



## Eagle Park Apartments

1701 West El Camino Real  
Mountain View, CA 94040

Tel. (650) 988-1701  
Fax. (650) 988-1703

[pah.community](http://pah.community)

## IMPORTANT

### PLEASE READ THIS LETTER BEFORE COMPLETING & SUBMITTING YOUR APPLICATION

Dear Applicant:

We are pleased to inform you that Eagle Park Apartments is accepting applications for its waiting list for 67 studios and one-bedroom apartments. Applications will be accepted on a first-come-first-serve basis with preference being given to applicants who live and/or work in Mountain View. Attached are the following documents containing relevant information regarding the property:

1. **Waiting List Application** – MUST be completely filled out and signed by all adult household members & returned to the Leasing Office located at **1701 W. El Camino Real, Mountain View, CA 94040** or emailed to [eaglepark1701@gmail.com](mailto:eaglepark1701@gmail.com)
2. **Supplement & Optional Contact Information** – Please read, complete, sign and return with your application.
3. **Resident Selection Criteria** – Please read. MUST be signed and dated by all adult household members and **returned along with your application.**
4. **Race & Ethnic Data Reporting Form** – Please read, sign and return with your application
5. **List of Documents** – This is a list of documents which, if applicable to your household, will be required **when you are contacted for an interview**. Please keep this for your records.
6. **Flyer** – This contains general information regarding the property. Please keep this with your records.

**Note:** a) Completed applications will be date stamped upon receipt. Incomplete applications or paperwork, including missing signatures may be denied  
b) In order for your application to be included on the waitlist, **items 1, 2, 3 & 4 above MUST be completed, signed and received at Eagle Park Apartments, 1701 W. El Camino Real, Mountain View, CA 94040. Applications must be mailed to the above-mentioned address or emailed to [eaglepark1701@gmail.com](mailto:eaglepark1701@gmail.com).** To comply with government and public health advisories and instructions, we will not accept application drop-offs at the management office.

As your name reaches the top of the waiting list, we will contact you by mail, email, or by phone and ask that you submit all applicable documents and sign relevant verification forms. Applicants will be allowed one opportunity to decline his/her application to be processed or decline an offer of a unit and retain their place on the waiting list. Applicants who decline to be processed or decline an offer of a unit for the second time will be removed from the list and could reapply when the waiting list is re-opened.

Thank you for your interest in Eagle Park Apartments.

Sincerely,

Management Team  
Eagle Park Apartments

## BUILDING STORIES THAT MATTER

If hearing impaired call 800-735-2929. PAHC Management & Services does not discriminate against any person because of race, color, religion, sex, sexual orientation, disability, familial status, or national origin.



# OPEN WAITING LIST

## EAGLE PARK APARTMENTS

1701 West El Camino Real, Mountain View

**67 Studio & One-Bedroom Affordable Tax Credit Units**

- ✓ NEW 64 Studios & 3 one bedroom apartments
- ✓ Close to public transit
- ✓ Close to shopping
- ✓ Close to senior center & library
- ✓ Non Smoking property
- ✓ High speed internet access
- ✓ Laundry room
- ✓ Section 8 Vouchers & Certificates Welcome



Preference will be given to applicants who live or work in the City of Mountain View  
See Resident Selection Criteria for additional detail regarding qualification process.

**Application packets available online only, beginning Friday, May 8, 2020 at:**

[www.pah.community](http://www.pah.community) Click "Find Housing" tab, then Eagle Park where you will find the link to the application packet.

**Due to the Shelter-In-Place order, completed application must be mailed to:**

**Leasing Office**

**Eagle Park Apartments**

1701 W. El Camino Real

Mountain View, CA 94040

or emailed to [eaglepark1701@gmail.com](mailto:eaglepark1701@gmail.com).

**Rental rates and unit sizes are assigned based on household size, income & availability**

Rental Rates and Income Limits

Studio \$1,106		1 BR \$1,185		Studio \$1,659		1 BR \$1,777	
# in Family	Max Income	# in Family	Max Income	# in Family	Max Income	# in Family	Max Income
1	\$44,240	1	\$44,240	1	\$66,360	1	\$66,360
2	\$50,560	2	\$50,560	2	\$75,840	2	\$75,840
		3	\$56,880			3	\$85,320

Minimum Income Limits also apply

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### WAITING LIST APPLICATION

**Applicant's name** \_\_\_\_\_

**Residence address** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Mailing address** (if different from above) \_\_\_\_\_

**Telephone Numbers** (daytime) \_\_\_\_\_ (evening) \_\_\_\_\_

The household size qualifies for the following size unit: (See Household Size)

Studio \_\_\_\_ (1-2 persons)      1BR (1-3 persons) \_\_\_\_

#### **FAMILY COMPOSITION**

List yourself as the applicant and first family member. Use a separate line for each member.

