



**St. Vincent de Paul
Society of Lane County, Inc.**

Office (541) 743-7134 • Fax (541) 687-0351
Toll Free 1-866-739-0867
Social Services (541) 689-6747

Property Management

2890 Chad Drive • Eugene, OR 97408
PO Box 24608 • Eugene, OR 97402
Email askme@svdp.us
Visit us at www.svdp.us

This is the waitlist packet for our HUD subsidized Senior Housing.

In order to apply for the waitlist the Head of Household must be 62 years old or older.

If you ARE 62 years old or older please provide:

- Copy of Birth Certificate for everyone 18 years old or older who will be residing in the unit.
- Copy of HUD Form 92006 (Supplement to Application for Federally Assisted Housing)
- Completed waitlist application

All items and a completed packet must be submitted at the same time to be considered for the waitlist.

ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY

PO BOX 24608 Eugene, OR. 97402 PHONE 541-743-7134 FAX 541-687-0351 Toll-Free 1-866-739-0867 TTY 711

ASTER APARTMENTS WAITLIST APPLICATION

ASTER APARTMENTS (1955 3rd ST. Springfield)

One-Bedroom

Instructions: The head of household is responsible to provide all information requested on this form for all household members, including minors. **Anyone who is going to be living in the unit and are 17 years old or older must sign waitlist application.**

NAME _____

ADDRESS _____

CITY/STATE/ZIP _____ PHONE _____

HOUSEHOLD COMPOSITION

List Head of Household and all other members who are living in the unit. Give the relationship of each family member to the Head of Household.

MEMBER NO.	MEMBER'S FULL NAME	RELATIONSHIP	BIRTH DATE	AGE	SEX	SOCIAL SECURITY NUMBER
1						
2						
3						
4						
5						

Does anyone currently live with you now who is not listed above? YES NO

Please Explain: _____

Do you expect a change in your household composition? YES NO

Please Explain: _____

Was anyone in the household 62 years or older as of 1/31/2010, who was NOT assigned a Social Security Number, receiving Section 8 assistance at another location on 1/31/2010? YES NO

If yes, who?: _____

Do you need or require a handicapped accessible unit? YES NO (For unit eligibility purposes only)

What accessibility do you require? _____

Has any member of your household been evicted from federally assisted housing the last three (3) years? YES NO

Are there any members of the household subject to life time sex offender registration in any State??

YES NO

If "YES" which States? _____

Are you now living in a subsidized housing unit? YES NO

Name of Complex: _____

Address: _____

Landlord's Phone #: _____

Have you EVER lived or CURRENTLY live at St. Vincent de Paul Housing? Yes No

If yes, where (property name and unit) and when (year)? _____

List Head of Household: _____

STUDENT STATUS

YES NO Someone in the household is a full or part-time student.

If yes, please list the name of the household member: _____

YES NO Someone in the household is planning on becoming a full or part-time student in the next 12 months.

If yes, please list the name of the household member: _____

Household Income

List below ALL household members who are currently receive income. Income includes, but is not limited to:

- * Child Support * Workman's Compensation *Social Security * Annuities * Assistance from family and friends
- * TANF * Pensions/Retirement * Financial Aid * Alimony * Temp. Disability Payments
- * Wage/Tips *Self-Employment * Unemployment Benefits * Commissions *Ongoing Settlement Payments

Name of Family Member	Source of Income	Gross ANNUAL Amount
		\$
		\$
		\$

Assets

List ALL household members, including minors, who currently have assets.

Assets include, but are not limited to:

- *Checking *Savings*Real Estate *Stocks/Bonds *Annuity *Trust Funds *Cash
- *Money Market Accounts *401K *Pensions *IRA * Certificate of Deposits

Name of Family	Bank/Financial Institution	Type of Account	Approx. Account Balance

How did you hear about us?

TV News Paper Senior Boomer Flyer Friend Drive-By Other: _____

TENANT CERTIFICATION

I/We certify that to continue to receive assistance, the unit I/we occupy will be my/our primary residence. I/We understand that the above information is being collected to determine my/our eligibility. I/We authorize the owner/manager/PHA to verify all information provided on this application and to contact previous or current landlords or other sources of credit and verification information which may be released to appropriate Federal, State and local agencies. I/We certify that the statements made in this application are true and complete to the best of my/our knowledge and belief. I/We understand that false statements or information are punishable under Federal Law.

