



## PETALUMA AVENUE HOMES

# Waitlist Coming Soon

The waiting list for 1-bedroom, 2-bedroom, and 3-bedroom units at Petaluma Avenue Homes will open **July 28, 2021**. **Applications must be submitted online by 5:00 PM on August 4, 2021**. A lottery will be conducted for all applications received by the deadline. Only the top **300** applications will be placed on the waiting list for consideration.

**Applications must be submitted online.** Please visit [www.sahahomes.org/apply](http://www.sahahomes.org/apply) for more information. A valid email address is required to apply.

**The 24-hour support phone line will open on July 28, 2021 at 9:00 AM and close on August 4, 2021 at 5:00 PM. Please call (833) 229-5327 or email [PetalumaAve@sahahomes.org](mailto:PetalumaAve@sahahomes.org).**

Persons with disabilities have the right to request reasonable accommodations to participate in the application process. If you cannot apply online due to a disability and require a paper application please email [PetalumaAve@sahahomes.org](mailto:PetalumaAve@sahahomes.org).

571 Petaluma Avenue  
Sebastopol, CA 95472

The head-of-household must be at least 18 years or older or legally emancipated at the time of application.

Please see attached pages for minimum and maximum income limits.

## AMENITIES

- Onsite Property Management, Supportive Services
- Community garden
- Common House
- Laundry Facility
- Abundant open space
- 45-unit property

### PETALUMA AVENUE HOMES

571 Petaluma Ave., Sebastopol, CA 95472

TEL (833) 229-5327 TTY (510).653.0828

[www.sahahomes.org/properties/petaluma-avenue-homes](http://www.sahahomes.org/properties/petaluma-avenue-homes)

### APPLICATIONS AVAILABLE ONLINE

STARTING JULY 28, 2021

[www.sahahomes.org/apply](http://www.sahahomes.org/apply)





# Petaluma Avenue Homes

571 Petaluma Avenue  
Sebastopol, CA 95472  
Phone: (833) 229-5327  
TTY:(707) 824-4313

Dear Applicant,

Thank you for your interest in becoming a resident of Satellite Affordable Housing Associates. Below is some important information you should know about the process before applying.

- **The waiting list for 1-bedroom, 2-bedroom, and 3-bedroom units at Petaluma Avenue Homes opens on July 28, 2021 at 9:00 AM. Applications must be submitted online by 5:00 PM on August 4, 2021.** A lottery will be conducted for all applications received by the deadline. Only the top **300** applications will be placed on the waiting list for consideration. If additional applications are needed, we reserve the right to process the next applications in lottery order.
- Applications must be submitted online. Please visit [www.sahahomes.org/apply](http://www.sahahomes.org/apply) for more information. A valid email address is required to apply. **The 24-hour support phone line will open on July 28, 2021 at 9:00 AM and close on August 4, 2021 at 5:00 PM. Please call (833) 229-5327 for phone support or email [PetalumaAve@sahahomes.org](mailto:PetalumaAve@sahahomes.org).**
- We will evaluate the individual circumstances of each application, will consider additional information submitted by the applicant, and will provide reasonable accommodations when requested, verified, and necessary. Persons with disabilities are encouraged to apply.
- If your household is over-income, or otherwise unqualified, your application will be denied. You will receive written notification and instructions on the appeal process. Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing.
- It is your responsibility to notify management of address or telephone number changes. If we are unable to contact you, your name will be removed from the waiting list.
- It is our policy to update the waiting list annually by sending all applicants a Waiting List Update Letter and removing the names of those who are no longer interested in or no longer qualify for housing.
- If you turn down two opportunities for housing, your application will be removed from the waiting list. You may reapply for housing when the waiting list is open.
- Federal regulations require that management recertify each household's income and assets annually. Management must also regularly inspect apartments to ensure that they are suitable for occupancy.



# Resident Selection Criteria

## **Background Checks**

Management will review eviction and unlawful detainer records, landlord references, criminal history, and sex offender registration requirements to determine applicant suitability. No screening fees will be charged to the applicant. If an applicant is denied due to any of the following criteria, the applicant will receive written notification and instructions on the appeal process.

## **Evictions and Unlawful Detainers**

Applicants with an eviction or unlawful detainer judgment date within the last five (5) years will be denied. Stipulations, dismissals, and cases without a final disposition are not a reason for denial.

## **Landlord Reference Checks**

Management will verify residency with current and prior landlords for the past two (2) years. Management is specifically looking at payment history, incidents of damage and/or housekeeping issues, lease violations and eviction proceedings. If a negative landlord reference is received, the application will be denied. Lack of residential history does not necessarily disqualify you.

