

Patton Park Apartments

5272 N Interstate Avenue
Portland, Oregon - 97217
(971) 255-4444 / TTY711
www.reachcdc.org



Information Sheet

Patton Park is a multi-family controlled access community* offering studios, one, two, and three bedroom apartments. Patton Park also offers a convenient inner Portland location, on-site laundry facilities, play room, community room, and computer learning room. We also offer common gated parking, energy efficient windows, energy efficient heat, Energy Star rated appliances, and more!

Managed by REACH Community Development, with over 30 years' experience we provide On-Site Building Manager, Resident Services Coordinator, On-Site Maintenance Technician, and Building Monitor (On Call after hours).

- Application fee \$40.00
- Security deposit \$200.00 - \$500.00
- Initial 12- month lease
- Smoke free, Pet friendly building (Please see pet policy)
- Gas water heating & Garbage included
- Water, Sewer, Electricity, Phone and Cable paid by resident

Households exceeding 60%** of the median income are not eligible for housing at Patton Park. This information is intended to be a general overview. Each household must meet the qualifications listed on the Screening Criteria.

Current Income Guidelines*

Household Size	1 Person HH	2 Person HH	3 Person HH
60% Income Limit	\$31,560.00	\$36,060.00	\$40,560.00

*Subject to change as updated by the State of Oregon, most recent update as of April 2017

**Individual units may have additional Income restrictions

Transportation

Bus line #72 stops at N. Killingsworth and Interstate

Bus line #4 stops at N. Albina and Alberta

Grocery

Fred Meyer at N. Lombard & Interstate

New Seasons at N. Rosa Parks & Interstate

Attractions

Patton Square Park, Nearby Restaurants, Notable Employers and Interstate Firehouse Cultural Center

*Some REACH properties have tenant selection preferences, please see criteria for more details.



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REACH Pre-Application

REACH Community Development does not discriminate against individuals with disabilities. Applicants with hearing impairment may call 711 to receive assistance through a telephone relay system. If applicants require assistance (Reasonable Accommodation) in the waitlist application process, please advise the Property Manager.

It is the responsibility of the applicant to fully complete and sign the waitlist application. Completed waitlist application means that ALL required fields have valid entries. **Required fields are BOLDED and starred***. Completed and signed waitlist applications are date/time stamped and waitlisted in the order received. Incomplete waitlist applications will not be waitlisted.

To determine your eligibility please see the income limits and occupancy restrictions located in the screening criteria

* First Name	* Last Name		
* Current Mailing Address	* City	* State	* Zip
* Social Security Number (last 4 digits) XXX-XX-_____	* Date of Birth / /	E-Mail	
Daytime Phone Number () -	Message Phone () -		

Please check the appropriate answer below:

Requested unit size: 3 BD

Do you currently have a Section 8 Voucher? Yes No

Do you require a Disabled Accessible Unit? Yes No

If you answered "yes" to the above, please specify: Mobility Vision Hearing Mental

Are you being displaced by a natural disaster as declared by the President of the USA? Yes No



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Household Member Income Information: Please list all household members, list the source and amount of all current income received by all family members, including yourself. Include all earnings and benefits received from AFCD/TANF, VA, Social Security, SSI, SSDI, Unemployment, Worker’s Compensation, Child Support, etc.

	First Name & Last Name	Date of Birth	Relationship to Head of Household	Disabled (Y or N)	Full-Time Student (Y or N)	Income Source *If no income, state N/A	Gross Income Amount	Frequency-Per Week, Month or Year
H	Head		Head					
2								
3								
4								
5								
6								
7								

*If there you have more household members, please attach an additional page to this waitlist application

How did you hear us? (check one)

- REACH Website 211 Craigslist Housing Search NW GoSection8
- Local Newspaper (which one) _____ Agency (which one) _____
- Zillow Apartments.com Walk/Drive by building (circle one)
- Current/Former Resident (circle one) Other _____

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Persons Displaced By REACH development activities: REACH renovations and remodeling projects at any of its properties may require residents to temporarily or permanently be displaced from their apartments. When this occurs, REACH may offer units in this building as a preference to residents from other REACH properties who are displaced by such activity as they become available.

