71 New Affordable One-, Two- and Three-Bedroom Apartment Homes in Lake Forest, California

Pre-applications can be submitted:

- Online (Please visit https://nationalcore.org/communities/mountain-view)
- In-Person or Mailed to Legacy Square Apartments office:

    301 E. Santa Ana Boulevard, Santa Ana, California 92701 C/O: Mountain View Apartments

Pre-applications will be accepted in only these formats from Friday, July 21, 2023, to Friday, August 4, 2023.

*All applications delivered via mail need to be received no later than Friday, August 4, 2023.

Mountain View Apartments offers 71 affordable apartment homes for families with household-qualifying maximums at various set asides, ranging from 30% to 60% of the applicable area median income (AMI) in Orange County.

Mountain View gives reasonable preference consideration to the housing needs of households residing in, employed in, or offered employment in the City of Lake Forest, including but not limited to priority placement written waiting list of available units.

UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS (Subject to change):

Unit Size	# of Units	Household size	Rent 30% AMI	Rent 40% AMI	Rent 50% AMI	Rent 60% AMI
1 Bedroom	18	1-3	$726	N/A	$1,291	$1,560
2 Bedroom	35	2-5	$903	N/A	$1,549	$1,872
3 bedroom	18	3-7	$1,038	$1,411	$1,787	$2,157

Household Size	30% AMI	40% AMI	50% AMI	60% AMI
1	$30,150	$40,200	$50,250	$60,300
2	$34,440	$45,920	$57,400	$68,880
3	$38,760	$51,680	$64,600	$77,520
4	$43,050	$57,400	$71,750	$86,100
5	$46,500	$62,000	$77,500	$93,000
6	$49,950	$66,600	$83,250	$99,900
7	$53,400	$71,200	$89,000	$106,800

Minimum monthly income is 2x rent

* Income and Rent Limits Subject to Change

There is no minimum income requirement for applicants in possession of a Tenant Based Section 8 Voucher.

NATIONAL CORE®

HOPE through HOUSING FOUNDATION

COUNTY OF ORANGE CALIFORNIA

Telecare Corporation

Affordable rents are income-restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits and rental rates subject to change.

As required by the Tax Credit Allocation Committee (TCAC), mobility/hearing/sight impaired households will have priority for units designed for the mobility impaired and units designed for the hearing/sight impaired.

HOW TO APPLY

Please log on to nationalcore.org/communities/mountain-view/ between Friday July 21, 2023, and Friday August 4, 2023, and complete the pre-application. If unable to access by computer, please mail to or apply in person at:

Legacy Square Apartments office:
301 E. Santa Ana Boulevard
Santa Ana, California 92701
C/O: Mountain View Apartments

Incomplete pre-applications may be rejected.

Please take your time to accurately complete the pre-application; all applications delivered via mail must be received no later than August 4, 2023.

Each household may only submit one pre-application. Duplicate household pre-applications will not be considered & are grounds for denial.

APPLICATION PROCESS

Submit a Pre-Application

Pre-applications will be accepted from Friday, July 21, 2023, until Friday, August 4, 2023. Applications received online, by mail, and in person will be placed in a lottery system.

After we review your information, and if you qualify for the next stage of processing, a leasing associate will schedule an appointment with you to go through the additional paperwork required. Credit checks, criminal background screening, landlord references, and income and asset verifications will be required for all applicants. Please note, there will be a fee of $20 per applicant charged to run credit checks. This meeting will also give you an opportunity to ask any questions you may have about the application process and the property. Please remember, although applications are processed in the order of the waiting list, apartments will be offered on a First-Qualified, First-Offered basis.

Interview

At your scheduled appointment, please come prepared with all requested supporting documents as outlined in the Application Checklist below. We will confirm the information supplied on your application and answer any concerns you may have. This interview normally takes approximately 45 minutes. All persons 18 and over who will be living in the apartment must participate in this interview. Your leasing associate must verify credit, criminal background check, rental history, and all sources of income and assets. Your patience and cooperation are appreciated.

Apartment Offer

When all documents have been received and approved, qualified applicants will be notified and move-in dates confirmed. Remember, you will only receive one offer of an apartment. If you decline that apartment, you will be considered to have withdrawn your application.

