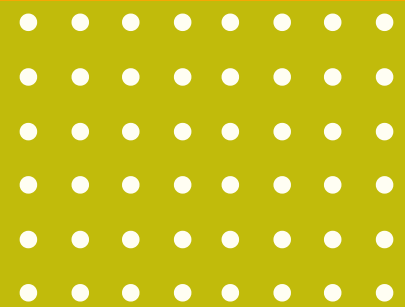




MULTI-FAMILY OPEN WAIT LIST FAQS



Q Are your waitlists first come/first serve? How are they “organized”?

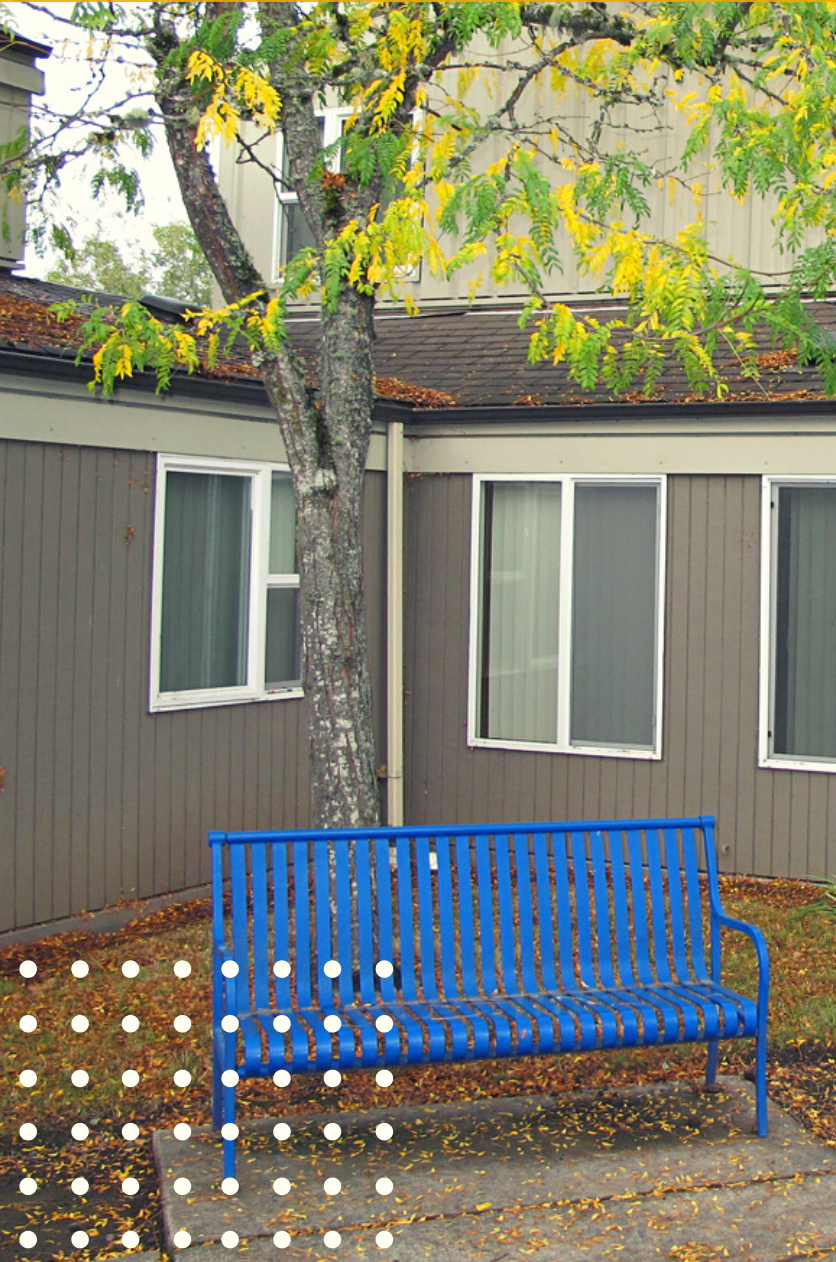
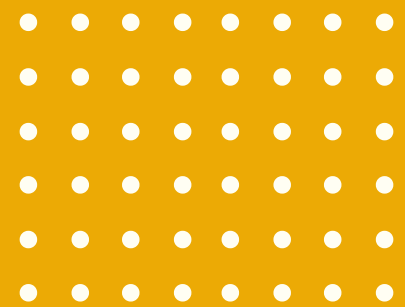
A Our current wait lists are first come/first served, based on application submission date and time.

Q Do you have weight/breed restrictions for "small dogs"?

A Yes – no more than 30 lbs. at adult weight, and there are prohibited breeds as described in our Pet Policy on our website. Most of the prohibited breeds would normally grow to over 30 lbs. Assistance dogs such as service animals or emotional support animals do not have breed/weight restrictions, and are not subject to a pet deposit.



MULTI-FAMILY OPEN WAIT LIST FAQS



Q

What are your screening guidelines for rental history?

A

We are looking for evidence that an individual has the ability to pay their bills on time, keep a safe/sanitary home, and be a good neighbor. We look at the past 3 years. If the rental history is poor (or non-existent) they can provide alternative references as proof of these qualities or showing that they have improved/extenuating circumstances resulted in poor rental history.

Q

What are your screening guidelines for credit?

A

We don't do credit checks, but applicants need to show they will pay rent on time, either through land lord references or alternative credit references they supply. Applicants can provide them if they have a good score as evidence of their ability to pay their bills.



MULTI-FAMILY OPEN WAIT LIST FAQS



Q What are our screening guidelines for criminal history (in regard to felonies)?