Signature of Head of Household _____ Date _____

Signature of Other Household Member _____ Date _____

Signature of Other Household Member _____ Date _____

Owner/Manager/PHA Representative _____ Date _____

OFFICE USE ONLY

Received Date/Time: _____ (Initial's) _____

Annual Income: _____ Annual Income Limit: _____

Full Time Student Household? : YES NO If yes, do they meet an exception? _____

Application Status: Approved Denied Application #: _____

Date letter was mailed: _____ By: _____ (Initial's) _____

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name Whitney Gorham Voice 541-743-7134
Address 2890 Chad Dr. /PO Box 24608 Eugene, OR 97402 TTY 711

St. Vincent de Paul does not discriminate against any person on the basis of race, color, religion, sex, disability status, familial status, national origin or marital status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

PENALTIES FOR MISUSING THIS FORM:

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on this form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains, or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at 42 USC 208(f) (g) and (h). Violations of these provisions are cited as violations of 42 USC 408 (f) (g) and (h).

8/6/2020 p/PROPERTYMANAGEMENT/Compliance team



Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:	
Mailing Address:	
Telephone No:	Cell Phone No:
Name of Additional Contact Person or Organization:	
Address:	
Telephone No:	Cell Phone No:
E-Mail Address (if applicable):	
Relationship to Applicant:	
Reason for Contact: (Check all that apply)	
<input type="checkbox"/> Emergency	<input type="checkbox"/> Assist with Recertification Process
<input type="checkbox"/> Unable to contact you	<input type="checkbox"/> Change in lease terms
<input type="checkbox"/> Termination of rental assistance	<input type="checkbox"/> Change in house rules
<input type="checkbox"/> Eviction from unit	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Late payment of rent	
Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.	
Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.	
Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.	

Check this box if you choose not to provide the contact information.

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Signature of Applicant

Date

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.



**St. Vincent de Paul Society of Lane County
Tenant Selection Plan
*Aster Apartments***

ACKNOWLEDGEMENT

I acknowledge that I have read and understood the preceding Tenant Selection Criteria. I understand and agree to the conditions and procedures set out in the proceeding screening information provided.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Property Management Agent Signature

Date



Tenant Selection Plan Aster Apartments

St. Vincent de Paul Property Management houses elderly and disabled families without regard to race, color, religion, disability, familial status, national origin or gender. We do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

This project is both a Section 8 Project and a Low-income Housing Project. As such applicants and tenants must meet the following requirements to be eligible for occupancy and housing assistance. Low-income subsidies are provided by the U.S. Dept. of Housing and Urban Development.

The guidelines stated below are to determine who can be admitted to reside at the projects. Final approval will be subject to review of all verified material.

General Eligibility Requirements:

- The head of household, co-head or spouse must be at least sixty-two (62) years of age.
- All household members, age six and older, must disclose and document Social Security numbers. Those who have not been assigned a Social Security number must sign a certification stating that no SSN has been assigned. Documentation of the SSN must be provided once an SSN has been assigned.
- SSN Disclosure & Verification Requirements: Each assistance applicant must submit the complete and accurate SSN assigned to the assistance applicant and to each member of the assistance applicant's household, as well as documentation (below) to verify each such SSN.
 - A valid SSN card issued by the Social Security Administration;
 - An original document issued by a federal or state government agency, which contains the name of the individual and the SSN of the individual, along with other identifying information of the individual; or
 - Such other evidence of the SSN as HUD may prescribe in administrative instructions.

Income Requirements:

A resident must meet income guidelines for the county in which the facility is located as set forth by HUD. Income limits are updated by HUD annually. Income of all types must be disclosed and verifiable.

- Households must be at or below HUD and LIHTC VLI income limits.

Procedures for Accepting Applications and Selecting From the Waiting List:

An applicant must submit a completed Application for Admission and Rental Assistance. We maintain a waiting list for each of our properties. You can express your preference for one or more properties on your application. Once received, an application will be evaluated; any application meeting the requirements as stated in the "General Eligibility Requirements", "Income Requirements" and "Applicant Screening Criteria" sections will be placed on the wait list. Any application not meeting these requirements will be rejected and not placed on the wait list. In the event that an applicant is rejected, the applicant will receive written notification. We do accept reasonable accommodations. The applicant shall have fourteen (14) days from the date of the letter to respond in writing to request a meeting to discuss the rejection. Responses may be directed to St. Vincent de Paul Attn: Denial Dept. PO Box 24608, Eugene, OR 97402.