I understand that upon receipt of this completed waitlist application that my name will be placed on the Patton Park Apartments waitlist in the order received. I understand that my listing on the waitlist is not a guarantee for housing in Patton Park Apartments at this time. I understand that my eligibility will be determined based on my current information and the current Screening Criteria guidelines at the time of the in-take appointment.

I further understand that due to the volume of waitlist applications received, REACH cannot verify if my application has been waitlisted or not. It is my responsibility to contact the properties applied to confirm.

* Applicant Signature _____ Date ____/____/____
(Signature Required)



REACH complies with all Fair Housing laws prohibiting discrimination on the basis of race, color, religion, national origin, sex, familial status, and disability in the admission or access to its housing programs and activities. REACH also complies with State, County, and City Fair Housing laws and definitions of protected classes. Furthermore, REACH complies with the HUD Equal Access Rule which ensures housing is open to all eligible individuals regardless of actual or perceived sexual orientation, gender identity or marital status.

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This screening criteria applies to the Patton Park Apartments.

If Applicant Requires Any Assistance ("Reasonable Accommodations") in the application process, please advise the Landlord.

REACH Community Development, Inc. is a private non-profit corporation that provides affordable housing for lower income families and individuals. We provide equal housing opportunities in accordance with the Federal, State and Local Fair Housing Laws.

Patton Park Apartments is a 54 unit tax credit project. The building has 12 three bedroom apartments designated for admitted residents with incomes within **50%** of median income; the remaining apartments (a mix of studios, one and two bedrooms are designated for families and individuals with a total household income not to exceed 60% of the area median. These income guidelines are established by the U.S. Department of Housing and Urban Development (HUD). See the Income Guidelines Chart.

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Follow the Annual Income Chart Below to Determine Eligibility:

Median Income Percentages Year 2017

Household Size	30%	40%	50%	60%
1	\$ 15,690	\$ 20,560	\$ 26,150	\$ 31,380
2	\$ 17,940	\$ 23,480	\$ 29,900	\$ 35,880
3	\$ 20,190	\$ 26,400	\$ 33,650	\$ 40,380
4	\$ 22,410	\$ 29,320	\$ 37,350	\$ 44,820
5	\$ 24,210	\$ 31,680	\$ 40,350	\$ 48,420

***** Households with incomes over 60% of

median are not eligible for housing at The Patton Park Apartments

*** Twelve units are designated for households with incomes not exceeding 50% of median.

OCCUPANCY REQUIREMENTS:

1. Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a space within the premises that is used primarily for sleeping with at least one window, heat and a closet space for clothing.
2. Maximum occupancy is two persons per bedroom (plus one additional person for the unit); minimum is one person per bedroom. Three bedroom units require a minimum of 4-5 people. Four persons required if single adult and three minors will be residing in the unit. Five persons minimum requirement if two adults and three minors will be residing in the unit.

APPLICATION PROCESS:

1. Select the unit.
2. Complete the REACH Rental Application (one for each applicant of legal age)
3. All applicants must show two pieces of current I.D. (one with photo).
4. Pay the non-refundable application fee of \$40.00 for each applicant. (Please pay with check or money order; no cash please)
5. Allow 5 business days for the screening/approval process.
6. If the application is approved and you accept an available unit, you will be required to:
 - a). Within 24 hours of approval notification (or one business day) pay a \$200 deposit to hold the unit. Upon move-in the \$200 deposit will be applied to your account. Failure to move-in will result in forfeiture of the deposit.
 - b). Sign the REACH Rental Agreement in which you agree to abide by all the rules and regulations:
 - c). Pay the balance of your move-in costs (security deposit and first month's pro-rated rent.)