A We look at the past three to five-years, depending upon the severity and number of crimes. Eligibility is determined on a case-by-case evaluation, but typically recent and current drug use and violent behavior resulting in convictions would lead to a denial with a right to an informal hearing. Property crimes usually do not impact eligibility, unless it is arson.

Q Are all registered sex offenders prohibited from multi-family housing regardless of level of crime?

A Homes for Good is required by HUD to deny all lifetime registered sex offenders from our housing. All offenders registered in Oregon are on the lifetime list.



MULTI-FAMILY OPEN WAIT LIST FAQS



Q

What are the income limits to qualify for this unit?

A

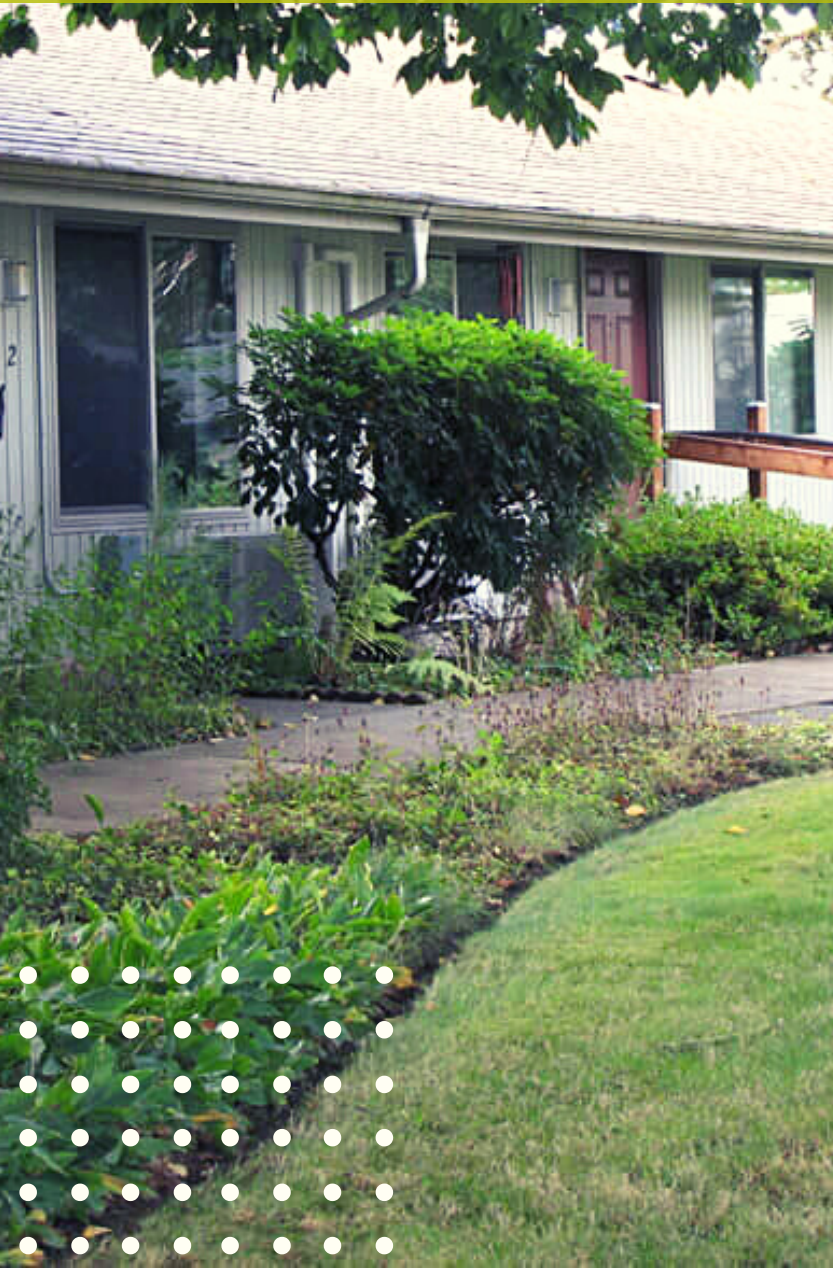
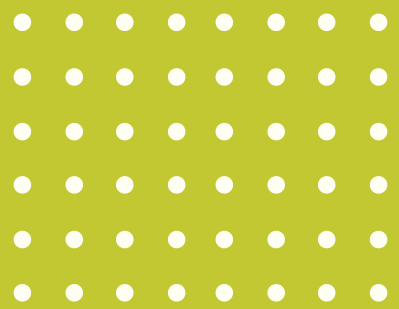
The income limits are set to 50% AMI
(area median income)

For 2021 they are:

- 1 person: \$24,950 per year
- 2 persons: \$28,500 per year
- 3 persons: \$32,050 per year
- 4 persons: \$35,600 per year
- 5 persons: \$38,450 per year
- 6 persons: \$41,300 per year



MULTI-FAMILY OPEN WAIT LIST FAQS



Q How many people can live in each unit?

A The occupancy standard depends on the number of bedrooms:

One-Bedroom

Minimum:

Bedroom 1) One Person

Total: 1



Maximum:

Bedroom 1) Two Persons

Total: 2



Three-Bedroom

Minimum:

Bedroom 1) One Person
Bedroom 2) One Person
Bedroom 3) One Person

Total: 3



Maximum:

Bedroom 1) Two Persons
Bedroom 2) Two Persons
Bedroom 3) Two Persons

Total: 6





MULTI-FAMILY
OPEN WAIT LIST

FAQS



Q What is the HUD definition of “Elderly or Disabled” to qualify for one-bedroom preference points at 14 Pines?

A Elderly is age 62 and older.

Disability means a person meets the Social Security definition of a disabled person and is receiving SSI or SSD, or can provide documentation from a qualified professional verifying that he or she meets the definition of a disabled person, according to the Social Security Administration.

