



## TABASA GARDENS Frequently Asked Questions (FAQ's)

**PROJECT LOCATION:**  
1482 FREEDOM BLVD. WATSONVILLE CA

**TEMPORARY LEASING OFFICE:**  
TO BE ANNOUNCED WHEN AVAILABLE  
[WWW.EDENHOUSING.ORG/PROPERTIES/TABASA-GARDENS/](http://WWW.EDENHOUSING.ORG/PROPERTIES/TABASA-GARDENS/)

Please **DO NOT** enter the project site. During construction leasing activity will not be conducted on-site. Only authorized construction personnel may enter the project site while under construction.

### OVERVIEW:

#### 1. Please provide an overview of Tabasa Gardens Apartments.

Tabasa Garden is a brand new, 53-unit affordable housing property designed with a mix of one (1) bedroom, two (2) bedroom and (3) bedroom apartments. approximately half of the units for farmworkers. There will also be 6 units dedicated to households experiencing homelessness.

The apartments are made affordable through funding from the Low-Income Housing Tax Credit Program and Project Based Vouchers from Housing Authority of the County of Santa Cruz on select apartments.

#### Apartment Unit Overview

Unit Type	Number of Each Unit Type	Approximate Square Footage
One Bathroom	13	512 square feet
Two Bedroom / One Bathroom	25	762 square feet
Three Bedroom / One Bathroom	14	993 square feet
One Manager's Unit*	1	
<b>Unit Total</b>	<b>53</b>	

\*Manager's unit two-bedroom apartment will be filled by an onsite staff member of the management company.

#### 2. When will the apartments be available?

Barring any construction delays, residents are expected to begin moving in November 2023.



Eden Housing Management, Inc. does not discriminate based on race, color, creed, religion, sex, national origin, age, familial status, handicap, ancestry, medical condition, physical handicap, veteran status, sexual orientation, AIDS, AIDS related condition (ARC), mental disability, or any other arbitrary basis. TDD/TTY 1-800-735-2922





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### 3. How do I apply?

Applications for Tabasa Gardens will be accepted online only. **Applying requires registering for an account with the applicant portal RentCafé if you don't already have one.** If you already have a RentCafé account, you will use your username and password to log in and apply for this property.

A hard copy of the application may be provided for individuals with disabilities that require an alternative method to apply. To request a hard copy application as a reasonable accommodation, please contact the leasing team at: (510) 697-6310 or email [leaseup2@edenhousing.org](mailto:leaseup2@edenhousing.org).

### 4. How do I qualify for a farmworker/ agriculture worker apartment?

Farmworker Housing is for individuals currently employed, and who have a minimum of two (2) years of work history as a Farmworker in the agriculture industry. Agriculture is defined as farming in all its branches, and among other things, includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

### 5. Is a Project Based Voucher the same as a Housing Choice Voucher (Formerly known as Section- 8)?

No Project Based Vouchers are subsidy vouchers that stay with the property and can not be used to rent at other properties of the residents' choice.

### 6. What special amenities are provided?

- Onsite Laundry Facilities
- Community Room with Lounge Area & Kitchen
- Combined Library & Technology Center with Computers
- Outdoor play/recreational area
- Resident Services with a Dedicated Onsite Office
- Unit Amenities:
  - Ceiling fans in all bedrooms
  - Electric cooktop stove and range
  - Full size refrigerator
  - In-sink garbage disposal
  - Trash and Recycle chutes





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### 7. Will I get my own assigned parking space?

Each apartment/ household will have a dedicated parking space (1) in addition to guest/ visitor parking offered at the property.

### 8. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A full-time property manager will act as the primary management contact for the residents. An Eden Housing Management, Inc. property management staff member will live onsite.

### 9. Will Resident Services be provided?

Yes. On-site and external Resident Services will be provided for Tabasa Gardens. Services will include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site and community building programs.

