

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: 01/01/2025

2- Bedroom Apartments: \$580, \$754, \$924

“Occupancy Standards”: minimum 2 persons & maximum 5 persons.

3- Bedroom Apartments: \$659, \$860, \$1053

“Occupancy Standards”: minimum 4 persons & maximum 7 persons.

4- Bedroom Apartments: \$725, \$966

“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 a 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 filled out completely. **Do not leave any blanks!**
If the information does not pertain to you, please write “N/A”.
- The Community Interest Form must include Social Security Numbers or Individual Taxpayer I.D. Numbers
- 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 com, first served’ basis as Apartments become available. For more information on the **Murphy Commons Waiting List**, please contact the Resident Manager.



WAITING LIST

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 Selection Criteria below as vacancies become available.

Completed Community Interest Forms meeting the mandatory requirements of the funding source(s) are placed on the Waiting List according to date and time received in the Management Office. When a unit becomes available, the first 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 (7) seven business days. If no response is received within (7) seven business days, the Community Interest Form will be withdrawn (removed) from the waiting list. Applicants must notify the office in writing when address or phone number changes occur. If management attempts to contact an Applicant and is not successful due to address and phone numbers that were not current or accurate, the Community Interest Form will be withdrawn (removed) from the Waiting List. The applicant may re-apply by completing a new Community Interest Form and will be placed on the list according to the new date and time received.

Persons with disabilities who require “accessible” units (i.e. mobility, vision, or hearing) will receive preference over all applicants when filling vacant units designated as “accessible”.

Vacant units may be offered to current Residents in order to comply with occupancy standards or to provide a reasonable accommodation to persons with a disability. Restrictions and regulations governing in-house transfers are uniformly enforced.

Applicants will be allowed to pass on a unit offer only **twice** before being removed from the waitlist.

SELECTION CRITERIA

Once an applicant has been pulled from the Waiting List, an appointment will be scheduled to complete an application packet to ensure the household qualifies based on the following criteria established for Murphy Commons Apartments.

1. Applicants must complete a rental application, sign all other required forms and provide all requested documentation to determine eligibility.
2. All household adult members must have positive housing history for the past (2) years. Positive housing history is defined as:
 - No more than (3) three late pays in a (12) twelve month period
 - No outstanding debt to a previous landlord
 - No evictions (exceptions may include no outstanding balance and a positive rental reference is given by the evicting landlord or all debt is paid and a positive rental history has been established for the last (3) three years.)
 - No substantial violations of the lease/rental agreement including but not limited to: interference with the use, possession, or quiet enjoyment of their unit by other tenants of the property; adversely affecting the health and safety of any person; interference with the management, maintenance; operation of the property; failure/refusal to pay rent or other charges in a timely manner or failure to maintain the unit in a safe/sanitary condition to include poor housekeeping habits.

If an applicant is unable to provide residence references due to homelessness, (2) two letters of recommendations from a reputable source may be acceptable.

3. All household adults must have acceptable credit histories. Acceptable credit history for an individual will be defined as:
 - No Credit
 - At least (1)_current account in good standing (no outstanding balance, paid “as agreed”)
 - No more than (5) “collection” or “charge-off” accounts within the past (3) years (excluding medical and student loans)
 - No current utility (gas / electric) collection accounts
 - A bankruptcy within the last (3) three years may be acceptable if currently there are no more than (2) “collections” or “charge-off accounts and at least (1) current account.
4. Household must meet minimum income requirements of at least two times the monthly rent but not more than the maximum income limits in accordance with funding requirements. (Minimum income requirements may not apply to households involved in a Section 8 program)

CHIP complies with the letter and spirit of the Fair Housing Act that prohibits housing discrimination against persons based upon race, color, religion, national origin, sex, familial status, disability or other protected classes.

By signing below, the applicant understands the Waiting List and Selection Criteria for Murphy Commons Apartments. A complete Tenant Selection Plan is posted in the rental office for your review should you have further questions.

Applicant Signature	Date	Applicant Signature	Date



Community Interest Form

How did you hear about us? _____

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

Community Name: _____ 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: _____

