

MULTIFAITH LIVING COMMUNITY AT CA HOUSE
433 RUSSELL BLVD, DAVIS CA 95616
(530) 753-2000

MANAGED BY CAL AGGIE CHRISTIAN ASSOCIATION (DBA: "CA HOUSE")



RESIDENT SELECTION CRITERIA & MARKETING PLAN

Please read this document carefully. These are the standards by which your application for housing will be reviewed.

The purpose of the Resident Selection Criteria & Marketing Plan is to establish fair and equitable guidelines for selecting applicants to occupy housing units at the Multifaith Living Community at CA House, located at 433 Russell Boulevard, Davis, CA 95616. The Multifaith Living Community is owned and managed by CA House.

Questions or requests for assistance regarding any aspect of the application process may be directed to our Community Coordinator at cahousecommunity@gmail.com or 530-564-6574.

A. AFFIRMATIVE MARKETING AND COMMUNITY OUTREACH PROGRAM

CA House's program will be administered in a manner that affirmatively furthers fair housing.

In accordance with Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), CA House promotes equal opportunities for safe and affordable housing to all persons, regardless of race, color, sex, sexual orientation, religion, ancestry, national origin, marital status, familial status, age, disability, HIV/AIDS status, or place of residence. Further, in accordance with California's Fair Housing and Employment Act and the Unruh Civil Rights Act, CA House promotes equal opportunities for safe and affordable housing to all persons regardless of citizenship or immigration status, primary language, gender identity or gender expression, genetic information, source of income, or military or veteran status.

Advertisement

All advertising materials for the Multifaith Living Community will be posted on the CA House website (www.cahouse.org),. Throughout the leasing season, listings will also be available online at Craigslist, Community Housing Listing, and other social media housing pages affiliated with UC Davis. Housing flyers will also be distributed around the UC Davis campus.



Reasonable Accommodations

Per Section 504 of the Rehabilitation Act of 1973 CA House will not discriminate on the basis of disability in programs and activities related to affordable housing. CA House will apply the same screening criteria to all applicants. However, CA House is obligated to offer qualified applicants with disabilities additional consideration in the application of rules and practices, or services and structural alterations, if it will enable an otherwise eligible applicant or tenant with a disability an equal opportunity to access and enjoy the housing program. CA House is not, however, required to make a reasonable accommodation or physical modification if the accommodation or modification will cause a financial burden to the building or if it requires CA House to alter or change a basic component of the housing program.

After receiving third-party verification from a healthcare professional identified by the applicant that the applicant is disabled and requires the type of accommodation requested, CA House will make all efforts to supply the accommodation. If CA House finds that the accommodation requested is not reasonable, CA House will make all efforts to find an accommodation that is both effective and reasonable.

Reasonable accommodation for persons with disabilities will be provided at all stages of the application, interview, selection and residency process. Reasonable accommodation includes adjustments to rules, policies, practices and procedures.

Questions or requests for assistance regarding any aspect of the application process may be directed to our Community Coordinator or other members of the leasing staff at 530-564-6574.

Accessible Units

The Multifaith Living Community has 2 accessible units. In the event that an accessible unit designed to meet the special needs of persons with mobility impairments becomes available, preference will be given to a current tenant in the building who requires and has requested an accessible unit. The Multifaith Living Community also has accessible units designed for persons with hearing and visual impairments. Tenants or applicants may also request a modification to any unit in the building to accommodate special needs as a result of a disability.

In the event that no tenant is available for transfer, CA House will market to individuals with mobility impairment before filling an accessible unit with an individual who does not need its features. If all efforts do not result in finding such an applicant, the unit will be offered to the next eligible applicant on the waiting list.

B. INCOME AND OTHER ELIGIBILITY REQUIREMENTS

In order to be eligible for an affordable housing unit at the Multifaith Living Community, the applicant's gross annual income cannot exceed the maximum Area Median Income (AMI) limits (See chart below). There are three units available for Very Low-Income qualified applications, and seven units designated for Low-Income qualified applicants. Income verification is performed by reviewing applicant's FAFSA Student



Aid Report (SAR) or most recent tax returns. These documents must be turned in at time of application submission.

2020 Figures:

Number of Persons in Household:		1	2	3	4	5	6	7	8
Yolo County Area Median Income: \$92,500	Extremely Low	19450	22200	25000	27750	30680	35160	39640	44120
	Very Low Income	32400	37000	41650	46250	49950	53650	57350	61050
	Low Income	51800	59200	66600	74000	79950	85850	91800	97700
	Median Income	64750	74000	83250	92500	99900	107300	114700	122100
	Moderate Income	77700	88800	99900	111000	119900	128750	137650	146500

C. APPLICATION PROCEDURE

During the period in which the Multifaith Living Community’s waiting list is open, applications will be available on the CA House website (www.cahouse.org). If an applicant would prefer to complete a hard copy of the lease, the applicant may come to the CA House office to pick up, fill out, and drop off the lease in-person.

