



## **New Harmony Affordable Housing Opportunity Information and Pre-application**

Thank you for your interest in New Harmony, Davis's newest affordable housing community. Sacramento Yolo Mutual Housing is proud to bring you this new affordable community with one, two and three bedroom apartment flats. Initial occupancy is planned to begin in January 2013.

The New Harmony community will include free high speed internet, savings on utilities due to solar power on-site, a community garden, a basketball court and children's play area, washer and dryer hook ups, large spacious patios, a community club house, on-site laundry facilities, and is located close to Yolobus and Unitrans bus lines.

The City of Davis requires the order in which applications will be processed be determined by using a lottery. To be eligible to participate in the lottery, all prospective applicants will need to complete a pre-application. All pre applications need to be postmarked no later than July 6, 2012 in order to be entered into the lottery. All pre-applications need to be returned to: New Harmony Mutual Housing Community, P.O. Box 330, Davis, CA 95617. Incomplete pre applications will not be processed. Applications received after July 6, 2012 will be processed on a first come first serve basis after the lottery applicants have been processed.

On July 20, 2012 at 1:00 pm SYMHA and the City of Davis will hold a lottery to order applications for processing of the New Harmony Community. The lottery will be open to the public and will take place in the City of Davis Community Chambers at City Hall, 23 Russell Blvd. Davis. All applicants will be notified no later than August 3, 2012 as to their position on the waiting list as a result of the lottery. During the initial lease up of the property Berkley Management will contact applicants to come into the office to complete an interview and a full application. An initial interview and full application, including a background and credit check, will be completed for all prospective applicants.

Applicants will be notified in October 2012 whether they have successfully completed the initial application process. Prospective tenant applications will then be processed and initial certifications will start. The initial certification process is expected to be completed by December 2012 with initial occupancy to start in January 2013.

**All pre-applications must be received or postmarked by July 6, 2012.** Applications can be mailed to: New Harmony Mutual Housing Community, P.O. Box 330, Davis, CA 95617.

If you have any questions on the pre-application process please contact Berkley Management at 530-758-2889.

Below are the tables for Income limits and maximum rents for this property. All numbers are subject to change. Households cannot exceed the maximum income level for this property.

<b>Yolo County Maximum Income Levels for 2012</b>								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
60% Income Level	\$32,340	\$36,960	\$41,580	\$46,140	\$49,860	\$53,580	\$57,240	\$60,960
50% Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650	\$47,700	\$50,800
35% Income Level	\$18,865	\$21,560	\$24,255	\$26,915	\$29,085	\$31,255	\$33,390	\$35,560
30% Income Level	\$16,170	\$18,480	\$20,790	\$23,070	\$24,930	\$26,790	\$28,620	\$30,480

<b>Yolo County Maximum Rent for 2012</b>			
	One Bedroom	Two Bedroom	Three Bedroom
60% Income Level	\$866	\$1,039	\$1,200
50% Income Level	\$721	\$866	\$1,000
35% Income Level	\$505	\$606	\$700
30% Income Level	\$433	\$519	\$600

Maximum rent does not include any utility allowance. All figures are subject to change.



# New Harmony Community Pre Application



EQUAL HOUSING  
OPPORTUNITY



Name: \_\_\_\_\_  
                     First  Middle  Last

Current Address: \_\_\_\_\_  
                                     Street Address  Apt#                                    City

\_\_\_\_\_    \_\_\_\_\_  
                     State  Zip

Contact Information: (\_\_\_\_) \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_ \_\_\_\_\_  
                                     Phone number                    Cell phone                                    Email

List all household members below:

Name	Gross annual income (please list for each household member)	Relationship to head of household	Social Security Number	Birthday	Full time student  Yes or no
(Head of Household)					

Size of unit requested: (circle all that apply)    one bedroom    two bedroom    three bedroom

Does household require an accessible unit? \_\_\_\_\_ If so, what type of accessible features does household require? \_\_\_\_\_.

Household requesting these accommodations will be required to show proof of need during application process.

Is anyone in the household an employee or related to a relative of employee of the developer (Sacramento Yolo Mutual Housing Association), construction team(Sunseri Construction) or designated responsible party to carry out the lottery (Berkley Management) or the City of Davis?(yes or no) \_\_\_\_\_. If yes, please explain.\*

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\*This does not disqualify you from the lottery. It is for disclosure purposes only.

Does anyone in the household own any real estate? \_\_\_\_\_ If yes, please attached a separate explanation of all real estate owned by any household members.

Please list by household members total assets per person:

Name	Total Assets (this includes all bank accounts, cash, property, etc)

Do all applicants acknowledge that this community is designated as an affordable housing community and that all applicants intend to occupy the unit for which they are applying for? \_\_\_\_\_

Do all applicants understand that this pre-application represents the entire household and that no persons in the household are applying separately? \_\_\_\_\_ (Additional application(s) for any household member listed in this application can lead to the disqualifications of all applications and/or all members of the household on the applications.)

All households who are found to qualify initially receive one ticket in the lottery. Additional lottery tickets are assigned to individuals in the following: Members of the local Davis workforce, persons with disabilities and seniors. If anyone in the household meets these requirements please attach the following required information:

**Local Work Force** – Requires written verification from an employer within the Davis Planning Area (Including UC Davis). This statement must include the employer information, employment position, average amount of hours worked each week for the past six months, and the employee’s primary place of work. In cases where an employer or a home occupation entrepreneur is applying for this category, tax documentation and a copy of the business license must be attached to this application. (This category receives 4 tickets in the lottery.)

**Persons with disabilities** – The applicant must attach to this pre-application a written verification from a physician that states an adult member of the household, as defined in Article 18.07.020 of Davis Municipal Code, has a physical or mental impairment that limits one of more major life activities, as defined in the Fair Employment and Housing Act of California Government Code section 12926(i)(1),(2) and 1292(k)(1),(2). (This category receives 2 tickets in the lottery.)

**Seniors** – The applicant must provide a copy of the households member’s birth certificate or other acceptable documentation in order to verify that the individual is 62 years of age or older. (This category receives 2 tickets in the lottery.)

Note: For purposes of tallying tickets for the lottery, the highest ticket category is used without adding ticket categories together. For example, a senior who is a member of the local workforce would get 4 tickets not 6 tickets.

All household members 18 or older are required to sign this pre-application. By signing this document you acknowledge and certify that the above information is correct. Failure to disclose certain information can lead to the disqualification of your pre-application.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

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Applicant

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**For office use:**

\_\_\_\_\_  
Date pre-application received and/or postmarked

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date entered into system

\_\_\_\_\_  
Entered by