



TENANT SELECTION CRITERIA
50%-60% Area Median Income Properties

Application fee: \$30.00 per adult applicant (paid once the applicant reaches the top of the waiting list).

Applications are to be returned to the Housing Authority of Jackson County, 2251 Table Rock Road, Medford, OR 97501 in person, by mail, or by fax. Applications are accepted on a first come, first serve basis. Incomplete applications will be returned to the applicant by mail.

The property you have applied for is a Section 42 Low Income Housing Tax Credit (LIHTC) property under management by the Housing Authority of Jackson County. As such, all applicants must meet the LIHTC and Housing Authority criteria in order to be eligible for tenancy. All applicants will be required to be interviewed and allow the Housing Authority to verify all income, assets, and background information such as credit and criminal checks before being approved for tenancy or placement on the waiting list, if one exists at the time of application. If an applicant requires reasonable accommodations, such as modifications to the unit or a change in occupancy guidelines due to a verifiable disability, please inform management at the time of application and such modifications will be made if reasonable.

If a waiting list exists, all applications will be logged by date and time received. If there is an available unit at the time of application, the screening process will begin immediately upon receipt of the application. The applicant will be notified in writing within 10 days as to whether the application has been accepted for residency or rejected per LIHTC and/or Housing Authority guidelines.

The minimum/maximum number of occupants per unit size is as follows:

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1-3 People	2-5 People	3-7 People	4-9 People

Deposit

The security deposit is as follows:

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$800	\$900	\$1000	\$1100	\$1200

The following criteria is required for residency:

- Must meet the LIHTC income guidelines
- Must complete the interview process and allow the Housing Authority to verify all information necessary to determine eligibility for the LIHTC guidelines
- Must have verifiable income, assets, or resources equal to 1.5x's the rent amount
- Must have the legal capacity to enter into a lease agreement
- Must meet the occupancy guidelines listed above for the apartment size applied for

Rental History

- Applicants must have at least one-year good rental history to qualify for occupancy from an unrelated and unbiased source. Applicants without rental history must obtain a qualified co-signor to qualify for occupancy. A co-signor may not be used to negate negative rental history. Homeownership with good payment history is considered a rental reference.
- Applicants who have been evicted by a landlord must have at least two years of good rental history since the eviction to qualify for occupancy.

Criminal History

Applicants must pass a criminal background check as follows:

1. Applicants who have been convicted of the manufacturing of a controlled substance within the past 5 years will be denied occupancy.
2. Applicants who have been convicted of the distribution of a controlled substance within the past 3 years will be denied occupancy.
3. Applicants who have been convicted of one charge of possession of a controlled substance within the past year must supply proof that they have completed a certified drug treatment program to be admitted occupancy.
4. Applicants who have been convicted of more than one charge of possession within the past 3 years will be denied occupancy.
5. Applicants who have been convicted of a violent crime may be denied occupancy if it is a threat to the health and safety of the complex.
6. Applicants who have three or more convictions in the past 3 years will be denied.
7. Registered sex offenders will be denied.
8. Applicants with an active warrant for their arrest will be denied.
9. Applicants with pending charges which would, if convicted, lead to a denial will be denied.

Credit History

Applicant(s) must pass a credit check as follows:

1. Applicants must not owe any other landlord or Housing Authority.
2. Applicants must not owe a utility company whose services are required at the unit applicant is applying for.
3. Applicant must not owe more than \$1,000 in federal, state or local governmental debts (taxes, court fines, benefit overpayments, etc.) currently in a collection status unless applicant can show that a payment has been made each month for the most recent three-month period on that debt.
4. Applicant must not owe child support that is currently in a collection status.

Previous Tenants of the Housing Authority

Applicants who are previous tenants of the Housing Authority of Jackson County and were evicted will not be eligible for tenancy for three years from the date of the eviction and must obtain no less than two years of good rental history since the eviction took place. Previous tenants who receive a negative rental reference from the Housing Authority will also be required to obtain no less than two years of good rental history since their tenancy ended.

Student Households

Special guidelines apply to full time students in LIHTC properties. Please inquire about eligibility for student households prior to submitting your application.

Reasonable Accommodations & Modifications

If an applicant requires reasonable accommodations or modifications, such as modifications to the unit or a change in occupancy guidelines due to a verifiable disability, please inform management at the time of application.