#	Name	Relationship	Social Security #	Birth Date	Age	Sex
1		Head of Family				
2						
3						

**Please check all of the following statements that apply to your household:**

☐ At least one member of the household works in the City of Mountain View at the following work site.

☐ The household has a member who uses a wheelchair. ☐ This household is comprised of a single, disabled person.

☐ There is a pet in the household. (Describe) \_\_\_\_\_

**How did you hear about this property:** ☐ Advertisement ☐ Agency Flyer

☐ Flyer at PAH Property ☐ PAH Website ☐ Other \_\_\_\_\_

#### **HOUSEHOLD GROSS INCOME (all household members 18 or over):**

#	Name of Income Source	Annual Gross Income
	<b>Total Annual Gross Household Income</b>	

**Emergency Contact:**

**Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

#### **Applicant's Certification**

I certify that all the information in this application is true and complete to the best of my knowledge.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Co-Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_

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**PALO ALTO  
HOUSING**  
MANAGEMENT  
& SERVICES

## Eagle Park Apartments

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### SUPPLEMENTAL AND OPTIONAL CONTACT INFORMATION HOUSING APPLICANTS/TENANTS

**Instructions: Optional Contact Person or Organization:** You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

<b>Applicant/Tenant Name:</b>			
<b>Mailing Address:</b>			
<b>Telephone No:</b>	<b>Cell Phone No:</b>		
<b>Name of Additional Contact Person or Organization:</b>			
<b>Address:</b>			
<b>Telephone No:</b>	<b>Cell Phone No:</b>		
<b>E-Mail Address (if applicable):</b>			
<b>Relationship to Applicant:</b>			
<b>Reason for Contact: (Check all that apply)</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Emergency  <input type="checkbox"/> Unable to contact you  <input type="checkbox"/> Termination of rental assistance  <input type="checkbox"/> Eviction from unit  <input type="checkbox"/> Late payment of rent </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Assist with Recertification Process  <input type="checkbox"/> Change in lease terms  <input type="checkbox"/> Change in house rules  <input type="checkbox"/> Other: _____ </td> </tr> </table>		<input type="checkbox"/> Emergency <input type="checkbox"/> Unable to contact you <input type="checkbox"/> Termination of rental assistance <input type="checkbox"/> Eviction from unit <input type="checkbox"/> Late payment of rent	<input type="checkbox"/> Assist with Recertification Process <input type="checkbox"/> Change in lease terms <input type="checkbox"/> Change in house rules <input type="checkbox"/> Other: _____
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<b>Commitment of Owner:</b> If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.			
<b>Confidentiality Statement:</b> The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.			

☐ Check this box if you choose not to provide the contact information.

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**Signature of Applicant**

**Date**

**BUILDING STORIES THAT MATTER**

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## RESIDENT SELECTION CRITERIA

### Eagle Park Apartments

**FAIR HOUSING** – PAHC Management & Services Corporation (PAHC MSC) will not discriminate against any person or persons on any basis prohibited by law, including, but not limited to race, color, religion, national origin, ancestry, sex, disability, source of income, sexual orientation, age or familial status.

**INCOME ELIGIBILITY** – **Maximum** income limits are determined by the Regulatory Agreement. In general maximum gross household income, upon initial occupancy, may not exceed 60% of the area median income (“Low”), as published annually by HUD. See property information for property specific income limits. In order to establish an applicant’s ability to pay rent, While some exceptions may apply, minimum Income limits are determined by PAHC MSC and set at 2.5 times the rent of the unit for which the prospective resident is being considered.