One's place on the waiting list is determined by the date on which all application materials are received at the office; however, acceptance to the waiting list does not automatically guarantee eligibility for an apartment. Further screening as described in the applicant screening criteria section will be completed at the time an apartment is offered. Apartments are rented to eligible persons in the order of receipt.

Wait List Procedures:

The offer of an apartment will be made by telephone and by letter. A person offered an apartment has five (5) days from the date of mailing, to notify the office of their intention to accept or reject the offered apartment. An intake appointment must be set up within 7 days of contact from the applicant stating they would like to apply for the unit.

Any deviation from this time frame must be approved in writing by the Property Management Director.

An applicant will be removed from the waiting list if mail is returned due to incorrect mailing information or if a number is disconnected or incorrect.

Any eligible person who refuses an apartment due to medically necessary reasons will not lose his or her place on the waiting list. Otherwise, any applicant who is offered a unit and refuses will be removed from the waiting list. The individual may reapply at any time.

However, their position on the waiting list will be determined by the date their most recent application is submitted.

We purge our waitlists annually via mail.

If at any time there are changes to the Tenant Selection Plan all applicants on wait list will receive a copy of the updated TSP.

Applicant Screening Criteria (No applicant screening fee):

Landlord References:

- Acceptable screening will include two positive landlord references. If landlord reference is unavailable, two positive personal references or one of each. A positive landlord reference would include verification that rent was paid and in a timely manner, compliance with facility policies, compliance with lease requirements, property left in an acceptable condition with any back balances paid in full.
- An applicant who has had one or more evictions within the past three years may be denied.
- If an applicant has one or more negative references, an applicant may 1) demonstrate successful completion of a renter education class; 2) provide a satisfactory reference from one or more social service agencies which may include a commitment to case manage the applicant.

Credit History:

Acceptable credit history will show no outstanding balance due for rent or damages to a property management company or a previous landlord.

Criminal Screening:

Criminal screening that does not reveal:

- Felony or misdemeanor history related to any household member's eviction from federally-assisted housing for drug-related activity in the past three (3) years;
- Any household member currently engaging in illegal drug use, or for which the owner has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.
- Any household member being subject to a lifetime sex offender registration program;

- Any household member is currently engaging in or has engaged in violent criminal activity or other criminal activity that would threaten the health, safety, or right to peaceful enjoyment of the premises by other residents, or of the site's employees, contractors, or agents.
- Felony or misdemeanor history in the past three (3) years relating to other criminal activity that threatens the health, safety, and right to peaceful enjoyment of the property by other residents or the health and safety of the owner, employees, contractors, subcontractors, or agents of the owner.
- Any household member having an open criminal case.

In considering whether a given conviction should constitute grounds for denial of the application, management will consider the following to determine whether the person can reasonably be expected to refrain from future criminal conduct:

- The grade of the offense.
- Length of time since commission of the offense.
- Other convictions.
- Evidence of continuing dangerous behavior, current restraining orders.
- Reports from probation or parole officers regarding potential risk of the individual.
- Reports of social service agencies supporting the applicant.

Additional Screening Criteria:

- A resident must conduct himself/herself in a manner which does not threaten the health and safety of self and other residents, staff or the facility.
- A resident must be able to live according to and abide by the terms of their lease agreement.
- As part of the screening process, management will utilize the EIV Existing Tenant Search. This will allow us to determine whether or not the applicant or applicant's household members are currently receiving HUD/PIH housing assistance.
- Applicants shall not interfere with management. If an applicant interferes with management they will be denied, and St. Vincent de Paul may refuse to rent to them completely. For purposes of this section interference with management includes but is not limited to threatening in any form, verbal harassment (eg. screaming, yelling, swearing, or using profane or offensive words), written harassment or telephonic harassment (eg. cyberbullying, sending mail, emails, or phone calls with profane or offensive words, repeat calling, or posting untrue statements on-line or on-site), and physical harassment (ex. assaulting, battering, intimidating, threatening physical harm, or preventing work to be performed) of the Property Management/Agent, including any employees or agents thereof.

If any of the above information provided is inadequate, or we do not receive a response, the application process will proceed no further.

Procedures for rejecting ineligible applicants:

Once the applicant screening criteria has been completed and all materials have been evaluated, any application not meeting the above requirements will be rejected. In the event that an applicant is rejected, the applicant will receive written notification. The applicant shall have fourteen (14) days from the date of the letter to respond in writing to request a meeting to discuss the rejection. We do accept reasonable accommodations. Responses may be directed to:

**St. Vincent de Paul
Attention: Application Denials
P.O. Box 24608
Eugene, OR 97402**

Ph: 1-541-743-7134

OR

Toll Free: 1-866-739-0867 ext.134

TTY/TTD 711

Occupancy Standards:

Residents will be required to meet the following State and HUD standards for occupancy (information must be verified):

OCCUPANCY STANDARDS FEDERALLY SUBSIDIZED PROGRAMS (SECTION 8)		
	Household Members	
	Min.	Max.
1 bedroom	1	3

Household members include:

- All full-time members of the household
- Children temporarily absent due to placement in a foster home;
- Children in joint custody arrangements who are present in the household 50% or more of the time;
- Children who are away at school but who live with the family during school recesses;
- Unborn children of pregnant women.
- Children who are in the process of being adopted.
- Temporarily absent family members who are still considered family members.
- Family members in the hospital or rehabilitation facility for periods of limited or fixed duration.
- Persons permanently confined to a hospital or nursing home.

Household members excluded:

- Foster children
- Live-in aide
- Guests

Moving into a unit where occupancy requirements are not met:

Please be advised Management can move a one person family into a 2-BR, please ensure that no qualified resident is currently on the waiting or transfer list for 2-BR unit. The agreement between ownership and new move-in it's made clear to the new move-in that he or she must surrender the apartment unit when someone qualified to use an ADA compliant and/or the appropriate size unit becomes available for that new move-in to transfer into. The new move-in must be placed on transfer list for a smaller unit.

Unit Transfer Policies:

Residents may request a transfer between apartments for the following reasons:

- There has been a change in the household composition.
- For medically necessary reasons when accompanied by a note from the Tenant's physician.
- For a Reasonable Accommodation to a household member's disability or an extenuating circumstance.

Transfer requests will be placed on an in-house waiting list, in the order of the date they are received. In-house transfers have priority in regard to apartment availability. When a unit becomes available and a tenant on the in-house waiting list requires that type/size of unit, that tenant will be transferred. If no tenant on the in-house waiting list requires the type/size unit that is available, the unit will be offered to applicants on the general waiting list according to our wait list procedures. Those with an approved Reasonable Accommodation may be moved to the top of the waiting list.

If a transfer request is granted based on a Reasonable Accommodation, St. Vincent de Paul Property Management will pay the costs associated with the transfer unless doing so would be an undue financial and administrative burden.

Policies to comply with Section 504 of the Rehabilitation Act of 1973 and Fair Housing Act Amendments of 1988:

Section 504 prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance.

A Reasonable Accommodation as defined by the Fair Housing Act is any accommodation by management in rules, policies (including acceptance of assistance animals as an exception to a "no pets" rule), and practices of services to give a person with a disability an equal opportunity to use and enjoy a dwelling unit or common space. It is your responsibility to inform management of any situation where a Reasonable Accommodation is needed.

Reasonable Accommodations should be submitted in writing. If unable to provide the request in writing, please notify management. Reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities may be approved and funded by the project, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens. Fair Housing Act Amendment of 1988 prohibits discrimination on the basis of race, color, religion, gender, national origin, disability or familial status. We do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

Policy for opening and closing the waiting list for the property:

It is not our policy to close the waiting list for our properties. We will evaluate the lists annually and if the lists become excessive, we will consider closing them.

Security Deposit Requirements:

HUD requires collection of a security deposit at the time of the initial lease execution. The amount of the required deposit is equal to the Total Tenant Payment, line 108 from the HUD 50059 form. SVDP requires prorated rent and security deposit be paid at the time of the initial lease execution.

Existing Tenant Search

According to HUD's requirements, St. Vincent de Paul will perform an Existing Tenant Search on all household members once they have completed an application packet and have signed the HUD-9887. This search is available through EIV (Enterprise Income Verification). This search identifies applicants who may be receiving assistance at another Multifamily or PIH location.

- If an applicant is reported as receiving assistance at another property or through another program property management will
- Discuss the report with the applicants and will give the applicant the opportunity to explain any circumstances relative to his/her being assisted at another location.
- Follow up with the respective Public Housing Authority or Owner/Agent to confirm the individual's program participation status before admission.

- Coordinate move-out and move-in dates with the PHA or O/A of the property at the other location.
- Retain the search results with the application along with any documentation obtained as a result of contacts with the applicant and the PHA and/or O/A at the other location.

