

2-3-4 BEDROOM APARTMENTS AFFORDABLE RENTS

Rent Levels have "Maximum Income Limits" (Gross Household Income) based on the number of persons in the Household. For "Maximum Income Limits" specific to your Household, contact the Office (above).

Effective 01/01/2017

- 2-Bedroom Apartments: \$448, \$578 & \$707
"Occupancy Standards": minimum 2 persons & maximum 5 persons
- 3-Bedroom Apartments: \$512, \$662 & \$812
"Occupancy Standards": minimum 4 persons & maximum 7 persons
- 4-Bedroom Apartments: \$563 & \$730
"Occupancy Standards": minimum 6 persons & maximum 9 persons

Murphy Commons Apartments has 85 units:

- 56 - 2-bedroom units (including 3 wheelchair-accessible units, 1 vision-assisted unit, and 1 audio-assisted unit)
- 25 - 3-bedroom units
- 4 - 4-bedroom units

Each unit is furnished with refrigerator, gas range, garbage disposal, dishwasher, central heat and air conditioning, and ceiling fan. Tenant pays gas and electricity. Owner pays water, sewer and garbage. Community features a large common room with kitchen (suitable for birthdays, family events, etc.), computer lab, assigned parking, central laundry room, large playfield, and 3 children play areas. Property is located adjacent to Little Chico Greenbelt, between Little Chico Elementary School and Marsh Junior High School. Convenient location to major shopping, Bidwell Park, bike paths, and bus lines.

COMMUNITY INTEREST FORM

- The Community Interest Form must be completely filled out. Do not leave any blanks. If the information does not pertain to you, please write "None" or "N/A" in the blank.
- The Community Interest Form must include Social Security Numbers or Individual Taxpayer I.D. Numbers (ITINs).
- The Community Interest Form must be signed and dated by the Head of Household.

Community Interest Forms are placed on the Murphy Commons Waiting List, and are processed on a 'first come, first served' basis as Apartments become available. For more information on the Murphy Commons Waiting List, please contact the Property Manager. Community Interest Forms may be submitted during Office Hours Only.

OFFICE HOURS

9:00 AM TO 12:00 NOON - MONDAY-WEDNESDAY-FRIDAY
3:00 PM TO 6:00 PM - TUESDAY-THURSDAY



MURPHY COMMONS APARTMENTS

1290 Notre Dame Blvd., Chico, CA 95928

If assistance is required to complete a Community Interest Form, Murphy Commons Apartments will provide "Reasonable Accommodations" in accordance with Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act Amendments of 1988.

SELECTION CRITERIA

Applicants must meet the following 8 criteria to be accepted as residents of Murphy Commons Apartments. To be accepted for placement on the "Waiting List", Applicants must minimally meet the first 4 criteria.

1. **Head of household must complete a Community Interest Form. All household adults must sign the Community Interest Form and the bottom of this Selection Criteria and Waiting Lists form.**
2. **Applicants must update (by phone or in person) the Community Interest Form when phone number(s) or current address change.**
3. **Household's total gross annual income must not exceed the "Maximum Income Limit" set by the California Tax Credit Allocation Committee for the applicable "Rent Level" (based on total number of household members).**
4. **Social Security Numbers or Individual Taxpayer Identification Numbers (ITINs) must be disclosed for all adult household members.**
5. When requested, Applicants must complete a Rental Application and other documents required to determine eligibility.
6. All household adults must have positive residence references for the past 3 years. Positive references are defined as:
 - No more than 3 late rent payments in any twelve (12) month period
 - No outstanding debt to any previous landlord
 - No evictions within the last 3 years (evictions within the last 3 years may be acceptable if no more than 2 "collection" or "charge-off" Accounts, and at least 1 current Account in "good standing")
 - No substantial violations of the Lease/Rental Agreement including, but not limited to: interference with the use, possession or quiet enjoyment of their units by other Tenants of the property; adversely affecting the health or safety of any person; interference with the management, maintenance or operation of the property; or failure/refusal to pay rent or other charges in a timely manner
7. All household adults must have acceptable credit histories. Acceptable credit history for an individual is defined as:
 - At least 1 current Account in good standing (no outstanding balance, paid "as agreed", etc.)
 - No more than 5 "collection" or "charge-off" Accounts within the last 3 years (excluding medical and student loan)
 - No utility (gas and electricity) "collection" or "charge-off" Accounts
 - A bankruptcy within the last 3 years may be acceptable if no more than 2 "collection" or "charge-off" Accounts and at least 1 current Account in good standing
 - Applicants with no credit history may be acceptable with positive landlord references
8. Applicant must accept the first unit offered unless income-eligible for a lower "Rent Level".

Applicants must disclose all requested information completely and accurately (income, assets, household members, current and prior residences, etc.). False or intentionally misleading information is grounds for denial of housing. All adults must complete and sign all requested forms and other documents as required by local, state and federal housing agencies.

WAITING LISTS

Murphy Commons Apartments maintains a Waiting List in accordance with funding regulations and requirements. Community Interest Forms are processed on a 'first come, first served' basis in accordance with the above Selection Criteria as vacancies become available.

Approved Community Interest Forms are placed on the Waiting List according to date and time received in the Management Office. Community Interest Forms will be screened in date/time order. When a unit becomes available, the next eligible Applicant will be contacted by phone. If unable to contact by phone, the Applicant will be notified by mail and directed to respond within 5 business days. If no response within 5 days, the Community Interest Form will be withdrawn (removed) from the Waiting List. Applicants must notify the Office, in writing, when address or phone numbers change. If Murphy Commons Management attempts to contact an Applicant and is not successful because address and phone numbers are not current or accurate, the Community Interest Form will be withdrawn (removed) from the Waiting List.

Persons with disabilities who require "accessible" units (i.e. wheelchair, vision or hearing) will receive preference over all other Applicants when filling vacant units designated as "accessible". Murphy Commons has designated 3 wheelchair-accessible units, 1 hearing-assisted unit and 1 vision-assisted unit.

Note: Vacancies may be offered to current Residents in order to comply with maximum "Occupancy Standards" or provide "Reasonable Accommodations" to persons with disabilities. Restrictions and regulations governing in-house transfers are uniformly enforced.

By signing below you are indicating that you understand the "Selection Criteria" and the operation of the "Waiting List". Your signature(s) also indicates that you will authorize Murphy Commons to perform a standard credit check.

Applicant Signature

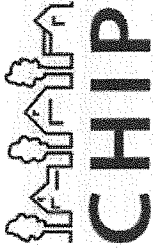
Date

Applicant Signature

Date



EQUAL HOUSING OPPORTUNITY 03/23/16



Community Interest Form

How did you hear about us?

FOR OFFICE USE ONLY:
 Date/Time received: _____
 APPLICATION # _____
 HOUSEHOLD ID # _____

Community Name: MURPHY COMMONS APARTMENTS Total monthly income (from all sources): \$ _____ X's 12 = \$ _____

Applicant Name: _____ D.O.B. _____ Social Security # _____
 Adult Co-Applicant Name: _____ D.O.B. _____ Social Security # _____
 Other member names: _____ DOB _____ SS# _____ DOB _____ SS# _____
 Other member names: _____ DOB _____ SS# _____ DOB _____ SS# _____

Number of people in Household: _____ Unit size preferred: _____ Do you have Section 8: _____
 Current Address: _____ City/State/Zip: _____

Phone: _____ Message Phone: _____ Email: _____

Are you requesting an accessible unit (check all that apply): Wheelchair Hearing/Vision Special Needs Other _____

Ethnicity (optional): 1 = Hispanic or Latino 2 = Not Hispanic or Latino

Race (optional) please circle one or more of the following;

1 = White 2 = African American 3 = American Indian/Alaskan Native 4 = Asian 5 = Native Hawaiian/Pacific Islander 6 = Other

If there is a change in your information it is your responsibility to update that with our office. If you do not update the contact information and we are unable to contact you at the time of unit availability, you will be removed from our interest list.

Applicant Signature _____ Date _____

OFFICE USE ONLY: COMMENTS:

Community Housing 1001 Willow Street 888.912.4663 (toll free)
 Improvement Program Chico, CA 95928 530.891.6931 530.896.2261 (TTY)
www.chiphousing.org





MURPHY COMMONS APARTMENTS

Business Office
1290 Notre Dame Blvd.
Chico, CA 95928

Phone: 530-343-2286
Fax: 530-343-2290

WAITING LIST INFORMATION 01/01/17

Murphy Commons Apartments fills vacancies from our Waiting List. The approximate "wait" depends on the size (i.e. number of bedrooms) and rent of the Apartment:

| Apartment Size | Rent Level | Number of Units | Approximate Wait |
|----------------|------------|-----------------|------------------|
| 2-Bedroom | \$448 | 20 | 4 years |
| | \$578 | 30 | 2 years |
| | \$707 | 6 | 2 years |
| 3-Bedroom | \$512 | 8 | 4 years |
| | \$662 | 15 | 4 years |
| | \$812 | 2 | 4 years |
| 4-Bedroom | \$563 | 2 | 4 years |
| | \$730 | 2 | 4 years |

To be placed on the Waiting List, please submit an Application. Application Packets are available for pick-up at any time from the box outside the Office door, or may be printed from our website www.chiphousing.org.

Additional information has been attached.

Sincerely,

Steven Karnowski
Property Manager

