



## Salinas Gateway Senior Apartments

Salinas Gateway Senior Apartments offers 51 spacious apartments for rent at various income qualification levels, and unit sizes. Unit sizes range from studio to two bedroom apartments, and most units come with a private patio or balcony. Salinas Gateway is a non-smoking property. No smoking of any kind is allowed anywhere on the property.

**The following criteria must be met by potential residents:**

**Age Requirements:**

- Members of Household must be 55 years of age or older.

**Income Qualifications:**

- Applicant households must earn at least 2 times the rent per month,
- Or, applicants must have a residential history of having paid similar rent with similar income.
- Affordable apartments have a maximum income limit so all sources of income must be disclosed and verifiable for all household members.

**2021 Maximum Income Limits for Affordable Units:**

(Monterey County-Subject to change with published allowable limits)

Percentage of Area Median Income	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
60%	\$42,720	\$48,840	\$54,960	\$61,020	\$65,940
50%	\$35,600	\$40,700	\$45,800	\$50,850	\$54,950
40%	\$28,480	\$32,560	\$36,640	\$40,680	\$43,960
30%	\$21,360	\$24,420	\$27,480	\$30,510	\$32,970

**Credit:**

- Managing agent will verify credit histories on all adult members of a household.
- No collections exceeding \$3,000, exceptions considered.

**Public Record:**

- No felony charges or convictions.
- No controlled substance convictions.
- No violent crimes or crimes involving weapons.



- No history of domestic violence.

**Resident History:**

- At least one year current and verifiable residential rental history.
- No prior evictions or unlawful detainers.
- No outstanding balance owed to any landlord.

**Documentation:**

- A **copy** of government issued photo ID and social security card.
- Copies of birth certificates for all minor children.
- Copies of most recent three months of pay stubs.
- Employer Information and the signed Verification of Employment form(s).
- If Self-Employed, we will need a signed copy of current federal tax return, including all attachments, such as Schedules C, E and F (if applicable). If you have been self-employed for less than one-year, you will need to sign a "Self-Employment Verification" form provided by management.
- If on Social Security/SSI, unemployment, disability or any government assistance, a copy of the most recent award letter from the agency. This letter informs the applicant what their benefits will be for the next year.
- Any pension/annuity/VA award letters. In the absence of an award letter, you will need to bring us the address of the agency, which we will need to complete the verification form. The applicant who receives this benefit must sign the corresponding verification form for any pensions/annuities.
- Copies of six months of all bank statements including account number and address of bank. The applicant who owns the asset must sign the corresponding verification form for any assets.
- A copy of you most recent statement of investments, such as stocks, bonds, IRA's, CD's, 401(k), Money Market funds, etc. which includes the account number and address of the bank. The applicant who owns the asset must sign the corresponding verification form for any assets.
- A copy of any real estate contracts for sale or rental the applicant may be holding which identifies the term, the amount and the interest rate. An amortization schedule and most recent property tax statement.
- Child Support documentation.
- On-going monetary gifts. This form will need to be notarized to be accepted.
- Records of a divorce decree, if alimony is received.
- A copy of the closing statement if any real estate has been bought or sold within the past 2 years.
- Verification of any assets that have been disposed of over the past 2 years for less than market value.
- Copy of most recent filed tax returns.

**Students:**

- Households with only Full-Time students are only permitted if one or more of the following Federal criteria are met:

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- All members of the household are married and file a joint IRS tax return.
- At least one member of the household receives assistance under Title IV of the Social Security Act.
- At least one member of the household is participating in an officially sanctioned job training program.

**Residency:**

- This must be your only residence; no sub-leasing or unauthorized co-occupants will be permitted.

**Fees and Deposit Schedule:**

- Money orders only, no personal checks or cash will be accepted for application fee, security deposit, or first month's rent.
- \$37.50 non-refundable application fee for each applicant 18 years or older will be required with completed application.
- Security deposit \$1000.

**2021 Maximum Rents:** (Subject to change with published allowable limits)

Total Number of Units Available	Unit Size	Max. Number of persons allowed in unit	Percentage of Area Median Income (See Chart above)	Tenant Paid Rent
2	Studio	2	30%	\$428
5	Studio	2	40%	\$585
11	Studio	2	50%	\$739
7	Studio	2	60%	\$894
3	1BR	3	30%	\$455
4	1BR	3	40%	\$621
8	1BR	3	50%	\$788
6	1BR	3	60%	\$953
1	2BR	5	30%	\$537
2	2BR	5	40%	\$737
2	2BR	5	50%	\$936

Note: 25 units are set aside for the chronically-ill as defined by 26 USC 7702B. Rents subject to unit availability.

**Important Notice**

With respect to the treatment of applicants, the Owner and Managing Agent will not discriminate against any individual or family because of race, color, creed, ancestry, age, religion, national origin, sex, sexual orientation, marital status, pregnancy, children, disability, handicap, Acquired Immune Deficiency Syndrome (AIDS), AIDS-related conditions (ARC), receipt of or eligibility for housing assistance under any government



housing assistance program, or other arbitrary factors. No criteria will be applied or information considered, pertaining to attributes of behavior that may be imputed by some to a particular group or category. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of individual members of the household as they may affect residency at Salinas Gateway Senior Apartments

### **Waitlist Procedure**

Applicants will be placed on the waitlist when completed application is received if the waitlist is open at time application is submitted. Applications are processed in order. Applicants will be contacted for appointment when their name comes up on the waitlist by phone and mail. Failure to respond when contacted will result in removal from the waitlist. Applicants rejected during the application process for any reason will be informed in writing of their ineligibility and given the opportunity to respond in writing.

### **General information**

- 1) Salinas Gateway Senior Apartments is a non-smoking property. No smoking of any kind is allowed anywhere on or around the property.
- 2) 25 of the units at Salinas Gateway are reserved for chronically-ill seniors as defined by 26 USC 7702B and outlined below:
  - a) In general
    - i) The term "chronically ill individual" means any individual who has been certified by a licensed health care practitioner as –
      - (1) Being unable to perform (without substantial assistance from another individual) at least 2 activities of daily living for a period of at least 90 days due to a loss of functional capacity,
      - (2) Having a level of disability similar (as determined under regulations proscribed by the Secretary in consultation with the Secretary of Health and Human Services) to the level of disability described in clause (1), or
      - (3) Requiring substantial supervision to protect such individual from threats to health and safety due to severe cognitive impairment.
    - ii) Such term shall not include any individual otherwise meeting the requirements of the preceding sentence unless within the preceding 12 month period a licensed health care practitioner has certified that such individual meets such requirements.
  - b) If applicant feels they meet the above requirements they can have their qualified health care practitioner complete the attached certification form.

