



## VALLEY VIEW SENIOR HOMES

# Waitlist Coming Soon

The waiting list for 1-bedroom units at Valley View Senior Homes will open for veterans age 55 and older on April 5, 2019.

All eligible applications received by the manager's office by April 10, 2019 will be entered into a lottery. These applications will be placed on the waiting list in lottery order. All eligible applications received by the manager's office from April 11, 2019 to May 15, 2019 will be added to the waiting list in the order received. The waiting list will close on May 15, 2019.

Applications must be returned in person or by mail to 1 Natalie Lane, Attn: Manager's Office, American Canyon, CA 94503.

The property management staff may be reached at (707) 980-7679 from 9:00AM-5:00 PM Monday through Friday.

People with disabilities have the right to request reasonable accommodations to participate in the application process.

1 Natalie Lane  
American Canyon, CA 94503

Head of household must be a veteran. **Proof of veteran status will be required**, such as DD214 or a photo ID showing veteran status. All veterans, regardless of discharge status, are encouraged to apply.

Head of household must be at least **55 years or older**. Additional members must be age 45 or older or meet an exception. See attached pages for exceptions.

Please see attached pages for minimum and maximum income limits.

## AMENITIES

- On-site Property Management and Supportive Services
- On-Site Laundry Facility
- Community gardening
- Clubhouse with computers
- Bocce ball court
- 70-unit Property

## VALLEY VIEW SENIOR HOMES

1 Natalie Lane, American Canyon, CA 94503

TEL 707.980.7679 TTY 510.653.0828

[www.sahahomes.org/properties/valley-view-senior-homes](http://www.sahahomes.org/properties/valley-view-senior-homes)

APPLICATIONS AVAILABLE STARTING 4/5/19

Download at [www.sahahomes.org/apply](http://www.sahahomes.org/apply)





# Valley View Senior Homes

1 Natalie Lane  
American Canyon, CA 94503  
(707) 980-7679

Dear Applicant,

Thank you for your interest in becoming a resident of Satellite Affordable Housing Associates. Below is some important information you should know about the process before applying.

- **The waiting list for 1-bedroom units at Valley View Senior Homes will open for veterans age 55 and older on April 5, 2019.** All eligible applications received by the manager's office by April 10, 2019 will be entered into a lottery. These applications will be placed on the waiting list in lottery order. All eligible applications received by the manager's office from April 11, 2019 to May 15, 2019 will be added to the waiting list in the order received. The waiting list will close on May 15, 2019.
- **Applications must be returned in person or by mail to 1 Natalie Lane, Attn: Manager's Office, American Canyon, CA 94503.**
- Only complete and original applications will be accepted. Please print in ink, and please do not use white-out on the application. Instead, cross out and initial mistakes. Write "N/A" in sections that are not applicable.
- We will evaluate the individual circumstances of each application, will consider additional information submitted by the applicant, and will provide reasonable accommodations when requested, verified, and necessary. Persons with disabilities are encouraged to apply.
- If your household is over-income, or otherwise unqualified, your application will be denied. You will receive written notification and instructions on the appeal process. Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing.
- It is your responsibility to notify management of address or telephone number changes. If we are unable to contact you, your name will be removed from the waiting list.
- It is our policy to update the waiting list annually by sending all applicants a Waiting List Update Letter and removing the names of those who are no longer interested in or no longer qualify for housing.
- If you turn down two opportunities for housing, your application will be removed from the waiting list. You may reapply for housing when the waiting list is open.
- Federal regulations require that management recertify each household's income and assets annually. Management must also regularly inspect apartments to ensure that they are suitable for occupancy.



All applicants are subject to the following Resident Selection Criteria:

### **Background Checks**

Management will review landlord references, eviction records, unlawful detainer records, and criminal history to determine applicant suitability. No screening fees will be charged to the applicant.

### **Evictions and Unlawful Detainers**

Applicants with an eviction or unlawful detainer judgment within the last five (5) years from the judgment date will be denied. Stipulations, dismissals, and cases without a final disposition will be excluded.