**FULL-TIME STUDENT RULE – TAX CREDIT PROGRAM** - Full-time students are ineligible unless one of the following exceptions apply:

- ◆ Married and filing a joint tax return      ◆ Single parent with dependent children      ◆ Currently receiving AFDC
- ◆ Household not entirely comprised of full-time students      ◆ Currently undergoing a job training program like the JTPA

**LOCAL PREFERENCE** – Potential residents who live or work in the City of Mountain View or have been notified that they have been hired to work at a work site in the City of Mountain View have a preference for available units. To qualify, one must live at a specific address (a post office box is not considered), or at least one adult household member must work a minimum of twenty hours per week, within the city of Mountain View.

**HOUSEHOLD SIZE** – Household size may not exceed two per bedroom plus one. Certain reasonable criteria may apply to avoid over-crowding and under-utilization of units.

**ACCESSIBLE UNITS** - Applicants requiring a unit accessible to or adaptable for persons with mobility impairments will have first priority when that unit becomes available.

**FAVORABLE CREDIT RATING** - A credit report that indicates any adult member of the household has one or more of the following within the last two years is grounds for denial:

- ◆ Bankruptcy   ◆ Charge-Off   ◆ Repossession   ◆ Judgment   ◆ Collection in excess of \$5000   ◆ Account over 120 days past due

**CRIMINAL BACKGROUND SCREENING POLICY** - This property conducts a criminal background search on each person age eighteen (18) years and older and emancipated minors applying to live at its community. It is this property’s policy to restrict occupancy to applicants who have a history of and/or who have been convicted of any felony and/or certain misdemeanors including, but not limited to:

- a) Conviction of any household member of a violent or drug related felony within the past five (5) years.
- b) Drug related convictions for possession, usage, distribution, transport, sale and or manufacture. The applicant may be considered and accepted, if a request is made under a Reasonable Accommodation, with past drug-related convictions related to the personal use of illegal substances if an applicant is able to provide verification of completion of rehabilitation from a qualified agency.
- c) Conviction of any household member of more than one misdemeanor related to threatening property staff or residents in the past year

**FAVORABLE REFERENCES** - A positive prior landlord reference indicating ability to care for the property and pay rent on time, as well as the ability to peacefully live in relation to other residents is required. Eviction history and references for the past three years will be checked.

**ADDITIONAL REQUIREMENTS** - A prospective resident must indicate willingness to comply with all lease requirements, house rules and unit inspections. Income eligibility is verified annually, and residents must report changes to income, assets and/or household composition when they occur. A household may no longer qualify for tenancy if income exceeds 140% of the maximum eligible percentage of median income upon entry or the Low-Income level established by the Department of Housing and Urban Development (HUD) and incorporated by the California Revenue and Taxation Code Section 214 for the property tax “welfare” exemption, whichever is greater. The resident may be given 90 days to vacate the unit or rent may be increased to the maximum allowable under the program.

**APPLICATION PROCESS** - Applicants must complete an application form and submit it directly to the property management office on site. Incomplete applications will not be placed on the waiting list. All adult household members must sign the application. Completed applications will be reviewed for eligibility. Completed applications will be date & time stamped upon receipt.

**INTERVIEW REQUIREMENTS** - The Site Manager will schedule an interview with all adult applicants on the application. At this time, all verification forms are to be completed, credit checked, and income and assets verified.



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**DENIAL AND APPEAL PROCEDURES** - If an applicant fails to meet the eligibility requirements of the Resident Selection Criteria, a written notice of denial stating the reason for denial will be mailed to applicant along with a copy of the Grievance & Appeal Procedure. An applicant has **14 days** to request an appeal. Consideration will be given to applicants who are able to provide proof of mitigating circumstances.

**REMOVAL FROM THE WAITING LIST** – If an applicant fails to respond to an interview and/or update notice, turns down a unit twice, or fails to meet the requirements of the Resident Selection Criteria; he/she will be removed from the waiting list. All persons on the waiting list are required to maintain contact and report relevant income, household and/or address changes to the site office in order to remain active on the list.

**PET POLICY** – No pets are allowed at properties owned and managed by PAH. However, residents may have fish, birds or other small caged animals with prior written permission from management. Under no circumstances will management allow residents to keep rodents, snakes or other reptiles and/or animals which have a history of being dangerous.

**SECTION 8 PROGRAM** – Units governed under the Section 8 Program, if applicable will be subject to eligibility criteria used by the Housing Authority of Santa Clara County.

