

APPLICATION PACKET
Via Pacifica Gardens
An affordable apartment community for seniors

Thank you for your interest in Via Pacifica Gardens. This packet contains information about the community and its admission process. Admissions are processed in accordance with HUD regulations and are processed from a Waiting List.

APPLICATION PACKET INSTRUCTIONS - PLEASE READ CAREFULLY!

General Requirements:

- Households must be capable of meeting all landlord/lease obligations and program requirements.
- Head of Household/Co-Head or Spouse must be at least 62 years of age; or 18 years of age or older and disabled, requiring accessibility features in a unit.
- At least one member of the applicant household must be a citizen or national of the United States or an eligible non-citizen as defined by HUD (24 CFR part 5, subpart E).
- Households must be willing to abide by the community's Smoke Free Policy.
- Households must not exceed Income Limits for this area. Currently, they are:

HUD Very Low-Income Limits

Effective 04/01/2025

50% AMI Income Limit

One Person \$69,250

Two Persons \$79,100

All applicants must meet selection requirements and return a completed application package. Applications will be accepted and processed in the order of the date/time received. Only original applications will be accepted; photocopies, scans or faxes will not be accepted.

If you are a person with disabilities and need an accommodation to participate in the application process, please contact us at (831) 688-3324.

Return the completed Application Package with all forms and a copy of your **ID or proof of age** to:

Via Pacifica Gardens, 1860 Via Pacifica, Aptos, CA 95003



**EQUAL HOUSING
OPPORTUNITY**

Via Pacifica Gardens is an Equal Housing Opportunity provider. We do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, our federally assisted programs and activities. Stella Chang, the 504 Coordinator, has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988) and can be reached by mail at Christian Church Homes, 1855 Olympic Blvd, Suite 300, Walnut Creek, CA 94596, or by calling 510-632-6712, TTY- 711.

EXHIBIT E – Exceptions to General RSC

Age Requirements

- ☑ Head of Household or Spouse must be 62 years of age
- ☑ 18 Years of Age or older and disabled (requiring accessibility features in a unit).

Citizenship Requirements

- ☑ At least one member must be a citizen or national of the United States or an eligible non-citizen as defined by HUD (24 CFR part 5, subpart E).

Smoking Requirements

- ☑ Abide by the community's Smoke Free Policy

Waiting List Preferences

- ☑ HUD 221(d)(3) – displaced by government action or a major disaster declared by the President.

Other Requirements

- ☑ This property is subject to Section 202/8 program.
- ☑ Income Targeting – at least 40% of new admissions must be Extremely Low Income (30%) households.

Applications For Housing

- ☑ All applicants must meet selection requirements and return a completed application to be accepted and processed in the order of the date/time received (or placed in lottery).
- ☑ Persons with disability who need an accommodation to participate in the application process should contact management agent.
- ☑ Language assistance for people with limited English proficiency is available upon request.
- ☑ Completed applications should be submitted to:
 - 1) In-Person
1860 Via Pacifica
Aptos, CA 95003
P: (831) 688 - 3324
 - 2) Electronically
w: wearecch.org/locations/
E: vpg@cchnc.org
www.affordablehousing.com

EXHIBIT I - Income and Rent Limits

HUD Income and Rent Limits

Santa Cruz-Watsonville, CA MSA (Santa Cruz County – 4/1/25)

Income Limits	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Extremely Low Income – 30%	\$41,550	\$47,500	\$53,450	\$59,350	\$64,100
Very Low Income – 50%	\$69,250	\$79,100	\$89,000	\$98,900	\$106,800
Low Income – 80%	\$111,150	\$127,000	\$142,850	\$158,700	\$171,400

Rent Limits	Studio	One Bed	Two Bed
Extremely Low Income – 30%	\$1,038	\$1,187	\$1,336
Very Low Income – 50%	\$1,731	\$1,977	\$2,225
Low Income – 80%	\$2,777	\$3,175	\$3,571



GENERAL ELIGIBILITY
APPLICATION FOR HOUSING (WL)



THIS IS A **REQUIRED FORM** FOR EACH FAMILY TO BE CONSIDERED FOR A HOUSING UNIT

REQUIRED APPLICATION NOTICES – APPLICANT TO KEEP

NOTICE: Right to Receive Free Interpreter Services

Please notify Owner/Management Agent if you need language assistance.