Pets

You must notify management at the time of application if you have a pet. Pets are allowed as follows:

- No more than two dogs or cats per unit. Each animal increases the security deposit by \$300. Dogs must be no more than 30 pounds.
- Two small caged animals are allowed per unit without an increased deposit. Small caged animals include hamsters, guinea pigs, rats, chinchillas, turtles and lizards.
- One small aquarium less than 10 gallons in size is allowed without an increased deposit. Aquariums larger than 10 gallons require renter's insurance that covers water damage and the Housing Authority listed as "Additional Insured". The policy must be in effect and proof provided to the Housing Authority of insurance prior to signing the lease.

Ready to Rent Program

Applicants who complete the Ready to Rent Program and supply us with a certificate may be allowed waivers on the rental history criteria as follows:

- The one year of positive rental history requirement will be waived so long as the applicant is able to obtain a co-signor.
- If an applicant owes a previous landlord money, they must have paid the debt in full or have entered into a payment arrangement with the landlord, have made three consecutive monthly payment on the debt and be able to provide proof.

HOME Funded Properties

The following rules apply to units with HOME funding included which are: Lilac Meadow, Maple Terrace, Canterbury Hills, Patriot Station, The Concord, Barnett Townhomes Creekside Apartments and Snowberry Brook II.

Student Households

HOME Program Specific Student Rules apply. A household that includes an individual who meets one of the conditions below does not qualify for a HOME assisted unit.

1. Is enrolled in a higher education institution
2. Is under age 24
3. Is not a veteran of the US military
4. Is not married
5. Does not have a dependent child
6. Does not have a disability
7. Is not otherwise individually eligible or has parents who individually or jointly are not eligible on the basis of income

Over-Income HOME Re-designation and Procedure - *Floating HOME Units*

High HOME

- Upon recertification, if household income has increased above current applicable HOME Income limit the following action is taken for the household & unit:
 - Tenant rent may be raised as soon as possible, once re-designation occurs, in accordance with the lease terms and all applicable funding source restrictions.
 - The High HOME designation will be reassigned to an existing household, in a comparable (equal or greater sized offering the same amenities) unit, with the lowest qualified income which is not receiving another type of subsidy. The household with the lowest income will be determined by evaluating all residents % of AMI as per the most recently completed certification. Once the HOME is reassigned, the unit with the over income household is re-designated as a non-HOME unit.

Low HOME

- Upon recertification, if household income has increased above the current very low (50%) income limit, but not above the low (80%) income limit, the following action is taken for the household & unit:
 - Tenant rent may be raised as soon as possible, once re-designation occurs, in accordance with the lease terms and other funding source restrictions.
 - The Low HOME designation will be reassigned to an existing household, in a comparable (equal or greater sized offering the same amenities) unit, with the lowest qualified income which is not receiving another type of subsidy. The household with the lowest income will be determined by evaluating all residents % of AMI as per the most recently completed certification. Once the HOME is reassigned, the unit with the over income household is re-designated as a High HOME unit.
- Upon recertification, if household income has increased above the current low (80%) income limit, the following action is taken for the household & unit:
 - Tenant rent may be raised as soon as possible, once re-designation occurs, in accordance with the lease terms and all applicable funding source restrictions. Additionally, the over income household's rent will not exceed 30% of adjusted income or the market rent for comparable, unassisted units in the neighborhood.
 - The Low HOME designation will be reassigned to an existing household, in a comparable (equal or greater

sized offering the same amenities) unit, with the lowest qualified income which is not receiving another type of subsidy. The household with the lowest income will be determined by evaluating all residents % of AMI as per the most recently completed certification. Once the HOME is reassigned, the unit with the over income household is re-designated as a non-HOME unit.

Transfers

The HOME Program does not allow for transfers.

Transfers involving a HOME unit are treated like a new move-in. To determine eligibility, a new Application and income/asset certification must be completed and household must qualify under the current applicable HOME Program income limits.

Waitlist

Effective immediately HAJC will close each waitlist once it reaches a max capacity for each property. The waitlist will reopen once we are in need of more applicants. We will advertise on our website when each list reopens and will hold it open for one week via a lottery system.

All other criteria must be met as listed under Screening Criteria.

ALL COMMUNITIES ARE NON-SMOKING! SMOKING IS PROHIBITED ON THE PROPERTY!

The Housing Authority of Jackson County is an equal opportunity provider.

*****50/60% TAX CREDIT*****
RENTAL APPLICATION
HOUSING AUTHORITY OF JACKSON COUNTY

APPLICATION FOR AFFORDABLE HOUSING COMMUNITIES (50%/60% AMI)

Apartment communities listed below are not based on your income, but have affordable rents. Please check each complex you would like to be considered. Waiting times vary depending on properties. Screening criteria is attached.