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APPLICATION APPROVAL PROCESS: (Qualified, trained REACH staff screens applicants for income and residential qualifications except Section 8 Voucher or Project Based Section 8 recipients. All Section 8 recipients' income and expenses will be verified by the Housing Authority of Portland, which will determine applicable rent;

1. Total household monthly income must be **1.5** times the rent.
2. Applicants must have at least three months of steady income (includes all sources). All income must be legally obtained and verifiable.
3. A credit report will be obtained:
 - a). 10 or more collections reported will result in denial;
 - b). Outstanding bad debt (i.e. slow pay, collections, bankruptcies, repossessions, liens, judgments, wage garnishments) which are more than \$2,000 will result in denial.
4. Landlord shall conduct a search of public records to determine whether applicant or any proposed tenant has been convicted of, or pleaded guilty or no contest to any crime within the previous seven years. Current sex offenders will be denied. A conviction, guilty plea or no contest plea to any felony, or any misdemeanor involving theft, dishonesty, arson, assault, intimidation, drugs, pornography, sex crimes, child sex crimes or weapons charges shall be grounds for, and will result in denial of the rental application. Open criminal cases or outstanding warrants in the above categories will require the application to be held until final resolution is made by the courts.
5. The applicant shall not have been evicted from any rental housing at any time during the past three years.
6. Applicants must list complete and accurate information regarding current landlord and at least one previous verifiable landlord reference and phone numbers. Incomplete applications will be returned to applicant.
7. Rental history demonstrating noise or other disturbance complaints or violations of the rental agreement or state law will result in denial if the applicant's former manager would not re-rent to the applicant.
8. Applicant's receipt of four or more notices for non-payment of rent within a period of 12 months will result in denial.
9. Two or more NSF checks within a period of 12 months will result in denial.
10. Exceptions for #8 and #9 may be made for applicants with qualified co-signers or increased deposits/payments.
11. Self-employed applicants will be required to show proof of income through previous year's tax returns.
12. Denied applicants may be reinstated to the wait list in six months, and must re-apply to qualify per REACH's current criteria.

DISABLED ACCESSIBILITY: (REACH allows existing premises to be modified at the full expense of the disabled person, if the disabled person agrees to restore the premises to the pre-modified condition per Fair Housing guidelines) REACH requires:

1. Written proposals detailing the extent of the work to be done.
2. Written assurances that the work will be performed in a professional manner by a licensed/bonded contractor.
3. Written approval from the landlord before modifications are made.
4. Documents identifying the names and qualifications of the contractors to be used.
5. All appropriate city, county or state building permits and required licenses made available for landlord inspection, prior to beginning the work.
6. A restoration deposit may be required per Fair Housing guidelines.

REJECTION POLICY:

If your application is denied due to an unfavorable credit report, you may:

1. Contact the credit reporting company at: RealPage at PO Box 11889, Carrollton, TX 75011-88869, 1-800-456-4008 or Equifax, PO Box 105873, Atlanta, GA 303-0241, 800-759-5979
2. Correct any misinformation as outlined by the credit reporting company.
3. Request a corrected report is sent to REACH.
4. Upon receipt of a satisfactory, updated report, your application may be considered for the next available unit.

If your application is denied for reasons other than unfavorable credit, you may:

1. Submit a written explanation appealing your denial, within 14 days of receipt of the denial letter to: Property Manager, REACH Community Development, Inc. 4150 SW Moody St. Portland, OR 97239
2. A panel will review the materials regarding your application and will notify you in writing of the results within 5 business days of the panel review.
3. Persons with disabilities have the right to request reasonable accommodations to participate in the informal hearing process.
4. If you feel you have been a victim of discrimination, you may contact HUD at: 909 1st Ave. Rm. 205, Seattle, WA 98104-1000, 1-800-877-0246, TTY 1-206-220-5185, www.hud.gov