

North Park Senior Apartments Frequently Asked Questions (FAQ's)

In July 2016, Community HousingWorks (CHW) began construction on a new, affordable, apartment community for individuals age 55 year and older. Located at 4200 Texas Street at the corner of Howard Avenue, the complex will offer 76 apartments including 7 studios, 65 one-bedroom, 3 two-bedroom and 1 on-site manager apartment. CHW worked with the San Diego Lesbian, Gay, Bisexual and Transgender Community Center (The Center) to conceive and obtain funding to build the community. Our goal is to create a rental community that will be open to all seniors and affirming and supportive for LGBT seniors. This apartment community is expected to open by December 2017. The formal selection process will begin when the Interest List opens on May 1, 2017*. Additional information will be provided in updated Frequently Asked Questions, available at chworks.org/northparkseniors.

1. Q: **Who will live at North Park Seniors Community?**

A: One person in every household must be age 55 or older. Other household members generally must be age 45 or older, but there are exceptions to this rule. The entire household must qualify as earning equal to or less than 60% of the Area Median Income, as defined by guidelines issued annually by the U.S. Department of Housing and Urban Development (HUD) and the State of California which, in 2016, would mean \$35,700 for a 1-person household and \$40,800 for a 2-person household. All applicants will be treated equally without regard to sexual orientation, gender identity or any other protected class status or characteristics.

2. Q: **Will all of my neighbors be LGBT? Why is North Park Seniors not an exclusively LGBT community?**

A: North Park Seniors will be an LGBT-affirming community and welcoming to all seniors, regardless of their sexual orientation, gender identity or other characteristics or protected class status. North Park Seniors will be open to all residents who meet the age restrictions for a 55+ senior housing and who qualify with the income and other screening requirements described here. Our goal is for all residents to be comfortable and happy to call North Park Seniors home. California fair housing laws prohibit discrimination (which includes, but is not limited to, showing a preference) on the basis of sexual orientation, gender identity or any other protected class or characteristic. All housing decisions at North Park Seniors will be made in accordance with the Fair Housing Act and state law.

3. Q: **Will there be supportive services and activities on site?**

A: Yes. The Center is the resident services partner and will provide services to all residents, offering support, resources, referrals, engaging residents to create activities and events to help residents live healthy, independent lives in a community of acceptance.

4. Q: **When will North Park Seniors be ready for move-in?**

A: It will take approximately 16-18 months to complete construction and we expect to open and occupy the apartments by December 2017. We anticipate initial occupancy by December 2017; however, that date is subject to change.

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5. Q: **How do I know if I am eligible to apply?**

A: All applicants who meet the age requirements for 55+ senior housing and who meet income and other screening requirements are eligible to live at North Park Seniors.

6. Q: **When and how can I apply?**

A: These FAQ's will be updated with additional information as it becomes available. The formal selection process will begin when the Interest List opens in May 2017. You must be registered on the Interest List in order to secure an opportunity to submit an application in 2017.

7. Q: **What if I do not have internet access? Can I apply in person or by phone?**

A: While we cannot take names for the Interest List by telephone, representatives will be available to assist in directly entering your information online at The Center's main offices. Details of this process will be available as we get closer to the date for the Interest List to open. The Interest List is a list of people interested in or intending to apply to reside at the community and does not require a complete application.

8. Q: **What happens after I am on the interest list?**

A: We expect many seniors will express interest in living at this property. The Interest List is scheduled to open on May 1, 2017. Applicants must submit a pre-application online at chworks.org/northparkseniors. The Interest List will be open for at least one full week and then closed after reaching 500 names, whichever is later. These FAQ's will be updated with additional information on the application and selection process as it becomes available.

9. Q: **Can I see my apartment before applying and/or moving in?**

A: Due to the high demand for these rental homes, we anticipate all move-ins to occur within the span of a couple of days. While we would like to accommodate all of our future residents touring the community, demand is such that many will need to occupy their homes within days of receipt of certificates of occupancy. We anticipate having printed floor plans as well as samples of finishes available at the time of application processing to help you in determining whether the apartments are right for you.

10. Q: **Can I select a particular apartment home?**

A: During the application process, you may make any special requests you have and we will do our best to accommodate your requests. Any requests for special features or needs in your apartment home that are related to a disability must be verified by a healthcare provider or other qualified source. We will accommodate those requests as long as they do not pose an undue financial or administrative burden.

11. Q: **Is my rent based on my income?**

A: Unlike subsidies such as Section 8 housing where your rent is determined based on your income, these apartments will have fixed, below-market rents established by the U.S. Department of Housing and Urban Development (HUD) and the State of California. HUD monitors the rental markets and sets income limits for each county in the country, and

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affordable rents are adjusted annually based on that data. There are different rental rates available based on a range of income but all residents must earn equal to or less than 60% area median income (see chart at the end).

12. Q: What if I want a larger or smaller apartment than what is offered to me?

A: North Park Seniors will consist of seven (7) studios, sixty-five (65) one-bedroom apartments and three (3) two-bedroom apartments. We will do our best to accommodate requests; however, due to the limited number of varying size homes available, our ability to accommodate these requests will be dictated by actual availability.

13. Q: What are the maximum incomes at North Park Seniors?

A: If the apartments were available today, a one-person household would need to earn equal to or less than \$35,700 and two-person household would need to earn less than or equal to \$40,800. HUD monitors the rental markets and sets the income limits for each county in the country and affordable rents are adjusted annually based on that data. More information on income and rent levels can be found at the end of this document. Rents and income restrictions are subject to change.

