

**THE HEIGHTS SENIOR APARTMENTS**  
**NOW ACCEPTING PRE-APPLICATIONS**

(62 Years & Better)

53 New Affordable 1 Bedroom Apartments located at  
 14558 Francisquito Avenue, La Puente, California  
 Occupancy Expected to begin September 2018



**Community Amenities include a Community Center, Business Center, Laundry Facilities, Exercise Room, Picnic Area, On-Site Management and On-Site Resident Services. Each unit includes Central HVAC, Refrigerator and Microwave, Custom Blinds, Ceiling Fan and Balconies or Patios.**

For up to date information and **to complete the Pre-Application** visit our website:  
[www.theheightsseniorapts.com](http://www.theheightsseniorapts.com)

If you do not have access to a computer and wish to obtain an application packet in the mail, please submit a letter or postcard indicating your name, address, and telephone number to:

**The Heights c/o Metro Village Property Manager**  
**14428 East Ramona Blvd.**  
**Baldwin Park, CA 91706**  
**626-525-9838 (Temporary Phone Line) TDD: Dial 711**

You may also visit this location in person or call the noted phone number in order to obtain an application

2018 Rent and Income Limits					
No. Of Units	Unit Type	AMI %	Rent*	1 Person Max Income*	2 Person Max Income*
27	1 Bed	30%	\$498	\$20,350	\$23,250
1	1 Bed	40%	\$680	\$23,250	\$31,040
11	1 Bed	50%	\$862	\$33,950	\$38,800
14	1 Bed	60%	\$1,044	\$40,740	\$46,560

\*Income and other restrictions apply. Affordable rents are restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other Regulatory Agreements\*  
 \*16 One Bedrooms are Sensory Adapted\*

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## Information for Applicants with a Physical or Sensory Disability

All units are fully accessible with universal design principles and will be given priority in the selection process and leasing to persons with sensory and physical disabilities. Accessible unit features include:

- **Wheelchair-Accessible Doorways in ADA units and common areas of the property**
- **Wheelchair-Accessible Bathtubs**
- **Low Counter Tops in Kitchen and Bathroom along with wheelchair accessible appliances**
- **Wheelchair-Accessible entry door viewers and visual signals**

Applicants requesting an accessible unit should indicate this in the designated area on the application form.

**The Heights also offers 27 units out of the 53 units for homeless seniors who meet Housing Authority of the County of Los Angeles Sec. 8 voucher program guidelines. These households will be processed using the Coordinated Entry System (CES).**

## Leasing FACTS

For initial occupancy, applicants must complete a pre-application either on-line, by mail or in-person. The web-site, temporary office location and phone number to gain additional information is noted on the first page. All applications will be date and time stamped. All applications received by the deadline of **July 27, 2018**, which meet the minimum regulatory qualifications, will be entered into a lottery to determine the order in which applications will be contacted for an interview. Only applications submitted by the deadline will be eligible to be included in the lottery. Lottery results will be posted at the temporary leasing office.

Property management staff will contact the first 100 names and notify them of their lottery position. Applicants will then be contacted for an interview based on their assigned lottery number. Applicants will be interviewed and approved on a first-come, first-serve basis.

All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources, which have made it feasible. The information herein reflects these requirements to the best of management's knowledge but is subject to change if required for compliance with law or regulation.

Once the property is fully leased up all remaining applicants will go on the property waiting list for future occupancy in order of when application was received. The waiting list is purged annually and all applicants must provide in writing any updates to their personal information.

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