

## Victory Village Senior Housing

2626 Sir Francis Drake Blvd.  
Fairfax, CA 94930

Waitlist application opens  
**February 15, 2020**

Open for Occupancy  
**Summer 2020!**



### Applicants must meet the following criteria at the time of application submission:

- Head of household must be 62 or older
- Maximum household size is 3 persons
- Must meet current income limitations

### Maximum Income Limits

Income limits are based on the number of people in your family.

- **At 30% AMI\* (6 units available):**
  - 1 person: \$33,870
  - 2 people: \$38,700
  - 3 people: \$43,530
- **At 40% AMI (6 units available):**
  - 1 person: \$45,160
  - 2 people: \$51,600
  - 3 people: \$58,040
- **At 50% AMI (38 units available):**
  - 1 person: \$56,450
  - 2 people: \$65,400
  - 3 people: \$72,500

\*AMI is Area Median Income and is subject to change

### Waiting List Opening

To apply for the waiting list, complete the Victory Village Senior Housing application through our Rent Café Portal.

You can access the Rent Café Portal at [apply.marinhousing.org/](http://apply.marinhousing.org/) **OR** on the Marin Housing Authority (MHA) website at [www.marinhousing.org](http://www.marinhousing.org)

- **If you require a modification to this process, please contact [Portalhelp@marinhousing.org](mailto:Portalhelp@marinhousing.org)**

### Victory Village Senior Housing

- Has 53 one-bedroom units
- 11 units to be allocated for homeless households through Coordinated Entry (referrals only, contact [ce@marinhousing.org](mailto:ce@marinhousing.org))

### Contact Information

Contact MHA with questions:

- MHA Office: (415) 491-2525
- TDD (800) 735-2929





Affordable Senior Living in Fairfax  
**Victory Village Senior Housing**  
 2626 Sir Francis Drake Blvd., Fairfax, CA



Dear Applicant(s),

Thank you for your interest in applying to Victory Village in Fairfax, California. Resources for Community Development (RCD) is the development sponsor and John Stewart Company the Property Manager.

Victory Village provides 54 affordable homes **for Seniors age 62 and older**. There are fifty-three (53) one-bedroom apartments and one (1) two-bedroom apartment, which is a staff unit. Twenty-eight (28) apartments are designed for residents with mobility impairments and three (3) of these are also designed for residents with auditory or visual impairments.

**All apartments receive Project-Based Section 8 rental subsidies from the Marin Housing Authority (MHA).**

Amenities include on-site property management and resident support services, a community room, exercise room, two courtyards, and on-site laundry facilities.

Affordable rents are income-restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other financing requirements. Please refer to the second page of this flyer for rent, income, and occupancy limits. Other regulatory aspects of the property are:

- Five (5) apartments are restricted to households experiencing homelessness or at-risk of homelessness.
- Six (6) apartments are restricted to households that are homeless and have a serious mental disorder, as certified by the County under the State Mental Health Services Act (MHSA).

For information on these 11 units, please contact [ce@marinhousing.org](mailto:ce@marinhousing.org).

To apply for the 42 units not referred through the Coordinate Entry Program, please go to:

- the Marin Housing Authority's Rent Café Portal at [apply.marinhousing.org](http://apply.marinhousing.org) or
- MHA's website at [www.marinhousing.org](http://www.marinhousing.org).

**The Application period opens February 15.** For additional assistance or to request a reasonable accommodation, please call MHA at 415-491-2525 or you can email [Portalhelp@marinhousing.org](mailto:Portalhelp@marinhousing.org). Translated materials available on the website. A TDD line is available at (800) 735-2929.

Each household may only submit one on-line application. Duplicate household applications will be removed from the waiting list. Resident selection criteria are available upon request and on the website.

- **Income and other Restrictions apply. See reverse side for more information.**
- **Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.**
- **Resources for Community Development (RCD) and the John Stewart Company follow all reasonable accommodation laws and regulations as provided for in the Federal Fair Housing Act and the State Fair Employment and Housing Act in its tenant selection process and throughout its property management operations.**

John Stewart Company BRE 00654505

EQUAL HOUSING OPPORTUNITY  
 Telephone Device for the Deaf: (415) 345-4470



**Victory Village**

**Please refer to income limits (subject to change) listed below for the available units.**

(minimum and maximum occupancy per unit type is also shown below)

Income limits are effective April 2019 and are adjusted annually by the CA Tax Credit Allocation Committee.

2019 Restrictions (AMI = Area Median Income)	Number of Units	Rents	Income Limits based on the number of people in your family (Subject to change)			
			1 person	2 people	3 people	4 people
One Bedroom - 30% AMI	6	30% of income	\$33,870	\$38,700	\$43,530	
One Bedroom - 40% AMI	9	30% of income	\$45,160	\$51,600	\$58,040	
One Bedroom - 50% AMI	38	30% of income	\$56,450	\$65,400	\$72,550	

**The following apartments are directly referred by the County's Coordinated Entry Program:**

five of the 30% AMI apartments and six of the 40% AMI apartments.

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Applicants desiring an affordable unit are subject to the policy on Resident Selection and third party income and asset verification to determine the household's combined annual income in accordance with the Low Income Housing Tax Credit Program requirements and other regulatory agreements. Restrictions on full-time student households also apply.

**Equal Housing Opportunity**

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