

Icon at Rosecrans Apartments

14135 Cerise Ave, Hawthorne, CA 90250

Resident Selection Criteria

General:

Management believes that all of the residents are valued individuals. Services are rendered by the staff at all levels, with an appreciation of the dignity of each individual resident and with respect for the rights of the resident as a human being.

Everyone who wishes to apply for housing or to be placed on the waiting list must complete an application package. Applicants must meet the selection criteria for this Community known as Icon at Rosecrans.

Eligibility for Admission:

To be eligible for admission at Icon at Rosecrans Apartments an applicant must be of legal age (18 years of age or older) and qualify under the Federal Low Income Housing Tax Credit Program.

1. Household income does not exceed the income limits established.
2. Minimum gross income must be recurring actual income and at least three times the monthly rent.
3. Household must have proper documentation in order to process the necessary paperwork that is required by the Federal Low Income Housing Tax Credit Program.
4. Credit history will be reviewed and found acceptable if there are two or less past due accounts and the total outstanding past due amounts do not exceed \$7,500.
5. Who has no record of the disturbance of neighbors, damage to or destruction of property, living or housekeeping habits at prior residences, which adversely affects the health, safety or welfare of other residents.
6. Who has no history of a **convicted** criminal activity involving a felony or a misdemeanor in the past five years as described on page 3 of this selection criteria.
7. Must have no negative landlord references for the past three years or most recent rental history if less than three years.
8. Must have no evictions in the past three years.

Selection of Residents:

Management will not, on account of RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION OR HIV POSITIVE STATUS deny to a qualified applicant the opportunity to lease a dwelling unit suitable to their needs in any property owned, managed, or controlled by the company.

In selecting residents from among eligible applicants who meet the appropriate occupancy composition for the available unit, management will take into consideration:

- ✓ The needs of individual families for low/moderate rent housing
- ✓ The statutory purpose in developing and operating a socially and financially sound housing development, which provides not only a decent home and suitable living environment, but fosters economic and social diversity in the resident body as a whole.

Selection will be in such a manner as:

1. To preclude admission of applicants whose habits and practices may be expected to have a detrimental effect on the residents or the Community environment.
2. To prevent the over or underutilization of units that can result in an inefficient use of housing assistance and to ensure that tenants are treated fairly and consistently and receive adequate housing space the following occupancy standards will be implemented.

Minimum Occupancy	Maximum Occupancy	Bedroom Size
1	2	0 bedroom units
1	3	1 bedroom units
2	5	2 bedroom units
3	7	3 bedroom units
4	8	4 bedroom units

Reasonable Accommodation:

Reasonable accommodation allows the applicant to request modifications in order to meet essential requirements of tenancy. It does not require lowering or waiving essential requirements. Barker Management, Inc., including its Property Managers, are committed to the policy that everyone, management, staff and resident, are responsible for working together to identify the specific accommodation that each accepts as reasonable.

Accommodations are not reasonable if they require fundamental alterations in the nature of program or property or impose undue financial and administrative burdens on the property owner.

Credit and Occupancy Standards:

Everyone will be given an equal opportunity to lease our apartments in strict accordance with current Fair Housing Rules. The following are the standards of which to measure all applications for acceptability. If negative information is found in any category below, the applicant may be subject to denial.

Income:

An applicant must demonstrate sufficient income to afford the apartment. Likewise, an income must not be above those income limits allowed by the Low Income Housing Tax credit program.

Maximum Income Limits for Los Angeles County:

#HH	1	2	3	4	5	6	7
50%	\$30,400	\$34,750	\$39,100	\$43,400	\$46,900	\$50,350	\$53,850
60%	\$36,480	\$41,700	\$46,920	\$52,080	\$56,280	\$60,420	\$64,620
140%	\$51,072	\$58,380	\$65,688	\$72,912	\$78,792	\$84,588	\$90,468

Unit Size	Area Median Gross Income Level (AMGI)	# Unit	Tenant Paid Rent	Utility Allowances	Tax Credit Gross Rent	Maximum Rent Limit for this unit
2	50%	5	\$938	\$39	\$977	\$977
2	60%	43	\$1,134	\$39	\$1,173	\$1,173
3	50%	7	\$1,078	\$50	\$1,128	\$1,128
3	60%	59	\$1,304	\$50	\$1,354	\$1,354
4	50%	1	\$1,194	\$64	\$1,258	\$1,258
4	60%	11	\$1,446	\$64	\$1,510	\$1,510

Credit History:

An applicant's credit report for the past three years must be free of bad debt or past due accounts, which includes judgments and bankruptcy.

Rental/Landlord History:

An applicant must be able to provide positive landlord references for the previous three years. The applicant should be able to prove the ability to make monthly rental payments on time and without demand.

Criminal Record:

A criminal record verification will be processed on all persons 18 years and older who will occupy the apartment. Cause for the application to be rejected includes, but may not be limited to, the conviction of:

- ✓ Illegal drug activity of any kind.
- ✓ Child abuse, child molestation or negligence involving a child.
- ✓ Assault and/or battery or any violent act(s) against another person.
- ✓ Vandalism

Misrepresentation at Admission:

If it is learned that the applicant made representations which resulted in he/she being classified as eligible when in fact he/she were ineligible, the resident will be disqualified even though they may currently be eligible and legal action will be taken.

Signature

Date

Signature

Date