

TRIANGLE COURT

Affordable Multi-Family One, Two and Three Bedrooms with RAD Project Based Section 8
980 Triangle Court, Richmond Ca **NOW ACCEPTING APPLICATIONS**

All application packets must be received in the mail by 09/05/2016 in order to enter the electronic lottery.

There is no minimum income requirements for Triangle Court.

Income and other restrictions apply. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other government agencies.

Community Highlights:

- Community Room
- Laundry Hookups
- On-site management

If you are unable to obtain an application **DUE TO A DISABILITY**, you may request one by calling: (510) 965 - 9380.

Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711)

Applications available at the site:

Triangle Court, 980 Triangle Court, Richmond, CA 94801

From August 22, 2016 to September 5, 2016

Please submit your application to:

Friendship Manor c/o The John Stewart Company

1388 Sutter Street, 11th floor, San Francisco, CA 94109

Please return your application by September 05, 2016

Applications will be processed in lottery order and considering priorities below per with the City's Local Preference Guidelines.

- Resides or works in Richmond - First Priority
- Working families where the head, spouse or sole member is employed. Or an applicant where the head, spouse or sole member is a person age 62 or older, or is a person with disabilities.
- Victim of domestic violence. This preference is valid for 24 months from the date of the incident.
- Elderly, displaced, homeless or a person with disabilities, over other single-person families.
- Involuntarily displaced by government action.
- Veterans
- All other applicants - Sixth Priority



All 1, 2 and 3 bedroom pre-application packets must be received by mail by September 5, 2016 in order to enter the electronic lottery. See application packet for detailed instructions. All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources, which have made it feasible. The above information reflects these requirements to the best of management knowledge but is subject to change if required for compliance with law or regulation.



TRIANGLE COURT

Affordable Multi-Family One, Two and Three Bedrooms with RAD Project Based Section 8
980 Triangle Court, Richmond Ca **NOW ACCEPTING APPLICATIONS**

1 Bedroom Section 8 Units				1 Persons Max. <u>Income</u>	2 Persons Max. <u>Income</u>	3 Persons Max. <u>Income</u>
No. of <u>Units</u>	Unit AMI	Tenant <u>Rent</u>	Min. <u>Income</u>			
54	50%	30% of adjusted income	N/A	\$34,150	\$39,000	\$43,900

2 Bedroom Section 8 Units				1 Persons Max <u>Income</u>	2 Persons Max. <u>Income</u>	3 Persons Max. <u>Income</u>	4 Persons Max. <u>Income</u>	5 Persons Max. <u>Income</u>
No. of <u>Units</u>	Unit AMI	Tenant <u>Rent</u>	Min. <u>Income</u>					
2	50%	30% of adjusted income	N/A	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650

3 Bedroom Section 8 Units				1 Persons Max. <u>Income</u>	2 Persons Max. <u>Income</u>	3 Persons Max. <u>Income</u>	4 Persons Max. <u>Income</u>	5 Persons Max. <u>Income</u>	6 Persons Max. <u>Income</u>	7 Persons Max. <u>Income</u>
No. of <u>Units</u>	Unit AMI	Tenant <u>Rent</u>	Min. <u>Income</u>							
15	50%	30% of adjusted income	N/A	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450



EQUAL HOUSING OPPORTUNITY

Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711)



FRIENDSHIP MANOR

Affordable Senior and Disabled One and Two Bedrooms with RAD Project Based Section 8
568 Stege Avenue, Richmond Ca **NOW ACCEPTING APPLICATIONS**

All application packets must be received in the mail by 09/05/2016 in order to enter the electronic lottery.

There is no minimum income requirements for Friendship Manor.

Income and other restrictions apply. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other government agencies.

Community Highlights:

- Community Room
- Laundry Facility
- On-site management

If you are unable to obtain an application **DUE TO A DISABILITY**, you may request one by calling: (510) 965 - 9380. Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711)

Applications available at the site:

Friendship Manor, 568 Stege Avenue, Richmond, CA 94804

From August 22, 2016 to September 05, 2016

1 Bedroom Units				1	2	3
No. of Units	Unit AMI	Tenant Rent	Min. Income	Persons Max. Income	Persons Max. Income	Persons Max. Income
54	50%	30% of adjusted income	N/A	\$34,150	\$39,000	\$43,900

2 Bedroom Units				1	2	3	4	5
No. of Units	Unit AMI	Tenant Rent	Min. Income	Persons Max. Income				
2	50%	30% of adjusted income	N/A	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650

Please submit your application to:

Friendship Manor c/o The John Stewart Company
1388 Sutter Street, 11th floor, San Francisco, CA 94109

Please return your application by September 15, 2016

Applications will be processed in lottery order and considering priorities below per with the City's Local Preference and Guidelines.

- Resides or works in Richmond - First Priority
- Working families where the head, spouse or sole member is employed. Or an applicant where the head, spouse or sole member is a person age 62 or older, or is a person with disabilities.
- Victim of domestic violence. This preference is valid for 24 months from the date of the incident.
- Elderly, displaced, homeless or a person with disabilities, over other single-person families.
- Involuntarily displaced by government action.
- Veterans
- All other applicants



All 1 and 2 bedroom pre-application packets must be received by mail by September 05, 2016 in order to enter the electronic lottery. See application packet for detailed instructions. All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources, which have made it feasible. The above information reflects these requirements to the best of management knowledge but is subject to change if required for compliance with law or regulation.