Occupancy Guidelines: 1 Bedroom = 1-3 people, 2 Bedroom = 2-5 people, 3 Bedroom = 3-7 people

Bedroom Size Applied for (LIST ONLY ONE!) _____

Income Limits						
1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,150
<input type="checkbox"/>	Cathedral Square	203 Grandview Ln, Grants Pass, OR 97526		1-\$650	2-\$750	3-\$850
<input type="checkbox"/>	Parkview Terrace	1002 SE Park Plaza Dr, Grants Pass, OR 97527		1 - \$560	2 - \$660	3 - \$740

1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$28,350	\$32,400	\$36,450	\$40,450	\$43,700	\$46,950	\$50,200
<input type="checkbox"/>	Canterbury Hills	3693 Arrowhead Dr, Medford, OR 97504		1 - \$650	2 - \$750	3 - \$850
<input type="checkbox"/>	Concord	100 N. Grape St, Medford, OR 97504		1 - \$700	2 - \$800	N/A
<input type="checkbox"/>	Creekside	S. Haskell St, Central Point, OR 97502		1 - \$575	2 - \$690	3 - \$805
<input type="checkbox"/>	Elk Street	81 Elk St, Medford, OR 97501		N/A	2 - \$600	N/A
<input type="checkbox"/>	Freedom Square	3442 Avenue E, White City, OR 97503		1 - \$600	2 - \$660-675	3 - \$755-760
<input type="checkbox"/>	Liberty Place	405 N 2 nd Street, Central Point, OR 97502		1 - \$600	2 - \$675	N/A
<input type="checkbox"/>	New Bridge	223 Stillpond Dr, Medford, OR 97501		1 - \$565	2 - \$690	3 - \$785
<input type="checkbox"/>	Patriot Station	8400 Division Rd, White City, OR 97503		1 - \$580	2 - \$675	3 - \$765
<input type="checkbox"/>	Scenic Heights	1847 Scenic Ave, Central Point, OR 97502		1 - \$700	2 - \$800	3 - \$900
<input type="checkbox"/>	Snowberry Brook	2261 Villard Ave, Ashland, OR 97520		1 - \$585-675	2 - \$690-825	3 - \$795-925

1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$31,800	\$36,350	\$40,900	\$45,400	\$49,050	\$52,700	\$56,300
<input type="checkbox"/>	Lilac Meadow TC	3013 Cummings Lane, Medford, OR 97501		1 - \$725	2 - \$825	3 - \$925
<input type="checkbox"/>	Maple Terrace	13 Mace Road, Medford, OR 97501		1 - \$700-\$800	2 - \$850-\$950	3 - \$950-\$1050

1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$38,160	\$43,620	\$49,080	\$54,480	\$58,860	\$63,240	\$67,560
<input type="checkbox"/>	Barnett	1852 Barnett Rd, Medford, OR 97504			2-\$950	3&4-\$1050-1150
<input type="checkbox"/>	Willow Glen	1200 Cherry St, Central Point, OR 97502			2-\$950	3-\$1050
<input type="checkbox"/>	Quail Run	20 Erickson Ave, Shady Cove, OR 97539		1-\$750	2-\$850	

Print Name _____

Date _____

*****50/60% TAX CREDIT*****

RENTAL APPLICATION

HOUSING AUTHORITY OF JACKSON COUNTY

2251 Table Rock Road Medford, OR 97501

Phone: 541-779-5785 fax: 541-857-1118

FOR OFFICE USE ONLY

Date Received: _____

Time Received: _____

Property: _____

Please note: You must complete the entire application and sign it in order for it to be processed. If an item is not applicable, please write N/A (not applicable)

NAME OF APPLICANT _____

MAILING ADDRESS _____

CITY, STATE & ZIP _____

HOME PHONE _____ MESS PHONE _____

EMAIL _____

HOUSEHOLD COMPOSITION List below all members of the household who will be residing in the apartment. List the name of the applicant first, including his/her first name, middle name, and last name.

Name: Last, First, Middle	Date of Birth	Disabled Y/N*	Sex	Race*	Social Security Number	Relationship to Applicant
1.						Applicant
2.						
3.						
4.						
5.						
6.						

Income

\$ / Mo. (before tax)	SOURCE (Work, AFS, Child Support, Unemployment Insurance, SSI, SSDI, etc.)

Total assets (List dollar amount for bank accounts, property, etc.): \$ _____

Do you require a unit with special features? Not Applicable ☐ Grab Rails ☐ No stairs ☐
Wheelchair Accessible ☐ Hearing Impaired Smoke Detector ☐ Other _____

THE ABOVE INFORMATION IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND IT IS A CRIME TO KNOWINGLY AND WILLINGLY GIVE FALSE INFORMATION.

Print Name _____ Date _____

Signature _____