It is the policy of CCH Managed buildings to take reasonable steps to provide meaningful access to Limited English Proficient (LEP) individuals.

The policy is to ensure that language will not prevent staff from communicating effectively with LEP individuals and to ensure safe and orderly operations, programs, meetings, events or activities and understanding of rules, regulations and information.

الحق في الحصول على خدمات مترجم شفوي مجاني – إشعار
الرجاء إبلاغ مدبر المبنى إذا كنت بحاجة إلى مساعدة لغوية

通告 - 有權獲得免費的翻譯服務

如果你需要語言協助請通知大廈經理

주의 사항 - 마우스 오른쪽 단추로 무료 통역 서비스를받을 수
당신은 언어의 도움이 필요하면 건물 관리자를 알려 주시기 바랍니다.

ВНИМАНИЕ - Право на получение бесплатно услуги переводчика

Пожалуйста, сообщите управдом, если вы нуждаетесь в помощи языка.

AVISO - Derecho a recibir servicios gratis de interpretación

Por favor notifique a gerente del edificio si usted necesita ayuda con el idioma

PAUNAWA - Kanan upang Tumanggap ng Libreng interpreter Serbisyo

Mangyaring i-notify gusali manager kung kailangan mo ng tulong wika.

THÔNG BÁO - Ngay để nhận miễn phí dịch vụ thông dịch

Xin vui lòng thông báo cho người quản lý tòa nhà nếu bạn cần hỗ trợ ngôn ngữ



GENERAL ELIGIBILITY
APPLICATION FOR HOUSING (WL)

THIS IS A **REQUIRED FORM** FOR EACH FAMILY TO BE CONSIDERED FOR A HOUSING UNIT



REQUIRED APPLICATION NOTICES – APPLICANT TO KEEP

NOTICE: -Right to Reasonable Accommodation/Modification
If you have a disability and as a result of your disability you need...

- A change in the rules or policies or how we do things that would give you an equal opportunity to use and enjoy the housing and facilities at this housing development or take part in programs on site,
- A change or repair in your apartment or a special type of apartment that would give equal opportunity to use and enjoy the housing and facilities at this housing development or take part in programs on site.
- A change or repair to some other part of the housing site that would give you an equal opportunity to use and enjoy the housing and facilities at this housing development or take part in programs on site.

If you can show that you have a disability and if your request is reasonable (does not pose an undue financial or administrative burden - is not too expensive and too difficult to arrange) we will try to make the changes you request.

NOTE: All information you provide will be kept confidential and be used only to help you have an equal opportunity to use and enjoy your housing and the common areas.



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SECTION 504 EQUAL ACCESS STATEMENT – APPLICANT TO KEEP

For mobility-impaired persons, this document is kept in the Management office at:

1860 Via Pacifica ; Aptos , CA 95003 .

Documents may be examined from Monday through Friday between 9:00 AM to 5:00 PM. You must phone to plan examination of this document.

Please call (831) 688 - 3324 and **TDD** users may dial () - 711 .

For vision-impaired persons, a staff person will be provided to assist a vision-impaired person in reviewing this document. Assistance may include: describing the contents of the document, reading the document or sections of the document, or providing such other assistance as may be needed to permit the contents of the document to be communicated to the person with vision impairments.

For hearing-impaired persons, assistance will be provided in reviewing this document. Assistant may include provision of a qualified interpreter at a time convenient to both the Property and the individual with disability. Please call TTY 711 National Relay to schedule an appointment.

Assistance to ensure equal access to this document will be provided in a confidential manner and setting. The individual



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with disabilities is responsible for providing his/her own transportation to and from the location where this document is kept.

If an individual with disabilities is involved, all hearings or meetings required by this document will be conducted at an accessible location with appropriate assistance provided.

POLICY OF NON-DISCRIMINATION ON THE BASIS OF HANDICAPPED STATUS

Management does not discriminate on the basis of disabled status in the admission or access to housing, services, or treatment or employment in, its federally assisted programs or activities.

The Section 504 Coordinator who has been designated to coordinate compliance with the non-discrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8, dated June 2, 1988).

