



## LA AVENIDA APARTMENTS Frequently Asked Questions (FAQ's)

**PROPERTY LOCATION:**  
1188 ARMAND DRIVE MOUNTAIN VIEW, CA 94043

**TEMPORARY LEASING OFFICE – STUDIO 819 - COMMUNITY ROOM:**  
819 NORTH RENGSTORFF MOUNTAIN VIEW, CA 94043  
[HTTPS://EDENHOUSING.ORG/PROPERTIES/LA-AVENIDA-APARTMENTS/](https://edenhousing.org/properties/la-avenida-apartments/)

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:

Located in the heart of Silicon Valley, La Avenida will provide 100 affordable apartment homes.

#### Apartment Unit Overview

Unit Type	Number of Each Unit Type	Unit Square Footage
Studio	63	370 - 373 square feet
1 Bedroom / One Bathroom	18	505 - 616 square feet
2 Bedroom / One Bathroom	17	769 - 895 square feet
Two Manager's Unit*	2	
<b>Unit Total</b>	<b>100</b>	

\*Manager's units two-bedroom apartment will be filled by onsite team members of the management company.

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

Barring any construction delays, residents are expected to begin moving in Fall 2024.

### 2. How do I apply?

Applications for La Avenida Apartments will be accepted online.

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: (650) 800-9689 or email [laavenidaapartments@edenhousing.org](mailto:laavenidaapartments@edenhousing.org)

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### 3. How do I qualify for a one of these beautiful new apartment homes?

(66) apartment homes will be filled via lottery with a waitlist **preference for those applicants that live/work in the City of Mountain View.**

There will be (25) Veterans Affairs Supportive Housing (VASH) in which the Households must include at least one veteran. VASH units will be filled via referrals by Veterans Affairs in Partnership with the Palo Alto Health Care System.

There will be (7) Project Based Voucher units that will be filled via the Santa Clara (CHDR) System.

### 4. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A full-time community manager will act as the primary management contact for our residents and will live on-site.

### 5. Will pets be allowed?

Yes. Every household will be allowed one pet in accordance with Eden Housing Management, Inc.'s Animal Policy. A pet deposit of \$150 is required.

### 6. Is smoking allowed at the property?

La Avenida Apartments has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas.

### 7. Is a lease required?

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

### 8. 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
Studio	1	2
1 Bedroom	1	3
2 Bedroom	2	5

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### 9. 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:

#### MAXIMUM INCOME LIMITS PER HOUSEHOLD SIZE

Area Median Income (AMI)	1 Persons	2 Persons	3 Persons	4 Persons	5 persons
30%	\$37,470	\$42,840	\$48,180	\$53,520	\$57,810
40%	\$49,960	\$57,120	\$64,240	\$71,360	\$77,080
50%	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350
60%	\$74,940	\$85,680	\$96,360	\$107,040	\$115,620

#### RENT LIMITS

**Studio      \$936.00 to \$1,561.00**

**1 Bedroom    \$1,338.00 to \$1,673.00**

**2 Bedroom    \$2,007.00 to \$2,409.00**

\*Depending on 30% to 60% AMI Set Asides (Published 05/15/23 – Subject To Change)

### APPLICATION PROCESS:

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

Online at <https://edenhousing.org/properties/la-avenida-apartments/>

- (Starting at 10:00 AM Wednesday, May 1, 2024, to Tuesday, May 14, 2024, at 5:00 PM. You may also print the application at the website address above if you require a reasonable accommodation to submit a hard copy application.

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### 11. Does applying or being selected for La Avenida Apartments affect any other waitlist I am on?

No, you may continue to remain on any other waitlists in addition to applying La Avenida Apartments.

### 12. 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. La Avenida Apartments will process 3 to 4 applications for each apartment and send out the appropriate number of interview letters to meet this target.

Applicant interviews will begin mid-June 2024. Everyone will, however, receive confirmation of waitlist placement when applying online.

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

Your application will be entered into a Lottery for the Waitlist ranking Order.

Applications are selected from the waitlist in ranking order and interviews are scheduled. All applicants must meet the Eden Resident Selection Criteria and program requirements to be offered housing and will interview with both offices. PBV applicants must also meet the Housing Authority of the County of Santa Clara'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.

### 14. 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 2023 for 2024).
  - o Supplemental Social Security (most current awarded and within 120 days of potential move in).

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- 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).
- 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.
- Savings account statements- All page of most recent or current month.
- Most current Statement received in 2024 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:
  - Self-Employed
    - Previous Year's Form 1040 Tax Return and Schedule C
    - OR**
    - IRS Form 4506-C and one of the following:
      - Profit and Loss Statement
      - Statements from recurring clients
  - Cash Wages

If an applicant/tenant is claiming that they do not receive paystubs 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-C, 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.

### 15. 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

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**ONLY** at time of interview by Money Order or Cashier check made out to La Avenida Apartments.

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

Yes. A flat rate \$500 security deposit is due prior to move in.

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

### **17. Will I get my own assigned parking space?**

There will be a total of 45 parking spaces, with 31 Assigned Parking Spaces, 7 Electronic Vehicle (EV) Charging Spaces, 3 ADA, 3 Staff and 1 Ride Share.

Parking will be assigned on a lottery basis and a parking waitlist will be created for any households who are not awarded a parking space through the initial parking lottery.

### **18. Will Resident Services be provided?**

Yes. A robust combination of education and health and wellness programs will be available to all residents. Clubs and activities will be established based upon the engagement of our residents.

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

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

### **20. 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.

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

For general questions and questions about the application process please call the Management Agent at (650) 800-9689 or email at [laavenidaapartments@edenhousing.org](mailto:laavenidaapartments@edenhousing.org).

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