12-Month Lease Term

Leases will be for a minimum term of one year.

Smoking

Mountain View Apartments is a 100% smoke-free community.

INTERVIEW CHECKLIST

****DO NOT SUBMIT THIS INFORMATION WITH YOUR PRE-APPLICATION.
THIS IS ONLY REQUIRED AT THE TIME OF INTERVIEW****

If you choose to apply and we contact you for an interview, you will be required to provide the following documentation:

For household members 18 and older:

Valid state or national picture ID (i.e. Driver's License, Passport, etc).

Employment: Copies of the first pay stub for the current calendar year and the most current 3 months of consecutive pay-stubs (7 stubs if paid bi-weekly; 6 stubs if paid semi-monthly; 13 stubs if paid weekly) or equivalent proof of other income. A copy of the most recent IRS tax return is required for cash-paid employment.

Unemployment Insurance: Printout of statement or copy of last letter showing current monthly benefit.

Self-Employment: Copy of previous year's IRS tax return, including Schedule C.

GA/AFDC/TANF: Printout of benefits paid in last 12 months or last Notice of Action letter (dated within 120 days)

Pensions & Annuities: Copy of the most current statement.

Real Estate: Copy of the most recent mortgage statement, & other relevant owner information.

Student: Name and address of school.

For all household members of any age:

Social Security Cards if applicable (for all members) and Birth Certificates (for minors only)

SSI or SSA/Disability: Printout of the benefit letter (the date on the letter needs to be within 120 days prior to move-in).

Bank Accounts and Assets: Copies of the 6 most recent bank statements for checking accounts; 6 most recent bank statements for savings account. (For electronic pay cards: printout or receipt. 401K current statement and or IRA statement.

Child Support/Alimony: Current notice from D.A. Office, a court order, or a letter from the provider.

Financial Assistance: This includes regular gifts or payments from anyone outside of the household (includes anyone paying your bills). We will require a written letter from the person providing assistance stating the amount and length of assistance.

Other: Documentation for regular pay as a member of the Armed Forces, severance payments, settlements, lottery winnings or inheritances, death benefits or life insurance dividends, trust benefits, stocks, bonds, whole life insurance policies or any other source of income not listed.

GROUNDS FOR DENIAL OF RENTAL APPLICATION

We welcome your application to rent at Mountain View Apartments. It is the responsibility of each applicant to provide any and all information required to determine eligibility. **Persons with Disabilities may be entitled to reasonable accommodations.** Applicants will be made aware of their right to reasonable accommodation in cases where disability status is a contributing factor to poor credit or evictions. The following lists the reasons why we might deny your application.

1) **Credit (An exception for extraordinary medical expenses and/or student debt may be permitted.)**

   • Open lines of negative credit with no positive offset.

   • A non-discharged bankruptcy.

2) **Rental History**

   • A judgment against an applicant obtained by the current or previous landlord.

   • An unmet obligation owed to a previous landlord.

   • The applicant must have made timely payments of the last year's rental payments.

3) **Personal History**

   • Blatant disrespect, violent, threatening, or disruptive behavior toward management, the property, or other residents exhibited by an applicant or family member any time prior to move-in (or demonstrable history of such behavior).

4) **Criminal Background Check**

   • The manufacturing, selling or possession of any drugs or illegal substances, or established pattern of manufacturing, selling or possession of any drugs or illegal substances.

   • Conviction for physical violence to persons or property, violent criminal activity, sexual abuse, illegal weapons possession, any form of assault, breaking and entering, burglary, arson or drug-related criminal activity or any act that would threaten the health, safety or right to peaceful enjoyment by other residents, employees and contractors who work with the community.

5) **Annual Income/Occupancy standard/other program regulations**

   • Annual income (including assets) not within the established restrictions for the property.

   • Household size must meet the established occupancy standard for the property.

   • Applicant must meet all program regulated eligibility requirements.

6) **Documentation**

   Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation it is grounds for denying your application:

   • Completed and signed application, release of information, grounds for denial, and application fee and deposit (if required).

   • Landlord references covering the last two years of residency or verification of homelessness when applicable.

   • Appropriate proof of all income sources and assets.

   • Any other documents required to determine eligibility.

   • Any undisclosed or altered documents.

7) **Offer of an Apartment**

   Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant.