

# **CALIFORNIA CITY HOUSING CORPORATION**

Desert Jade Villas

1 Desert Jade Cir., California City, CA 93505

Tel: (760) 373-5659

E-mail: [cchousing@californiacity-ca.gov](mailto:cchousing@californiacity-ca.gov)

## **RENTAL INFORMATION**

Desert Jade is an independent senior citizen housing development with 95-unit apartments for extremely low, very low, and low income seniors. The facility features 1 bedroom units which are about 750 sq. ft., and 2 bedroom units which are about 950 sq. ft. Some standard features include a stove, microwave, dishwashers, and living room ceiling fan (does not include refrigerator). Amenities also include two on-site laundry rooms, patio with a gas barbecue, and Clubhouse with a brick fireplace. Handicap units are available, but do not contain microwaves or refrigerators.

Desert Jade does not discriminate on the basis of race, color, creed, national origin, sex or disability. However, selections of tenants are based on the following Tenant Selection Criteria:

### **1. Eligibility Criteria**

- a) One applicant must be a minimum of 62 years of age (the 'qualifying resident' as defined by California Civil Code Section 51.3(b)(1)).
- b) All other members of the applicant's household must be "qualified permanent residents" as defined by California Civil Code Section 51.2(b)(2) and 51.3(b)(3); or "permitted health care residents" as defined by California Civil Code Section 51.2(b)(7)
- c) Total gross annual income must be within the income limits as defined in this application. Tenant must provide income statements for verification.
- d) A copy of the doctor's verification has to be attached with the application to certify an applicants' eligibility for a handicapped accessible unit.
- e) All information on the application must be filled out and documentation attached.

- f) **30 Days prior to applicant being accepted, applicant must provide a credit report from TransUnion, Equifax or Experian.**

## **2. Rejection Criteria**

**Management may reject an applicant who fails to meet eligibility criteria. Management may deny residency to an otherwise qualified applicant whose background information include any one of the following:**

- a) **Negative endorsement from former landlords regarding the applicant rental history**
- b) **Reasonable evidence that the applicants have established habits and practices that may be expected to have a detrimental effect on other residents and the project environment.**
- c) **Applicant's intentional misrepresentation of information relevant to a determination of eligibility including financial capacity, age and income, or ability to satisfy the legitimate and uniformly applied requirements of tenancy;**
- d) **Failure to submit/sign designated forms and/or documents upon request.**

**Application will be considered on a first-received, first reviewed process based on date of postmark. Applicants not accepted by reason of established rejection criteria will be so notified in writing. Rejected applicants will be informed of the reason(s) for their rejection and will be given the opportunity to respond to the determination in writing or request a meeting within fourteen (14) days of receiving the notice.**

**DESERT JADE VILLAS**

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**ANNUAL INCOME LIMITS**

	<b>TOTAL MAXIMUM INCOME (yearly)</b>
<b><u>Extremely Low Income:</u></b>	
1 person household	\$14,650
2 person household	\$17,420
<b><u>Very Low Income:</u></b>	
1 person household	\$24,400
2 person household	\$27,900
<b><u>Low Income:</u></b>	
1 person household	\$39,050
2 person household	\$44,600

**RENTS**

		<b><u>1 BEDROOM</u></b>	<b><u>2 BEDROOMS</u></b>
<b>Extremely Low:</b>	1 person household	\$305	\$366
	2 person household	\$362	\$436
<b>Very Low:</b>	1 person household	\$508	\$609
	2 person household	\$581	\$697
<b>Low:</b>	1 person household	\$743	\$970
	2 person household	\$743	\$970

Co-pay for Water, Trash, Sewer, Cable & Internet:

<b>1 person household</b>	<b>\$20</b>	<b>2 person household</b>	<b>\$30</b>
<b>Cable/Internet</b>	<b>\$45</b>		

Rental 07/01/2021

Application No. \_\_\_\_\_

**RENTAL APPLICATION  
CALIFORNIA CITY HOUSING CORPORATION  
1 Desert Jade Cir  
California City CA 93505  
(760) 373-5659**

Please submit the following documents with this application:

*(Applications that do not have these documents attached will not be accepted)*

- A copy of your SS card

- A copy of photo ID

- A copy of all your income statements (tax returns, bank or SS statement, W-2, etc.)

One Applicant must be at least 62 years old and gross income must not exceed annual maximums.

