to have current credit accounts with a history of on-time payments. CADA does not count medical collections or past due student loans as bad credit.

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Waiting List Procedures for CADA Rental Assistance Programs

1. **QUALIICATIONS:** Find out if you qualify for a CADA rental assistance housing program by speaking with a CADA rental agent, or logging onto CADA's website at www.cadanet.org. All, of CADA's rental assistance programs require applicants to have an annual household income that doesn't exceed a certain dollar amount for the size of the household. In addition, applicants must also have recent positive rental history; have a household income of two to three times the monthly rent (or be able to show a history of paying a similar rent-to-income ratio); and have more positive than negative credit accounts.

2. **OPEN WAITING LISTS:** Waiting Lists for all of CADA's rent-assisted housing programs open in January of each year, and close at the end of March.

3. **WAIT LIST PROCESS:** During the period our waiting lists are open, you may pre-apply for all programs you qualify for by submitting a separate "Waiting List Pre-application" for each program. Applicants will be placed on the waiting list in date and time order, and will be asked for more detailed information once an apartment is available. An applicant may be on a waiting list for an available apartment for either a short time, or a very long time, depending on the move out patterns of residents currently participating in the program. We encourage applicants to apply to be added to the waiting lists of all available programs, if able to meet program guidelines, including other rental assistance programs in Sacramento. A good source of information about other rental assistance programs in Sacramento is Sacramento Housing Alliance at (916) 455-4900, or www.sachousingalliance.org.

4. **APARTMENT AVAILABILITY:** When an apartment comes available in a particular program, CADA's Affordable Leasing Agent, will contact wait list applicants. Applicants, if interested in the apartment offered, must respond within the timeline provided. The Leasing Agent will then offer the apartment to the household that's highest on the list, and request that all adults in the household come in to the CADA office and fill out a rental application, provide verification of income (pay stubs, government program statements, and bank statements), and pay a "Holding Deposit" (which becomes the security deposit if the applicant is approved to rent, or refunded if the applicant is denied). The remaining wait-list applicants who responded will remain on the waiting list until an apartment is once again available, or will be contacted again in the event that the first pre-applicant is not approved for the program.

5. **REMOVAL FROM WAITING LISTS: Applicants who do not respond to a possible offer of housing, will be removed from the waiting list.** It is very important that waiting list applicants notify CADA of any change in address, *in writing,* in order to be assured of a continuing slot on the waiting list. **If mail is returned, we must remove you from the waiting list.**

Thank you for your interest in CADA's Rental Assistance Programs!

CAPITOL AREA DEVELOPMENT AUTHORITY

Pre-Application for Somerset Parkside Program

Name: _____

Address: _____

List full mailing address

Telephone Number(s): _____

Cell Home Work

PROPOSED OCCUPANTS OF THE UNIT (Including Self):

NAME	RELATIONSHIP	D.O.B	AGE
1. _____	SELF		
2. _____			
3. _____			
4. _____			
5. _____			

TOTAL MONTHLY INCOME (All Occupants): $_____

CIRCLE SOURCE(S) OF INCOME: SSA; SSI; SSDI; Wages; OTHER (LIST): _____

Do you require a wheelchair- accessible unit? ____yes ____no

Do you have assets totaling more than $5,000? ____yes ____no

IMPORTANT! PLEASE READ CAREFULLY

This is not an application to rent an apartment. It is a request to be added to the Somerset Program Waitlist for an available apartment. When it is your turn to apply for assistance, you will be contacted by mail. Therefore, it will be necessary for you to notify CADA in writing with any change in address. CADA must have applicant's current address at all times in order for applicant to remain on the wait list.

THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT.

_____ _____

Signature Date

Please return pre-app by the waitlist deadline to: Chelsea O'Connor, CADA Leasing Agent
CADA 1522 14th Street Sacramento, CA 95814