Section 504 Coordinator
1855 Olympic Boulevard; #200
Walnut Creek, CA 94596
Phone (510) 632-6712
TTY 711



GENERAL ELIGIBILITY APPLICATION FOR HOUSING (WL)



THIS IS A **REQUIRED FORM** FOR EACH FAMILY TO BE CONSIDERED FOR A HOUSING UNIT

COMPLETED BY MANAGEMENT

Property Name _____
Property Address _____
City/State/Zip _____
Phone Number _____

FOR OFFICE USE ONLY

Date Received _____
Time Received _____
Received By _____

APPLICATION GUIDANCE

This English version must be filled out (translated versions available upon request and in accordance with our Language Access Plan for Limited English Persons) and in **blue ink**. All sections must be completed in entirety, if a section or area does not apply, please list "N/A".

HOW DID YOU HEAR ABOUT US

☐ Property Signage ☐ Newspaper, where: _____
☐ Brochure/Flyer ☐ Other, list: _____

SECTION A – HEAD OF HOUSEHOLD (HOH) INFORMATION

Please complete all information pertaining to the Head of Household (HOH)

1 Name and Contact

First Name _____ MI _____
Last Name _____
Street Address _____
City, State, Zip _____

Phone #1 _____
/Type _____
Phone #2 _____
/Type _____

☐ Home
☐ Mobile
☐ Work
☐ Home
☐ Mobile
☐ Work

2 Personal Information

Social Security
Number (SSN) _____
Date of Birth _____

Gender ☐ M-Male ☐ F-Female
☐ O-Other _____

Marital
Status ☐ S-Single ☐ M-Married
☐ D-Divorced
☐ Other _____

Student
Status ☐ F-Full-Time
☐ P-Part-Time
☐ Not Applicable

3 Language(s)
spoken at home: _____

Do you need an interpreter ☐ Yes
☐ No



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SECTION B – OTHER HOUSEHOLD MEMBERS

Please list all other individuals who will live with you and for Gender, Marital Status, and Student Status, use letters from Section A-2 (HOH Personal Information)

	# 2	# 3	# 4	# 5
Not Applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Name				
Relation to HOH				
SSN				
DOB				
Gender				
Marital Status				
Student Status				

Is there a personal Care Attendant/Live-In Aide who will be residing in the unit? If yes, please complete the below section ☐ Yes ☐ No

First Name _____ MI _____ Social Security
Last Name _____ Number (SSN) _____
Street Address _____ Date of Birth _____

Proof of need for Live-In Attendant required during eligibility certification via Reasonable Accommodation Process. The Live-In Aide must show proof of identification card, social security number, and a background verification check will be processed

Do you anticipate a change in household composition within the next twelve (12) months? If yes, please explain ☐ Yes ☐ No



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SECTION C – HOUSING SUBSIDIES

Please provide information regarding your current or previous history with rental subsidies.

- 1** Are you currently residing in a housing unit with a rental subsidy?
☐ No ☐ Yes, where: _____
- 2** Does your household receive any rental assistance? ☐ No ☐ Yes
If Yes, what type: _____ If Section 8, check one:
☐ Section 8 ☐ Project Based Assistance
☐ Other: _____ ☐ Tenant Voucher (exp: _____)
- 3** Were you or any member of your household receiving subsidy AND 62 or older as of January 31, 2010 and DO NOT have a social security number? ☐ No ☐ Yes, who: _____
- 4** Has your tenancy or government assistance in a subsidized housing program ever been terminated for fraud, non-payment of rent, or failure to comply with re-certification procedures?
☐ No ☐ Yes, list when and why: _____

SECTION D – DISABILITY STATUS (IF APPLICABLE)

It is not necessary to give us details about your disability unless you are requesting an accommodation or requesting a unit with features designed for disabled person.

- 1** Do you or any member listed in this application claim a disability? ☐ Yes
☐ No
 - 2** Do you or any member require a wheelchair-accessible unit or specifically designed unit/location? ☐ Yes
☐ No
 - 3** Do you or any member listed in this application require a visual/hearing equipped unit? ☐ Yes
☐ No
 - 4** Do you or any member listed in this application have a service, assistance, or companion animal? ☐ Yes
☐ No
- If you answered yes to any question above, please explain:



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SECTION E – HOUSING HISTORY

Starting with current residences, please list prior housing of all members listed in this application, for the last two (2) years. (can copy page for more space)

