

# ENCORE

## AFFORDABLE HOUSING PROPERTY INFORMATION SHEET

7 Below Market Rate Apartments for 'Very Low' Income Household

### Qualifying Information

The 7 Affordable apartments at Encore are restricted to those households with very low income of no more than 50% of the San Mateo County area median income, based on the number of people in your household. The maximum allowable rent is 30% of the income limit for the applicable income category as established by the California Department of Housing and Community Development (HCD), with an allowance for utilities.

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

Very Low (50%)	
MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE	*Rent Limit
1P - \$51,350	Studio =\$1,171 1 Bdr = \$1,256 2 Bdr = \$1,499 3 Bdr = \$1,719
2P - \$58,650	
3P - \$66,000	
4P - \$73,300	
5P - \$79,200	
6P - \$85,050	
7P - \$90,900	

*\*A utility allowance is included in the rent limits listed above*

Occupancy limits are as follows:

- Studio Unit Minimum 1 person, maximum 2 persons
- 1-Bedroom Unit Minimum 1 person, maximum 3 persons
- 2-Bedroom Unit Minimum 2 persons, maximum 5 persons
- 3-Bedroom Unit Minimum 3 persons, maximum 7 persons

Residents are subject to annual recertification. There may be exceptions in certain circumstances.



## **How to Apply:**

Encore uses a waitlist system for the affordable housing units. Please follow the below steps in order to apply for the affordable housing program.

1. Visit [encorerwc.com/affordable-housing](http://encorerwc.com/affordable-housing)
2. Complete the 'Preliminary Application for Occupancy' form and answer each question honestly as you will be required to provide proof or your answers when you are called upon.
3. Click the 'Submit' button when completed to submit your application

## **What is next, how long will it take to be called upon?**

Priority will be established by a software which randomly makes a selection from the pool of applicants. After the lottery is performed, Encore will begin contacting applicants by the beginning of December 2018 to discuss your qualifications based on the information you provided in your preliminary application.

Due to the high volume of applications, there is no way to predict the length of time you may need to wait before receiving a call from our office. Unfortunately, the office staff at Encore will not be able to provide you with any details on the waiting period. It is best to wait for an office representative to contact you with details on the next step of your application.

**PLEASE DO NOT CALL THE OFFICE OF REDWOOD CITY.**

We are currently anticipating *Encore's Leasing Center to open in December, 2018.*

## **Deposits**

- \$500 (1 Bedroom), \$600 (2 Bedroom) and \$800 (3 Bedroom) deposits
- Additional Deposit Required for Pet - \$500. Pet rent - \$50 / month (Up to 2 pets allowed).

## **Lease Term**

12 Month Lease

## **Application Fee**

\$35 per applicant over 18 years of age



## Features and Amenities

### COMMUNITY

- Interactive and multifunctional leasing office
- State of the art fitness center with tall ceilings located off of the leasing office
- Three separate amenity spaces with distinct features including a community room, roof deck and outdoor patio with BBQ and fireplace
- Connected community – fiber internet ready
- Elevator served, multi-level parking garage.
- Digital package lockers with immediate notification
- Controlled access community and parking garages
- 11 EV charging stations
- 30 bike storage spaces
- Adjacent to transit, shopping, car and bike sharing services

### INTERIOR

- Stainless steel Energy Star Whirlpool appliances including: French door refrigerators, slide-in ranges, dishwashers and microwaves
- In-home, stacked washer and dryer
- Solid surface Eco quartz countertops with full height ceramic tile backsplash and under cabinet lighting in the kitchen
- Select dual vanity master bathrooms with tile surrounds and Eco quartz countertops
- Baths include porcelain tile floors, floating vanities, Eco quartz countertops, illuminated mirrors and full tile surrounds in showers and tubs
- Flat-panel dual tone wood look cabinetry with designer selected hardware
- High efficiency central heat and air conditioning
- Hardwood style plank flooring throughout living areas
- Walk-in closets
- Choice of service providers for phone, internet and TV
- Ample storage space
- Nest Thermostats
- USB outlets in kitchens
- Keyless Entry Hardware
- Wood veneer unit entry doors



## RENTAL CRITERIA

We welcome your application to rent an apartment at Encore. It is the responsibility of each applicant to provide any and all information required to determine eligibility. All applicants are subject to approval through a third party applicant screening agency. Approvals of all applicants are based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall applicant worthiness. The primary criterion used to determine rental decisions is a statistically based score (LeasingDesk Score). It is a cumulative analysis from several statistical indicators that calculates an applicant's overall credit score and then rates the applicant from 1 to 1000, with a higher number indicating a lower financial risk.

Some of the indicators used may derive from income relationships, including rent-to-income and debt-to-income ratios based on calculations determined from the application and the credit record. Other indicators may consider credit worthiness as determined by national credit scores and other proprietary credit calculations more specific to the apartment industry.

In addition to the LeasingDesk Score, other factors may impact the overall rental decision of an applicant including criminal background checks, rental and eviction histories, check-writing histories, as well as other indicators. When these non-statistical factors are combined with the LeasingDesk Score, an overall rental recommendation is determined.

**Minimum Standards:** Criminal Applicants with felony criminal convictions involved offense against property, persons, government officials, firearms, the selling, distribution or manufacturing of illegal drugs, or sex crimes in the previous seven (7) years will not be accepted.

Rental History Applicants with evictions will not be accepted. Applicants with a current rental collection balance will not be accepted.

Filed Bankruptcy Applicants with an open bankruptcy that has not yet been discharged will not be accepted.

**Documentation Requirements:** Please be advised that once you are notified that an apartment is available, you will be asked to pay a \$35 application fee per adult. You will also be required to complete new applicant forms and provide the following documentation:

- Proof of current address
- Government issued identification for all adults
- Documentation regarding Social Security numbers for all household members age 6 or older
- Most recent Income Tax Return with W2s or 1099s
- 3 most recent pay stubs for all employed applicants
- Proof of income for all applicants who are self-employed
- Proof of support for all other income
- 3 most recent bank statements for all checking and savings accounts
- Most recent statement for all other assets (401k, stocks, bonds, etc.)

