

SANTA MONICA NEW HOPE COURTYARD APARTMENTS
TENANT SELECTION PLAN SUMMARY

SANTA MONICA NEW HOPE COURTYARD APARTMENTS is 24-unit smoke-free building in **Santa Monica, Calif.**, that operates under the guidelines of the HUD Section 811/PRAC Program. As such, there are several eligibility requirements that an applicant must meet to become a resident of **SANTA MONICA NEW HOPE COURTYARD APARTMENTS**.

Applicants interested in applying for housing at **SANTA MONICA NEW HOPE COURTYARD APARTMENTS** must submit an application to **TELACU Property Management, Inc. (TPM)**. Upon receipt of the application, TPM will conduct a preliminary eligibility review to ensure that the applicant is eligible to participate in the HUD Section 811/PRAC Program.

Please note that meeting the preliminary eligibility requirements **does not** guarantee the applicant is eligible for housing. All applicants must meet the **SANTA MONICA NEW HOPE COURTYARD APARTMENTS** Tenant Selection Plan (TSP) requirements.

SANTA MONICA NEW HOPE COURTYARD APARTMENTS is an equal opportunity housing facility, designed to provide housing to non-elderly individuals and families whose income is very-low and extremely-low under the HUD 811 PRAC Program. A percentage of units at **SANTA MONICA NEW HOPE COURTYARD APARTMENTS** contain accessible features. These units at **SANTA MONICA NEW HOPE COURTYARD APARTMENTS** have been architecturally altered for mobility, hearing and visual impaired, as defined in the 4350.3 Rev-1 Change 4 HUD Handbook; someone in the family must qualify as “needing” the architecturally altered features to apply for or live in these units. A medical professional or qualified third-party will verify the need.

In addition to the above requirements federal regulations require that to live at **SANTA MONICA NEW HOPE COURTYARD APARTMENTS**, the applicant must meet the following:

- Be 18 years of age or older (head, co-head or spouse) and have Acquired Immunodeficiency Syndrome (AIDS) or Human Immunodeficiency Virus (HIV).
- The household’s annual income may not exceed the applicable income limits.
- The applicant must be willing to pay the rent calculated using the HUD rules and regulations.
- The unit must be the household’s only residence. At the time of admission, the applicant may not be receiving assistance for any other unit.
- Applicant must be able to meet the owner/management Tenant Selection Plan.
- Applicants must disclose the Social Security Number for themselves and all household members.
- All adult members must sign consent forms and, as necessary verification documents so that management can verify sources of income and eligibility.

PLEASE NOTE: The above information is only a summary of the TSP which may be subject to further revision by Management. A complete copy is available upon request.

Complete the application. You can submit the application three different ways: (1) Fax to (323) 838-0548; (2) Email to TRMClerk@TELACU.com; or (3) Mail to:

TELACU Property Management, Inc.
1248 Goodrich Blvd.
Los Angeles, CA 90022

If you need additional information call 310.395.1026 or TTY 323.622.0006.