1	Landlord/ Shelter Name _____	Monthly Rent _____
	Landlord a <input type="checkbox"/> Yes Address of relative? <input type="checkbox"/> No Housing Unit _____	
	Landlord Address (if different) _____	
	Fax or Email: _____	Phone #: _____
2	Landlord/ Shelter Name _____	Monthly Rent _____
	Landlord a <input type="checkbox"/> Yes Address of relative? <input type="checkbox"/> No Housing Unit _____	
	Landlord Address (if different) _____	
	Fax or Email: _____	Phone #: _____
3	Landlord/ Shelter Name _____	Monthly Rent _____
	Landlord a <input type="checkbox"/> Yes Address of relative? <input type="checkbox"/> No Housing Unit _____	
	Landlord Address (if different) _____	
	Fax or Email: _____	Phone #: _____



GENERAL ELIGIBILITY APPLICATION FOR HOUSING (WL)



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SECTION F – HOUSEHOLD INCOME

Please list all income information for the members listed in this application; you may estimate; indicate gross income before any deductions or garnishments occur. (can copy page for more space)

- 1** Does anyone in your household ☐ No, draw line through sections receive any income from 2 & 3 below, then go to 4 employment/earned wages? ☐ Yes, complete sections 2 & 3

2 Company Name _____ Member # _____
Job Title _____ Street Address _____
Contact _____ City, State, Zip _____
Title _____ Phone Number _____
Hours/Week _____ Pay Rate/Hour _____ Weeks/Year _____
Monthly Income _____ Yearly Income _____

3 Company Name _____ Member # _____
Job Title _____ Street Address _____
Contact _____ City, State, Zip _____
Title _____ Phone Number _____
Hours/Week _____ Pay Rate/Hour _____ Weeks/Year _____
Monthly Income _____ Yearly Income _____

- 4** Provide amount per month of un-earned/financial assistance income for ENTIRE family. If your family has no income from the source listed below, please put zero or "N/A"

Social Security	_____ /month	Unemployment	_____ /month
SSI/SDI	_____ /month	General Assist	_____ /month
AFDC	_____ /month	Other Assist	_____ /month
Pension	_____ /month	Gift Support	_____ /month
Other, please describe: _____		_____ /month	

- 5** Select the TOTAL ANNUAL HOUSEHOLD INCOME (estimated from all sources by checking one box in the below ranges.

☐ Zero Income ☐ \$0 - \$20,000 ☐ \$20,001 - \$30,000
☐ \$30,001 - \$40,000 ☐ \$40,001 - \$50,000 ☐ Over \$50,000



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SECTION G – HOUSEHOLD ASSETS

Please list all assets information for the members listed in this application; you may estimate. (can copy page for more space)

- 1** Does anyone in your household own/maintain an asset/account? ☐ No, draw line through sections 2 - 5 below, then go to 6 ☐ Yes, complete sections 2 - 5
- 2** Describe Asset #1 _____ Member # _____
Account Number _____ Current Value _____
Street Address _____ Monthly Income _____
City, State, & Zip _____ Joint or Single _____
- 3** Describe Asset #2 _____ Member # _____
Account Number _____ Current Value _____
Street Address _____ Monthly Income _____
City, State, & Zip _____ Joint or Single _____
- 4** Describe Asset #3 _____ Member # _____
Account Number _____ Current Value _____
Street Address _____ Monthly Income _____
City, State, & Zip _____ Joint or Single _____
- 5** Describe Asset #4 _____ Member # _____
Account Number _____ Current Value _____
Street Address _____ Monthly Income _____
City, State, & Zip _____ Joint or Single _____
- 6** Does any member own real estate? (home, land, etc.) ☐ Yes ☐ No Current Value _____ Member Number _____
- 7** Does any member own a collection? (held as investment) ☐ Yes ☐ No Current Value _____ Member Number _____
- 8** Select the TOTAL ANNUAL HOUSEHOLD ASSETS (estimated from all sources by checking one box in the below ranges.
☐ Below \$50,000 ☐ \$50,001 - \$100,000 ☐ Over - \$100,000



GENERAL ELIGIBILITY APPLICATION FOR HOUSING (WL)



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SECTION H – HOUSEHOLD EXPENSES

Please list all applicable expenses for the members listed in this application; you may estimate.

- 1 Does the Head, Spouse, or Co-Head that is either age 62 or older or disabled claim unreimbursed medical expenses? ☐ Yes ☐ No
- 2 Does the Head, Spouse, or Co-Head anticipate expenses for the care of children under the age 13 (including foster children)? ☐ Yes ☐ No
- 3 If you answered yes to 1 or 2, please complete below.
If not, draw a line through this section
- 4 Provide amount per month of anticipated expenses. If your family has no expenses from the source listed, please put zero or "N/A"
Caregiver _____/month Prescriptions _____/month
Child/Dep. Care _____/month Medical Equip _____/month
Other, please describe: _____/month

SECTION I – ADDITIONAL QUESTIONS

Please provide a response to all questions below.

- 1 Is anyone in your household being displaced from their home by result of a government/presidential disaster? ☐ Yes ☐ No
If Yes, please explain: _____
- 2 Is anyone in your household homeless/displaced or about to become homeless/displaced? ☐ Yes ☐ No
- 3 Do you have or believe you qualify for a state or local preference? If Yes, what preference: _____ ☐ Yes ☐ No
- 4 Has anyone in your household been evicted from Federally Assisted Housing for drug-related criminal activity? ☐ Yes ☐ No
- 5 Does any member claim military or veteran status? ☐ Yes ☐ No
If Yes, who: _____



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APPLICATION CERTIFICATION & SIGNATURES

By signing this section below, each adult (18+) household member listed in this application certifies the following statements.

- 1** If my/our application is approved and move-in occurs, we certify that only those persons listed in this application will occupy the apartment, we will maintain no other place of residence, and there are no other persons for whom we have or expect to have responsibility for providing housing.
- 2** I/we understand the information collected on the Application for housing is to determine my/our eligibility for residency.
- 3** I/we authorize the owner, its agents and employees to make any and all legal inquiries to verify information either directly or through information exchanged now or later with rental, or credit screening services, or law enforcement or other public agencies, and to contact previous or current landlords or other sources for credit and/or verification information which may be released by appropriate federal, state, local agencies, or private persons to the management
- 4** I/we authorize the owner, its agents, and employees to obtain one or more consumer reports as defined in the Fair Credit Reporting Act, 15 U.S.C. Section 1681a(d), seeking information on our creditworthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living.
- 5** I/we understand, pursuant to any federal, state, or local "Fair Chance Ordinance, if I am considered housing eligible, I authorize the owner, its agents, and employees to obtain information about my/our criminal background to see if there is any disqualifying criminal history, which may affect me/us from moving onto the property, in compliance with the Resident Selection Criterion.
- 6** I/we understand that any owner inquiry about any prior arrest or conviction record will not be used and/or verified until all other housing eligibility has been approved pursuant to any federal, state, or local notice of such "Fair Chance Ordinance" or rules - notices are



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supplemental to this Application for Housing.

- 7** I/we certify the statements made in this application are true and complete to the best of my/our knowledge and belief.
- 8** I/we understand that false statements/information will deem me/us ineligible or terminate the rental agreement.
- 9** I/we understand we must provide written notification of any changes to the information on this form.
- 10** I/we understand that we will be placed on a waiting list(s) based on our household size and in accordance with the resident selection criteria/tenant selection plan. For example, 1-person household will be placed on a studio and one-bedroom waitlist or 2 persons on the one- and two-bedroom waitlists.
- 11** I/we further agree that this application does not constitute any oral and/or written commitment on the part of the Owner or Management Agent.
- 12** I/we understand that any questions or inquiries regarding applicant treatment relative to Section 504 of the Rehabilitation Act of 1973 should be addressed by mail to the CCH 504 Coordinator; 1855 Olympic Boulevard, Suite 200; Walnut Creek, CA 94596-5019; (510) 632 – 6712; TTY via 711 National Relay.

All adult (18+) household members must sign and date:

<hr/> <i>Signature #1 (HOH)</i>	<hr/> <i>Date</i>	<hr/> <i>Signature #2</i>	<hr/> <i>Date</i>
<hr/> <i>Signature #3</i>	<hr/> <i>Date</i>	<hr/> <i>Signature #4</i>	<hr/> <i>Date</i>
<hr/> <i>Signature #5</i>	<hr/> <i>Date</i>	<hr/> <i>Signature #LIA</i>	<hr/> <i>Date</i>

PENALTIES FOR MISUSING THIS CONSENT: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the ****Social Security Act** at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8).

This organization is an equal opportunity provider. A 504 Coordinator has been designated to coordinate compliance with the non-discrimination requirements contained in the Department of Housing and Urban Development's regulations and can be contacted at 1855 Olympic Boulevard, Suite 200; Walnut Creek, CA 94596 (510) 632-6712, TTY: 711, Cal DRE #473345**09/2024**