CA House will accept applicants for the Multifaith Living Community on a first-come, first-served basis. Applicants must meet all program requirements before being accepted to the community. If there are no available rooms, applicants will be added to the Waiting List. Applicants on the waiting list will not be interviewed until there is an available room.

Applications for the following lease year (September-August) will be accepted on Mondays-Fridays beginning February 1st. A *maximum* of thirty-six (36) eligible applicants will be accepted as members of the Multifaith Living Community, with ten (10) applicants accepted for affordable units. There is no limit to the amount of applications we will accept, but any applications received after all units are filled will be placed on the Waiting List.

CA House will post all leasing announcements on the CA House website (www.cahouse.org). CA House will also send announcements to community agencies that serve the UC Davis student community.

All applications must be complete in order to be considered for housing (including biographical data, financial documentation, essays, and references). Applications not filled out completely will not be considered until all information can be confirmed. Reasonable accommodation, such as alternative means of receiving or submitting applications, will be made for persons with disabilities. Intentionally providing false information is considered fraud and can result in severe penalties, including, but not limited to, loss of your housing unit.



When applications are completed through our online application portal, CA House staff will contact you within two to five business days by email of receipt of your application with a denial or invitation to interview. Applicants will be considered conditionally eligible for housing based solely on statements given on the application form. Submitting an application, being invited to interview, or any other contact from CA House does not assure the applicant housing at the Multifaith Living Community.

If you decide that the Multifaith Living Community is not the housing community for you, we request that you would let us know as quickly as possible so that we can make your space available to other potential residents. Along these lines, if we do not receive communication from you within 14 days of an interview request OR within 30 days of acceptance to the community, we will suspend your application. If your application is suspended, you will lose your space in line for a room and will need to contact the Community Coordinator (cahousecommunity@gmail.com) to reactivate your application.

D. INTERVIEW AND FINAL SELECTION PROCESS

No applicants will be admitted without a personal interview with CA House staff. This interview may be completed in-person, by phone, or by video conference.

All information provided on the application will be verified. False, inaccurate or incomplete information may disqualify you. CA House will complete third party verifications for certification and verify that the applicant meets the minimum and maximum income guidelines.

CA House will use the following screening criteria when determining each applicant's eligibility for residency at the Multifaith Living Community:

1. Applicant must be enrolled as a student at UC Davis or other local university/college, OR a recent alumni of UC Davis (graduated within the last 12 months).
2. Applicant must be able to articulate interest in the mission and goals of the Multifaith Living Community.
3. Applicant is willing and able to commit to the Community Agreement that outlines the programmatic requirements of the intentional living community.
4. Applicant must demonstrate the ability to live in a community housing environment and to maintain housing in accordance with local health standards.

If an individual is invited to join the community, the Community Coordinator will notify the applicant via email and schedule an appointment for the applicant to pay the security deposit (equal to two month's rent) and sign a lease agreement. The term of the lease shall commence for a period of one (1) year from September 1st to August 31st. If the resident opts to cancel their lease before the end of the lease period, they will need to find another tenant to take over their lease. This prospective tenant will be subject to the same interview process as all applicants and will need to meet all criteria for eligibility (including student status and interest in the mission of the community).



If the applicant does not wish to rent an available unit, CA House will relist the unit as available for new applicants.

E. REJECTION AND APPEAL PROCESS

Applicants have ten (10) working days from the rejection of their application to notify CA House by email if they feel that their application was unfairly rejected. Management will consider any mitigating circumstances that the applicant feels would have an effect on their application and that would overcome or outweigh information already gathered in the resident screening process. Mitigating circumstances must be documented in the appeal, and must corroborate the reason(s) given by the applicant for the disqualifying circumstances.

CA House will notify the applicant of their final decision by email within ten (10) working days of receiving the applicant's written notice of appeal, unless further information or research is required to give full consideration to the appeal.

F. PRIVACY POLICY

It is the policy of CA House to guard the privacy of applicants as conferred by the Federal Privacy Act of 1974 and to ensure the protection of such applicants' records maintained by CA House.

Therefore, neither CA House, nor its agents or employees shall disclose any personal information contained in its records to any person or agency unless the individual about whom information is requested shall give written consent to such disclosure.

This Privacy Policy in no way limits CA House's ability to collect such information as it may need to determine eligibility, compute rent, or determine suitability for tenancy.

Consistent with the intent of Section 504 of the Rehabilitation Act of 1973, any information obtained regarding a disability or disability status will be treated in a confidential manner.