### **Landlord Reference Checks**

Management will verify residency with current and prior landlords for the past two (2) years. We are specifically looking at payment history, incidents of damage and/or housekeeping issues, lease violations and eviction proceedings. If a negative landlord reference is received, the application will be denied. Lack of residential history does not necessarily disqualify you.

### **Criminal & Sex Offender Screening**

Applicants with a felony conviction within five (5) years from the end of the sentence will be denied. Criminal records resulting in a misdemeanor will be excluded.

An applicant who is subject to lifetime registration requirement under a state sex offender program will be denied.

Management will deny a household if there is reasonable cause to believe that a member's behavior from abuse or pattern of abuse of alcohol and/or illegal use or pattern of illegal use of drugs may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. Management will deny a household containing a member who was evicted from federally assisted housing for drug-related criminal activity.

### **Applicant Conduct**

If, during the course of processing an application, it becomes evident that an applicant has falsified or otherwise misrepresented any facts about his/her current situation, history, or behavior in a manner that would affect eligibility, applicant selection criteria qualification, allowances, household composition, or rent, the application will be denied.

If an applicant or guest of an applicant exhibits blatant disrespect, or disruptive behavior towards management, the property, or other residents any time prior to move-in, the application will be denied.

## 2019 Minimum & Maximum Income Limits for Napa County

<b>1-Bedroom Rent: \$797</b>			
<b>Number of People in Household</b>	1 Person	2 Persons	3 Persons
<b>Minimum Yearly Income</b>	\$19,128	\$19,128	\$19,128
<b>Maximum Yearly Income</b>	\$32,150	\$36,750	\$41,350

*Minimum income figures are subject to change.*

*There is no minimum income requirement for households with Section 8 assistance.*

*Rent amounts are subject to change. Income Limits are subject to change.*

### **Eligibility**

**Head of household must be a veteran.** Proof of veteran status will be required at certification interview.

All veterans, regardless of discharge status, are encouraged to apply.

**Head of household must be 55 years or older** at the time of application. Additional members must be age 45 or older at the time of application, or if under age 45, must meet one of the following exceptions: 1) spouse or cohabitant of Head; 2) someone who provides primary economic or physical support for the Head; 3) a disabled child or grandchild who needs to live with the Head because of their disabling condition.

### **Special Set-Asides**

Valley View Senior Homes has units reserved for applicants who are veterans.

## Frequently Asked Questions

### **When will I be contacted after submitting my application?**

You will receive a confirmation after your application is reviewed. Once your name reaches the top of the waiting list, and a unit is available, we will contact you to schedule a certification interview. It is our policy to invite multiple households to start the qualification process, and housing will be offered on a “first-qualified, first-served” basis.

### **What is my waiting list number?**

It is not our policy to disclose to applicants their specific positions on the waiting list.

### **How long do I have to wait before I am contacted?**

Waiting times vary, as it depends on waiting list size, and when current tenants move out.

### **What other properties are accepting applications?**

Please visit our website at [www.sahahomes.org/apply](http://www.sahahomes.org/apply) for the most up-to-date information on which properties are accepting applications.

### **What are the move-in costs?**

The move-in costs include a security deposit and first month’s rent. The security deposit is equal to one month of rent.

### **Is smoking allowed in the building?**

Smoking is not allowed. For more detailed information, request to see a copy of SAHA’s Agreement Regarding No Smoking Policy.

### **Are residents permitted to have pets?**

Certain pets are allowed. Residents must apply, the animal must be approved, and there is a \$200 pet deposit. For more detailed information, request to see a copy of SAHA’s pet policy.

### **Is there off-street parking?**

Off-street parking is limited, and is not guaranteed. If you are not assigned a parking space, you may request to be added to the parking lot waiting list.

### **What documents will I need for a certification interview?**

Your household will need to bring proof of veteran status (such as photo identification or DD214), state-issued picture identification/driver’s license for all adult household members, Social Security cards for all household members, if a social security number has been issued, Birth certificates or custody agreement for all minor household members (17 years and under), proof of income, and proof of assets.