### 10. Are there any citizenship requirements or restrictions?

At least one household member must be a U.S. citizen or have eligible immigration status to live in a Project Based Voucher (PBV) unit. There are no citizenship requirements for Tax Credit only apartments.

### 11. Are there restrictions on the household size that is authorized to live in a unit?

Yes. The following occupancy standards will apply to all apartments.

Number of Persons in Household		
Unit Size	Minimum	Maximum
1 Bedroom	1	3
2 Bedroom	2	5
3 Bedroom	3	7

### 12. Are there limits or restrictions on household income to qualify?

Yes. There are maximum income limits per household size. These limits are based on the most restrictive program (Project Based Voucher) as published by HUD Department (Housing and Urban Development). The number of units designated below:



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### INCOME LIMITS PER HOUSEHOLD SIZE

AMI %	1 Persons	2 Persons	3 Persons	4 Persons	5 persons	6 Persons	7 Persons
30%	\$34,590	\$39,540	\$44,490	\$49,410	\$53,370	\$57,330	\$61,290
40%	\$46,120	\$52,720	\$59,320	\$65,880	\$71,160	\$76,440	\$81,720
50%	\$57,650	\$65,900	\$74,150	\$82,350	\$88,950	\$95,550	\$102,150

#### APPLICATION PROCESS:

#### 13. When and where will rental application be available for the lottery waitlist?

Applications are **ONLY** available during specified dates and times:

Online at [www.edenhousing.org/properties/tabasa-gardens/](http://www.edenhousing.org/properties/tabasa-gardens/)

- (Starting at 10:00 AM, Monday, September 25, 2023 to Monday, October 9, 2023 at 5:00 PM. You may also print the application at the website address above.

A limited supply of paper applications will be available at the Housing Authority of the County of Santa Cruz located at 2160 41st Avenue Capitola, CA 95010 during their business hours.

#### 14. Does applying or being selected for Tabasa Gardens affect any other waitlist I am on?

No, you may continue to remain on any other waitlists in addition to applying Tabasa Gardens.

#### 15. Are there local preferences for the waitlist?

Expedited selection from the waitlist/waitlist preferences will be applied for the following applicants:

- Live/Work in City of Watsonville
- Current HASC Housing Choice/ Section 8 voucher holder
- Currently on HASC Housing Choice voucher waitlist applicant



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### 16. Will all applicants receive an interview letter?

Depending on the number of applicants that apply and are accepted, everyone may not receive an interview letter. Tabasa Gardens will process 4 to 5 applications for each apartment and send out the appropriate number of interview letters to meet this target. Applicant interviews will begin mid-October 2023. Everyone will however, receive confirmation of waitlist placement when applying online.

### 17. How are applications processed and apartments assigned?

Applications are selected from the waitlist in ranking order and interviews are scheduled. All applicants must meet the Eden tenant selection criteria and program requirements in order to be offered housing and will interview with both offices. PBV applicants must also meet the Housing Authority of the County of Santa Cruz's eligibility requirements. After the interview, third-party income verifications are sent out to verify household income, assets, preferences and all other eligibility factors.

Applicants not contacted during the lease up will be placed on the waiting list upon completion of the lease-up at 100% occupancy. As units become vacant and turn over, applicants on the waiting list are contacted in order of preference, lottery number, and then household size and household income order to qualify for the specific unit size and income restriction level of the available unit.

