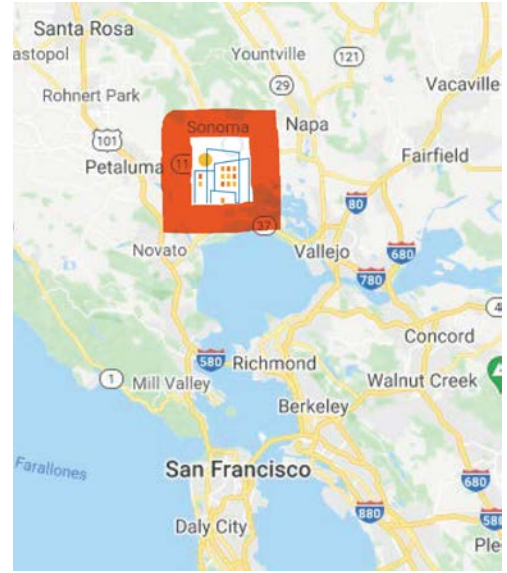
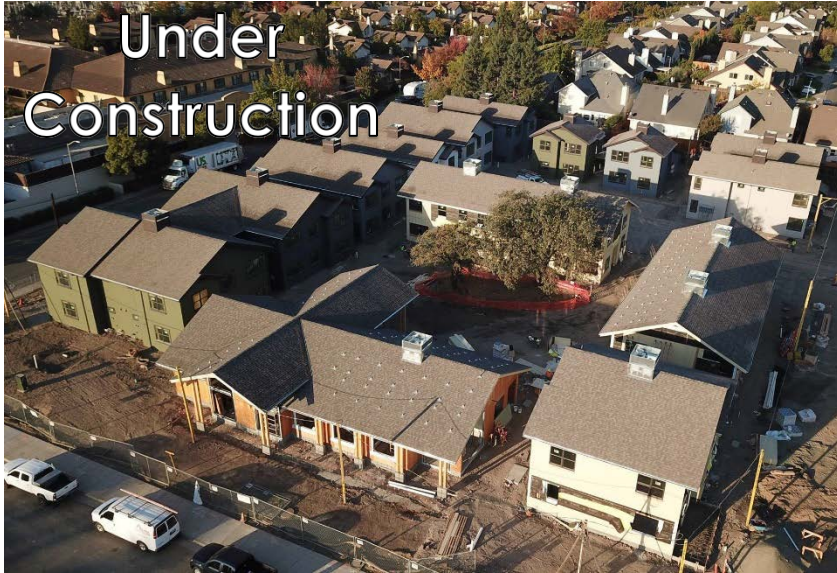


ALTAMIRA APARTMENTS

NEW AFFORDABLE 1-, 2-, and 3-BEDROOM APARTMENTS



Located in Sonoma, CA (North Bay)

NOTE: 1+ hour drive to Oakland and San Francisco

- Income requirements apply
- 48-unit apartment complex
- Close to Downtown Sonoma
- On-site property management
- On-site laundry
- Community room
- Community garden
- Accessible units available

APPLICATIONS AVAILABLE ONLINE STARTING DECEMBER 2, 2020

www.sahahomes.org/apply

DEADLINE: 5:00 PM DECEMBER 16, 2020

Request to have an application mailed to you, **ONLY** as a reasonable accommodation:

Phone: 510-410-1445

TTY: (510) 653-0828



Altamira Apartments

1-bedroom			
Rent: \$479, \$1,118, or \$1,365			
Number of People in Household	1 Person	2 Persons	3 Persons
Minimum Yearly Income	\$11,496	\$11,496	\$11,496
Maximum Yearly Income	\$63,680	\$72,720	\$81,840

2-bedroom				
Rent: \$1,068, \$1,324, or \$1,610				
Number of People in Household	2 Persons	3 Persons	4 Persons	5 Persons
Minimum Yearly Income	\$25,632	\$25,632	\$25,632	\$25,632
Maximum Yearly Income	\$72,720	\$81,840	\$90,880	\$98,160

3-bedroom					
Rent: \$1,220 or \$1,516					
Number of People in Household	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons
Minimum Yearly Income	\$29,280	\$29,280	\$29,280	\$29,280	\$29,280
Maximum Yearly Income	\$61,380	\$68,160	\$73,620	\$79,080	\$84,540

Minimum income figures are subject to change. There is no minimum income requirement for households with Section 8 assistance. Rent amounts are subject to change. Income Limits are subject to change.

FREQUENTLY ASKED QUESTIONS

1. How do I complete an application?

Applications must be submitted online. Please visit www.sahahomes.org/apply for more information. A valid email address is required to apply. **Phone assistance is available.** Please call 510-410-1445 or email altamira@sahahomes.org to make an appointment. Applications can be completed on a computer, tablet, or mobile smartphone.

2. Is there a lottery?

Yes. The waiting list will open on December 2, 2020 at 9:00 AM. Applications must be submitted online by 5:00 PM on December 16, 2020. A lottery will be conducted for all applications received by the deadline. The top applications will be placed on the waiting list for consideration. If additional applications are needed, we reserve the right to process the next applications in lottery order.

3. When are apartments going to be available?

Apartments are anticipated to be available May 2021.

4. Are there special set-aside units?

Yes. Applicants for these units must come from our referring agencies and must qualify with them as well. There are special set-aside units with Project Based Section 8 assistance through the Sonoma County Housing Authority. To apply for these units, please apply online at www.waitlistcheck.com/ca085 or call (707)565-7501. There are special set-aside units with HUD-VASH assistance through the Santa Rosa Housing Authority. To apply for these units, please contact the Santa Rosa VA Clinic at (707)569-2300.

5. What is the age requirement?

Head of household must be age 18 or older, or legally emancipated, at the time of application.

6. Are there any admissions preferences?

Yes. Altamira Apartments has an admissions preference for households who have been displaced by Sonoma County Community Development Commission activities. Preferences will be verified.

7. Are there accessible units?

Yes. Altamira Apartments has some units that are accessible for residents with mobility, hearing, and vision impairments. Some units include an audible and visual fire alarm and door chime, grab bars, adjustable shelving, easy to reach outlets, switches, counters, and appliances; and 36" door width throughout unit. There is limited on-site parking. We will provide reasonable accommodations when requested, verified, and necessary.

8. What are the Resident Selection Criteria?

Applicants must meet minimum and maximum income requirements and qualify under SAHA's Resident Selection Policy. Management will review eviction and unlawful detainer records, landlord references, and criminal history to determine applicant eligibility. No screening fees will be charged to the applicant.

- Applicants with a felony conviction date within the last five (5) years will be denied. Convictions that are screened include categories of crimes that could be a threat to the property, residents, or staff, such as violent crimes, property crimes, sex crimes, and drug crimes related to manufacturing, selling, or distribution. Criminal records resulting in a misdemeanor are not a reason for denial.
- Applicants with an eviction or unlawful detainer judgment date within the last five (5) years will be denied. Stipulations, dismissals, and cases without a final disposition are not a reason for denial.
- Management will verify residency with current and prior landlords for the past two (2) years. Management is specifically looking at payment history, incidents of damage and/or housekeeping issues, lease violations and eviction proceedings. If a negative landlord reference is received, the application will be denied. Lack of residential history does not necessarily disqualify you.

If your household is unqualified for any reason, your application will be denied. You will receive written notification and instructions on the appeal process. Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process.