



PUBLIC ANNOUNCEMENT



The John Stewart Company is opening the Waiting List for one, two, three and four bedroom units for the following program:
Family Tax Credit/Project Based Section 8 at the following location:

Bendorf Drive Apartments 282 Danze Drive, San Jose, CA 95111

THIS IS NOT THE HOUSING CHOICE VOUCHER PROGRAM

Tax Credit/Project Based Section 8 Family Housing serves low and very low income individuals (18 years and older) and families. The above listed community is under the Low Income Housing Tax Credit program as well as the following programs: Project Based Section 8, City of San Jose Affordability Restrictions, California Housing Rehabilitation Program (CHRP), California Debt Limit Allocation Committee (CDLAC). One Waiting List will be used for all units regardless of program type and units will be offered as they become available. Section 8 units will be offered first to eligible tenants who already live on the site. A household in a Tax Credit unit may be added to the Section 8 transfer list once the household has resided in the unit for 12 months. These transfers are based on seniority. If a Waiting List applicant turns down a unit of any type on two occasions, they will be removed from the Waiting List. For Tax Credit units, security deposits are equal to one month's rent and range from \$1,140 to \$1,764 depending on bedroom count. For Project Based Section 8 units, the security deposit is equal to 30% of the household's gross monthly income.

The Waiting List is open to the public. Applicants, residents and participants in any assisted housing program (including Section 8 Voucher holders) are eligible to submit their names for the Waiting List. Placing your name on the Waiting List does not give you any right to be admitted to any program or guarantee your future eligibility. The head of household must be 18 years or older. For Section 8 units, the head of household must be a legal US resident or citizen.

Your total annual income must not be more than the following amounts for your household size: Income limits are subject to change and applicants may be subject to other program requirements.

Household Members	2013 Income Limits @ 60%/50%	Household Members	2013 Income Limits @ 60%/50%	Household Members	2013 Income Limits @ 60%/50%
1 person	\$42,600 / \$35,500	4 people	\$60,780 / \$50,650	7 people	\$75,420 / \$62,850
2 people	\$48,660 / \$40,550	5 people	\$65,700 / \$54,750	8 people	\$80,280 / \$66,900
3 people	\$54,720 / \$45,600	6 people	\$70,560 / \$58,800	9 people	\$85,100 / \$70,900

The Waitlist will open from **9:00 am on Monday, January 6th, 2014 through 9:00 am on Monday, January, 20th, 2014**. Only online submissions will be accepted. Please **APPLY ONLINE** at the following **WEBSITE: jscohacsc.com**. Other submissions will only be accepted if a Reasonable Accommodation request is made by contacting the property management office at villasanpedro@jsco.net or by fax (408) 225-7496. Only one application will be accepted per mailing address.

Upon opening the Waiting List a two week time window to apply for the lottery will be provided. If the number of interest applications received is sufficient, the waiting list will close and all entries will be lotterized and added to the waiting list in the order of lottery assignment. If the number of received interest applications is deemed too many and constitutes an administrative burden, the received waiting list applications will be processed through a lottery, in which the Owner designates the lottery number cap. If the number of applications isn't sufficient, a lottery will be conducted after two weeks and the list will remain open on a first come first serve basis. Those included in the lottery will be placed on the waitlist according to lottery assignment. Those applications received after the designated closing of the lottery window will be placed at the bottom of the waitlist in the order in which their application was received.

Credit and criminal background checks will be performed on all adult applicants. The complete leasing process is outlined in the Tenant Selection Criteria for Bendorf Drive Apartments which is available at www.jscohacsc.com. **Incomplete, duplicated or modified applications will be rejected.** The John Stewart Company will notify all applicants in writing of the status of their application.