

# Tassafaronga Village (Phase I) Pre-Application – DO NOT DUPLICATE

NOTE: You must complete all information for your application to be considered. Please use ink.

## One, Two Three and Four Bedroom SECTION 8 Project-Based and Tax Credit Townhomes and Apartments

**PLEASE PRINT CLEARLY IN ENGLISH**

|                        |                      |                      |                      |
|------------------------|----------------------|----------------------|----------------------|
| First Name             | MI                   | Date of Birth        |                      |
| <input type="text"/>   | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Last Name              | Month                | Day                  | Year                 |
| <input type="text"/>   | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Social Security Number | Telephone Number     | Extension            |                      |
| <input type="text"/>   | <input type="text"/> | <input type="text"/> |                      |
| Mailing Address        | Apt. Number          |                      |                      |
| <input type="text"/>   | <input type="text"/> |                      |                      |
| City                   | State                | Zip Code             |                      |
| <input type="text"/>   | <input type="text"/> | <input type="text"/> |                      |

|   |   |
|---|---|
| Please consider completing this OPTIONAL Section.<br>Do you require special unit design features? <input type="checkbox"/> Yes <input type="checkbox"/> No  | If Yes:<br><input type="checkbox"/> Visual impairment <input type="checkbox"/> Hearing impairment<br><input type="checkbox"/> Mobility impairment |
| Race (OPTIONAL): <input type="checkbox"/> White <input type="checkbox"/> Black/African American<br><input type="checkbox"/> American Indian/Alaska Native <input type="checkbox"/> Asian<br><input type="checkbox"/> Native Hawaiian/Other Pacific Islander | Hispanic <input type="checkbox"/> Yes <input type="checkbox"/> No   |

1. How did you hear about us? (What agency or newspaper): \_\_\_\_\_
2. How many people will live in your home?  
 Include yourself: 1  2  3  4  5  6  7  8  9
3. Preferred Apartment size:  
 One Bedroom.....  
 Two Bedroom.....  
 Three Bedroom.....  
 Four Bedroom.....
4. Total **gross monthly** income from all sources (Before any deductions). Your estimate. \$ \_\_\_\_\_
5. Total **gross annual** income from all sources (Before any deductions). Your estimate. \$ \_\_\_\_\_
6. Do you have a Section 8 voucher or certificate?..... Yes  No
7. Are all household members full-time students..... Yes  No
8. Do you or your co-applicant currently live in the City of Oakland..... Yes  No
9. Do you or your co-applicant currently work in the City of Oakland?..... Yes  No

**I understand that all of these answers will be checked. I certify that the above statements are true and correct. I understand that false statements or information are punishable under federal law and cause for immediate denial of housing.**

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Please mail your signed pre-application and signed Grounds for Denial to:**  
**Tassafaronga Village c/o The John Stewart Co.**  
**1388 Sutter Street, 11 floor. San Francisco, CA 94109**

A more detailed application will need to be filled out at a later date / Please refer to the Cover Letter for details  
**One and Two bedroom unit applications must be mailed back by August 30, 2019**  
**Three and four bedroom unit applications are always accepted**



**Tassafaronga Village Apartments**  
**GROUNDS FOR DENIAL OF RENTAL APPLICATION**

We welcome your application to rent an apartment at Tassafaronga Village. It is the responsibility of each applicant to provide any and all information required to determine eligibility. The following lists the reasons why we might deny your application. Persons with Disabilities may be entitled to reasonable accommodations.

**(1) Credit** (An exception for extraordinary medical expenses may be permitted.)

- a) Total unmet individual credit problems (including governmental tax liens) in excess of \$3,500.
- b) A bankruptcy (within the last three years).
- c) A total of ten (10) unmet credit problems of any value.

**(2) Rental History**

- a) A judgment against an applicant obtained by the current or previous landlord.
- b) An unmet obligation owed to a previous landlord or negative landlord reference.
- c) The applicant must have made timely payments of the last year's rental payments.

**(3) Personal History**

- a) A history of violence or abuse, (physical or verbal), in which the applicant was determined to be the antagonist.
- b) Current abuse of alcohol or use of illegal drugs. Use shall constitute abuse for illegal drugs (unless required by doctor's verification)

**(4) Annual Income/Occupancy standard/other program regulations**

- a) Annual Income (including assets) not within the established restrictions for the property.
- b) Household size must meet the established occupancy standard for the property.
- c) Applicant must meet all program regulated eligibility requirements.
- d) Units composed entirely of full-time students do not qualify to reside in tax credit properties. However, there are exceptions as outlined by the IRS under Section 42 of the Internal Revenue Code.

**(5) Documentation**

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation it is grounds for denying your application:

- a) Completed and signed application, release of information, grounds for denial, and application fee.
- b) Landlord references covering the last two years of residency. *Please note: Applicants who have not held a rental agreement for a minimum period of twelve months within the last five years, will be required to provide references from a person not related to the applicant who has known the applicant for at least five years.*
- c) Proof of income sources and assets, including the two most recent income payments (i.e. pay check stub, social security or other independent verifications).
- d) Copy of most recent bank statements or other accounts (IRA, stocks, mutual funds, etc.)

**(6) Offer of an Apartment**

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant.

**I HAVE READ AND UNDERSTOOD THE FOREGOING AND ALL STATEMENTS ARE TRUE AND CORRECT.**

|                      |             |
|----------------------|-------------|
| _____                | _____       |
| <b>Applicant # 1</b> | <b>Date</b> |
| _____                | _____       |
| <b>Applicant # 2</b> | <b>Date</b> |
| _____                | _____       |
| <b>Applicant # 3</b> | <b>Date</b> |
| _____                | _____       |
| <b>Applicant # 4</b> | <b>Date</b> |