## **Criminal & Sex Offender Screening**

Applicants with a felony conviction date within the last five (5) years will be denied. Convictions that are screened include categories of crimes that could be a threat to the property, residents, or staff, such as violent crimes, property crimes, sex crimes, and drug crimes related to manufacturing, selling, or distribution. Criminal records resulting in a misdemeanor are not a reason for denial.

## **Applicant Conduct**

If, during the course of processing an application, it becomes evident that an applicant has falsified or otherwise misrepresented any facts about his/her current situation, history, or behavior in a manner that would affect eligibility, applicant selection criteria qualification, allowances, household composition, or rent, the application will be denied.

If an applicant or guest of an applicant exhibits blatant disrespect, or disruptive behavior towards management, the property, or other residents any time prior to move-in, the application will be denied.

Management will deny a household if there is reasonable cause to believe that a member's behavior from 1) abuse or a pattern of abuse of alcohol and/or 2) illegal use or pattern of illegal use of drugs may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

## 2021 Minimum & Maximum Income Limits for Petaluma Avenue Homes

<b>1-Bedroom</b>			
<b>Rent: \$591, \$919, \$1,028, or \$1,246</b>			
<b>Number of People in Household</b>	1 Person	2 Persons	3 Persons
<b>Minimum Income</b>	\$14,184	\$14,184	\$14,184
<b>Maximum Income</b>	\$48,900	\$55,860	\$62,820

<b>2-Bedroom</b>				
<b>Rent: \$704, \$1,096, \$1,227, or \$1,489</b>				
<b>Number of People in Household</b>	2 Persons	3 Persons	4 Persons	5 Persons
<b>Minimum Income</b>	\$16,896	\$16,896	\$16,896	\$16,896
<b>Maximum Income</b>	\$55,860	\$62,820	\$69,780	\$75,420

<b>3-Bedroom</b>					
<b>Rent: \$812, \$1,266, \$1,417, or \$1,720</b>					
<b>Number of People in Household</b>	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons
<b>Minimum Income</b>	\$19,488	\$19,488	\$19,488	\$19,488	\$19,488
<b>Maximum Income</b>	\$62,820	\$69,780	\$75,420	\$81,000	\$86,580

*Minimum income figures are subject to change.*

*There is no minimum income requirement for households with Section 8 assistance.*

*Rent amounts are subject to change. Income Limits are subject to change.*

### **Eligibility:**

The head-of-household must be 18 years or older or legally emancipated at the time of application.

# Frequently Asked Questions

## **How do I complete an application?**

Applications must be submitted online. Please visit [www.sahahomes.org/apply](http://www.sahahomes.org/apply) for more information. A valid email address is required to apply. **The 24-hour support phone line will open on July 28, 2021 at 9:00 AM and close on August 4, 2021 at 5:00 PM. Please call (833) 229-5327 for phone support or email [PetalumaAve@sahahomes.org](mailto:PetalumaAve@sahahomes.org).** Applications can be completed on a computer, tablet, or mobile smartphone.

## **When will I be contacted after submitting my application?**

You will receive an email confirmation when your application is submitted. Once your name reaches the top of the waiting list, and a unit is available, we will contact you to schedule a certification interview. It is our policy to invite multiple households to start the qualification process. Housing will be offered to qualified households in waiting list order.

## **What documents will I need for a certification interview?**

Your household will need to bring state-issued picture identification/driver's license for all adult household members, Social Security cards for all household members, if a social security number has been issued, proof of age for **all adult** household members (such as but not limited to: birth certificate, valid passport, naturalization certificate, Social Security letter verifying date of birth), Birth certificates or custody agreement for all minor household members (17 years and under), proof of income, and proof of assets.

## **What is my waiting list number?**

It is our policy not to disclose to applicants their specific positions on the waiting list.

## **How long do I have to wait before I am contacted?**

Waiting times vary, as it depends on waiting list size, and when current tenants move out.

## **What other properties are accepting applications?**

Please visit our website at [www.sahahomes.org/apply](http://www.sahahomes.org/apply) for the most up-to-date information on which properties are accepting applications.

## **What are the move-in costs?**

The move-in costs include a security deposit and first month's rent. The security deposit is equal to one month of rent.

## **Is smoking allowed in the building?**

Smoking is not allowed. For more detailed information, request to see a copy of SAHA's Agreement Regarding No Smoking Policy.

## **Are residents permitted to have pets?**

Certain pets are allowed. Residents must apply, the animal must be approved, and there is a \$200 pet deposit. For more detailed information, request to see a copy of SAHA's pet policy.

## **Is there off-street parking?**

There is one off-street parking space available for each unit at this property.