### 18. What will I need to bring to my interview?

You will be asked to bring the following documents to your interview:

- Social Security Card or Resident Alien Card;
- California Driver's License or Photo ID;
- Documentation for ALL Sources of Income including, but not limited to:
  - o Employment (last 3 consecutive months of current paystubs-required – no gaps);
  - o Social Security (most recent awarded in 2019 for 2020);
  - o Supplemental Social Security (most current awarded and within 120 days of potential move in);
  - o Veteran Administration Benefits, Pension / Retirement, including any income from deceased spouse or children (if paystubs are received, the last 3 consecutive months are required– no gaps or current proof of income dated within 120 days of interview);
  - o Child Support Judgment & proof of income (dated within 120 days of interview);
- Most current Complete Tax Returns, including all W-2 & 1099s, if filed;
- Checking account statements – All pages of last 6 months – no gaps;





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- Savings account statements- All page of most recent or current month;
  
- Most current Statement received in 2020 for any other kind of assets such as, IRAs, 401(k) or (b) and any other form of Retirement Accounts;
- Life Insurance Policies (this does not include Term Life);
  
- Documentation for any other asset or source of income;
  
- For those individuals who are self-employed or earn cash wages, very specific regulations apply to verifying these types of income, as follows:
  - o Self-Employed
    - Previous Year's Form 1040 Tax Return and Schedule C
  - OR**
  - IRS Form 4506-T and one of the following:
    - Profit and Loss Statement
    - Statements from recurring clients
  - o Cash Wages

If an applicant/tenant is claiming that they do not receive pay-stubs as they are paid in cash, the IRS has determined that those Individuals are considered "independent contractors" and as such should file a 1040 tax return. We will require a copy of the 1040 filing for the applicant/tenant and a third-party statement from the employer on company letterhead, indicating the name of the applicant/tenant, the position title, and how much the employer pays the applicant/tenant in cash each week.

Additionally, if a household is claiming they do not file taxes on cash wages, we will require a completed IRS form 4506-T, received back from the IRS, to be in the file, verifying non-filing status **in addition to** the third party statement from the employer on company letterhead, indicating the name of the applicant/tenant, the position title, and how much the employer pays the applicant/tenant in cash each week.

### 19. Will there be an application/screening fee and when is it collected?

Yes. A \$35 non-refundable Application/Screening fee **PER ADULT HOUSEHOLD MEMBER** including a **LIVE IN CAREGIVER**, if applicable. Please note that this is the screening fee charged by Eden Housing Management Inc.- not the Housing Authority. This fee is collected **ONLY** at time of interview by Money Order or Cashier check made out to Tabasa Gardens.





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### **20. Is a lease required?**

Yes. A one-year lease is required at initial move-in.

### **21. Is there a required security deposit and how much?**

Yes. A deposit that is equivalent to the TTP (Total Tenant Payment) for PBV apartments or a flat rate \$500 security deposit is due prior to move in.

### **22. What are the proposed rents for the apartments?**

Tabasa Gardens offers both Tax Credit and Project Based Voucher (PBV) units. PBV rents will be based on 30% of adjusted household for income for qualifying households. Rents for non-PBV units will range from \$1,066.00-\$1,987.00.

### **23. Is smoking allowed at the property?**

No. Tabasa Gardens has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas, or anywhere on the exterior of the property.

### **24. Can I select my Apartment?**

Apartments will be randomly assigned to qualified households and are not available for selection by the applicant.

### **25. Are there model units that can be viewed?**

A sample floor plan will be provided at the time of interview however apartment tours will not be conducted.

### **26. Will pets be allowed?**

Yes. Pets will be allowed in accordance with Eden Housing Management, Inc.'s Animal Policy. Below are the basic guidelines included in this policy; however, this is not the policy in its entirety. A pet deposit of \$150 is required.

Please note that service/ assistance and support animals are not the same as pets and deposits therefore do not apply.



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### **27. Am I permitted to have a Live in Aide?**

Disabled individuals or households with a disabled member may be approved to have a Live in Aide added to their household as a reasonable accommodation. Such requests require verification of need and relation to the disability from a qualified professional. The income and assets of an aide is not considered in the calculation of household income however they must pass a criminal screening and agree to all of the rules of the property.

### **28. Who should I contact if I have any questions?**

For general questions and questions about the application process please call the Management Agent at (510) 637-8037 or email at [leaseup2@edenhousing.org](mailto:leaseup2@edenhousing.org).