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Name \_\_\_\_\_ Spouse \_\_\_\_\_

Current Address \_\_\_\_\_

\_\_\_\_\_

Home Telephone #: \_\_\_\_\_

Contact Telephone #: \_\_\_\_\_

Applicant Soc. Sec. No. \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Spouse Soc. Sec. No. \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Do you or your spouse wish to claim any handicap or disability? Yes \_\_\_ No \_\_\_

Can you take an apartment with steps in the front ? Yes \_\_\_ No \_\_\_

Is there any special accommodation you or your spouse need to live independently? No \_\_\_\_\_  
Housekeeping \_\_\_ Shopping \_\_\_ Transportation \_\_\_

Type of pet, if any: dog \_\_\_ cat \_\_\_ bird \_\_\_ fish \_\_\_ turtle \_\_\_\_\_

*(We allow only one type of small animal per apartment, please check with the manager as to the amount of pet deposit required)*

Unit Desired: 1 Bedroom \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ Either \_\_\_\_\_

Handicapped \_\_\_\_\_

*(Handicapped unit must have notice from primary doctor that legally disabled, limited handicapped units in the complex, first come, first serve)*

**Employment Status :** \_\_\_ Retired            \_\_\_ Full Time            \_\_\_ Part-time

**Employer's name:** \_\_\_\_\_

**Employer's address:** \_\_\_\_\_

**Your position:** \_\_\_\_\_ **Phone # to verify employment:** \_\_\_\_\_

**Rental references: (REQUIRED)**

**Current Landlord** \_\_\_\_\_ **Telephone** \_\_\_\_\_

**Landlord Address** \_\_\_\_\_

**How many years there? Year(s)** \_\_\_ **Month(s)** \_\_\_      **Monthly rent: \$** \_\_\_\_\_

**Reason for leaving:** \_\_\_\_\_

**Your previous address:** \_\_\_\_\_

**Previous Landlord** \_\_\_\_\_ **Telephone** \_\_\_\_\_

**Landlord Address** \_\_\_\_\_

**How many years there? Year(s)** \_\_\_ **Month(s)** \_\_\_      **Monthly rent: \$** \_\_\_\_\_

**Reason for leaving:** \_\_\_\_\_

**Have you ever been evicted from or asked to leave any type of housing?**

**Yes** \_\_\_ **No** \_\_\_

**If yes, please explain:** \_\_\_\_\_

\_\_\_\_\_

**Have you or your spouse ever been convicted of a felony or pled no contest to a**

**Felony: Yes** \_\_\_ **No** \_\_\_

**If yes, explain:** \_\_\_\_\_

*(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred.)*

**Credit References: (REQUIRED)**

**(Utility companies, financial institutions, etc)**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Account #: \_\_\_\_\_

Type of Account: \_\_\_\_\_

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Account #: \_\_\_\_\_

Type of Account: \_\_\_\_\_

**Personal References: (REQUIRED)**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_

Relationship: \_\_\_\_\_

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_

Relationship: \_\_\_\_\_

**Have you been a party to an unlawful detainer action or filed bankruptcy?**

Yes  No

**If yes, please explain:** \_\_\_\_\_

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**REGULAR INCOME**

	<b>Applicant</b>	<b>Spouse</b>	<b>Total</b>
Social Security	\$ _____	\$ _____	\$ _____
SSI	\$ _____	\$ _____	\$ _____
VA Benefits	\$ _____	\$ _____	\$ _____
Retirement Pension	\$ _____	\$ _____	\$ _____
Rental Income	\$ _____	\$ _____	\$ _____
Income from work	\$ _____	\$ _____	\$ _____
Other Income	\$ _____	\$ _____	\$ _____
		<b>TOTAL INCOME:</b>	\$ _____ =====

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Please certify your income by checking which income level applies to you.

**MAX. ANNUAL INCOME**

**EXTREMELY LOW INCOME:**

\_\_\_\_\_ 1 person household      \$14,650  
\_\_\_\_\_ 2 person household      \$17,420

**VERY LOW INCOME:**

\_\_\_\_\_ 1 person household      \$24,400  
\_\_\_\_\_ 2 person household      \$27,900

**LOW INCOME:**

\_\_\_\_\_ 1 person household      \$39,050  
\_\_\_\_\_ 2 person household      \$44,600

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*Applicant Certification: I/We understand that this is an application for rent only and does not guarantee that an apartment will be offered. Selections of tenants are based on the verification of information and on the Selection Criteria listed. I/We certify that the information provided on this form is true and complete to the best of my/our knowledge and belief. I/We also authorize the verification of references and other information provided.*

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Signature of Applicant

Signature of Spouse

Date