Name (Head of Household)	Signature	Date
Name	Signature	Date
Name	Signature	Date

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**Race and Ethnic Data  
Reporting Form****U.S. Department of Housing  
and Urban Development  
Office of Housing**OMB Approval No. 2502-0204  
(Exp. 06/30/2017)

Eagle Park Apartments

1701 W. El Camino Real, Mountain View, CA 94306

Name of Property

Project No.

Address of Property

**Palo Alto Housing****Tax Credit**

Name of Owner/Managing Agent

Type of Assistance or Program Title:

Name of Head of Household

Name of Household Member

Date (mm/dd/yyyy): \_\_\_\_\_

<b>Ethnic Categories*</b>	<b>Select One</b>
Hispanic or Latino	
Not-Hispanic or Latino	
<b>Racial Categories*</b>	<b>Select All that Apply</b>
American Indian or Alaska Native	
Asian	
Black or African American	
Native Hawaiian or Other Pacific Islander	
White	
Other	

**\*Definitions of these categories may be found on the reverse side.****There is no penalty for persons who do not complete the form.****Signature****Date**

**Public reporting burden** for this collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits and voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is authorized by the U.S. Housing Act of 1937 as amended, the Housing and Urban Rural Recovery Act of 1983 and Housing and Community Development Technical Amendments of 1984. This information is needed to be in compliance with OMB-mandated changes to Ethnicity and Race categories for recording the 50059 Data Requirements to HUD. Owners/agents must offer the opportunity to the head and co-head of each household to "self certify" during the application interview or lease signing. In-place tenants must complete the format as part of their next interim or annual re-certification. This process will allow the owner/agent to collect the needed information on all members of the household. Completed documents should be stapled together for each household and placed in the household's file. Parents or guardians are to complete the self-certification for children under the age of 18. Once system development funds are provided and the appropriate system upgrades have been implemented, owners/agents will be required to report the race and ethnicity data electronically to the TRACS (Tenant Rental Assistance Certification System). This information is considered non-sensitive and does not require any special protection.

## Instructions for the Race and Ethnic Data Reporting (Form HUD-27061-H)

### A. General Instructions:

This form is to be completed by individuals wishing to be served (applicants) and those that are currently served (tenants) in housing assisted by the Department of Housing and Urban Development.

Owner and agents are required to offer the applicant/tenant the option to complete the form. The form is to be completed at initial application or at lease signing. In-place tenants must also be offered the opportunity to complete the form as part of the next interim or annual recertification. Once the form is completed it need not be completed again unless the head of household or household composition changes. There is no penalty for persons who do not complete the form. However, the owner or agent may place a note in the tenant file stating the applicant/tenant refused to complete the form. **Parents or guardians are to complete the form for children under the age of 18.**

The Office of Housing has been given permission to use this form for gathering race and ethnic data in assisted housing programs. Completed documents for the entire household should be stapled together and placed in the household's file.

1. The two ethnic categories you should choose from are defined below. You should check one of the two categories.

1. **Hispanic or Latino.** A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
2. **Not Hispanic or Latino.** A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

2. The five racial categories to choose from are defined below: You should check as many as apply to you.

1. **American Indian or Alaska Native.** A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
2. **Asian.** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
3. **Black or African American.** A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."
4. **Native Hawaiian or Other Pacific Islander.** A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
5. **White.** A person having origins in any of the original peoples of Europe, the Middle East or North Africa.

## LIST OF DOCUMENTS

**ALL HOUSEHOLD MEMBERS LISTED ON YOUR APPLICATION WHO ARE 18 YEARS OR OLDER WILL NEED TO BE PRESENT FOR THE INTERVIEW.**

In order to help us facilitate this process, you will be asked to submit all of the items listed below, **which apply to your household, when you are contacted to undergo the eligibility process.**

- Valid Government issued ID/Driver's License for each adult household member
- Birth Certificates for each household member under the age of 18 years old
- Social Security cards for all household members
- 2019 Income Tax Returns and W2s or 1099s
- Payroll stubs for the past three months
- Benefits letter/print out for SSA or SSI or VA showing monthly income
- Benefit statement for any pension fund
- Checking Account statements for the last six months
- Most recent month's bank statement for Savings Accounts
- Most recent Statement from all 401-K/IRA and/or other asset account
- Landlord addresses for the past five years of residency
- **Nonrefundable** credit & eviction check fee of \$30 per adult