14. Q: What are the credit requirements?

A: Ownership and management understand that this is income- and rent-restricted housing and that many of our applicants may have had credit challenges in the past or even presently. Our process does not screen out for medical collections, bankruptcy or foreclosure. Heavier emphasis is placed on payment of rent and utility obligations.

15. Q: Will there be a criminal background check?

A: Yes.

16. Q: What are you looking for on the criminal background check?

A: If a person has a conviction for the manufacture or distribution of a controlled substance, the person can be excluded from this housing and appeals are not considered. For other criminal convictions, we will make an individual assessment of the risk posed by each potential applicant and takes into consideration the nature and age of the conviction and its relation to housing.

17. Q: How do I put my name on the interest list?

A: The Interest List will open in May 2017. To get on the Interest List you will need to complete an on-line request for basic information. Seniors who need assistance registering will be able to get help at The Center main offices and representative will assist in directly entering your information online. As we get closer to the opening of the Interest List, we will publish details of how you can make arrangements to get this assistance.

18. Q: What is the full application like?

A: The application for affordable housing funded with government programs is rigorous. The income certification process will require 3rd party verifications of income, check stubs, bank

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account statements, social security income verification, and disclosure and verification of assets. More information will be provided in our FAQ's as it becomes available.

19. Q: Are there apartments adapted for persons with disabilities?

A: North Park Seniors will have two elevators and has wide hallways/bathrooms/walkways for wheelchair use. Eight (8) apartments will be fully accessible for mobility use and will include grab bars, appliances, roll under cabinets. Four (4) apartments will have sight/hearing upgrades. A flashing light instead of a doorbell chime is an example of a sight/hearing upgrade. All apartments will come with an emergency call button.

20. Q: Who can I call with questions?

A: At this time, we are not able to address questions that are specific to any one individual or situation. We will communicate information on changes in anticipated delivery dates, etc. at chworks.org/northparkseniors, and beginning in 2017, with a telephone message line. If you do not have internet access, free access is available at The Center or at your local library.

21. Q: How much will my rent be?

A: If the apartments were available today, the rents would range from \$740 to \$1,150. Rents and income restrictions are subject to change. HUD monitors the rental markets and sets the income limits for each county in the country and affordable rents are adjusted annually based on that data. An anticipated schedule of rents is listed below:

RENTS AND INCOME LIMITS

The information provided below represents approximate income and rent levels as set by HUD for 2016. These rent and income levels are not guaranteed to be the same for 2017 qualification and occupancy. HUD releases revised median incomes and rent levels for each county in the nation annually, so this information is subject to change.

Anticipated Rent Ranges

<i>Type</i>	<i>Apartments</i>	<i>Average Size</i>	<i>Rent Range</i>
<i>Studio</i>	7	416 sq. ft.	\$740 - \$890
<i>1 Bedroom</i>	65	622 sq. ft.	\$790 - \$950
<i>2 Bedroom</i>	3	775 sq. ft.	\$950 - \$1,150

Anticipated Maximum Income Limits

<i>Household Size</i>	<i>Area Median Income (per HUD)</i>	
	50%	60%
<i>1 Person</i>	\$29,750	\$35,700
<i>2 Persons</i>	\$34,000	\$40,800
<i>3 Persons</i>	\$38,250	\$45,900
<i>4 Persons</i>	\$42,500	\$51,000
<i>5 Persons</i>	\$45,900	\$55,080

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- 29 apartments will be available to households earning less than or equal to 60% of Area Median Income
- 46 apartments will be available to households earning less than or equal to 50% of Area Median Income

Websites to watch for more information:

Community HousingWorks www.chworks.org
The Center www.thecenter.org

Fair Housing

Community HousingWorks is committed to following all federal, state and local fair housing laws and does not discriminate against any person based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, age, ancestry, familial status, source of income, disability, medical condition or genetic information of that person or on any arbitrary basis.

Amenities and Special Features

North Park Seniors will feature the following amenities:

- 7 studios, 65 one-bedrooms, 3 two-bedrooms and 1 manager's unit (76 apartments)
- Emergency call button in each apartment
- Non-smoking community
- Professional on-site management by ConAm Management
- Located near transportation, the new Rapid Bus Line, the Regional Bike Corridor, shopping, restaurants, healthcare, and job centers
- Small dog park
- Common laundry
- Barbeque with outdoor eating area, bistro lighting, lounge area, fireplace
- Community garden planters for residents to grow herbs, vegetables
- Community computers and free Wi-Fi hotspot
- Community room with kitchen, seating and lounge area
- Viewing deck and rose garden on top floor
- Supportive services and resident activities coordinated by The San Diego LGBT Community Center
- Energy and water efficiencies: solar voltaic system, energy efficient dual paned windows, carpet with recycled content, solar heated hot water, high efficiency lighting, Energy Star appliances including dishwashers and garbage disposals, ceiling fans, energy-efficient hydronic heating
- A combination of hard flooring and carpet
- Healthy materials like Low fume (VOC) paints and low/no formaldehyde which meet Cal Green Code
- Balconies
- 100% ADA accessible with 8 full ADA compliant apartments, and 4 apartments outfitted for visual and hearing impairments
- Eight (8) apartments will be reserved for homeless individuals referred through the Continuum of Care Coordinated Entry list

*All dates are subject to change without notice.