



**A Property Managed by  
EDEN Housing Management**

Ph: (209) 836-4010 fax: (209) 834-0407 • 229 W Grant Line Rd, California 95376 •  
www.edenhousing.org

**ACCEPTING APPLICATIONS**

**For 1, 2, 3 & 4 BEDROOM APARTMENTS**

**Applications Available at:  
[www.edenhousing.org](http://www.edenhousing.org) or [stonepinemeadow@edenhousing.org](mailto:stonepinemeadow@edenhousing.org)**

**Stone Pine Meadow  
229 W Grant Line Rd Tracy, CA 95376  
209-836-4010 ph.  
209-834-0407 fax**

**Monday - Friday 10:00 a.m. - 4:00 p.m.**



<b>Rent</b>		
<b>Unit Size</b>	<b>50% AMI</b>	<b>60% AMI</b>
<b>1 Bedroom</b>	<b>\$619</b>	<b>\$759</b>
<b>2 Bedroom</b>	<b>\$731</b>	<b>\$900</b>
<b>3 Bedroom</b>	<b>\$836</b>	<b>\$1,031</b>
<b>4 Bedroom</b>	<b>\$916</b>	<b>\$1,134</b>

**Maximum and minimum income and occupancy limits apply  
2021 Approved Maximum Income Limits for San Joaquin County**

<b>HH Size</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
60% AMI	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
50% AMI	\$26,250	\$30,000	\$33,750	\$37,500	\$40,500	\$43,500	\$46,500	\$49,500

**Utility Allowance**

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
84.00	112.00	139.00	171.00



Eden Housing Management, Inc. does not discriminate based on race, color, creed, religion, sex, national origin, age, familial status, disability, ancestry, medical condition, physical handicap, veteran status, sexual orientation, AIDS, AIDS related condition (ARC), mental disability, or any other arbitrary basis.

TDD/TTY 1-800-735-2922





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**AN AFFORDABLE HOUSING PROPERTY MANAGEMENT ORGANIZATION  
EDEN HOUSING MANAGEMENT, INC.  
Resident Selection Policy**

All applicants for housing will be screened according to the criteria set forth in this Resident Selection Policy. Management will hire a contractor to run a credit check and criminal background check and register sex offender report on all applicants and it will check court records for evictions or judgments against the applicant. The purpose of these checks is to obtain information on the applicant's past history of meeting financial obligations and future ability to make timely rent payments and to determine if the applicant has a criminal history which makes him/her unacceptable to live at an Eden Housing Property. The Resident Selection Policy is established to comply with the Federal and State Laws and/or Eden Housing Management, Inc Policy.

**The following information will render the application unacceptable:**

- ◆ Household annual income must not exceed the program income limits of the property the household is applying for;
- ◆ In accordance with the following guideline, the household composition must be appropriate for the apartment size in which the household is applying:

<b><u>Bedroom Size</u></b>	<b><u>Minimum Persons</u></b>	<b><u>Maximum Persons</u></b>
<b><u>1 - Bedroom</u></b>	<b><u>1</u></b>	<b><u>3</u></b>
<b><u>2 - Bedroom</u></b>	<b><u>2</u></b>	<b><u>5</u></b>
<b><u>3 - Bedroom</u></b>	<b><u>3</u></b>	<b><u>7</u></b>
<b><u>4 - Bedroom</u></b>	<b><u>4</u></b>	<b><u>9</u></b>

- ◆ **Program eligibility determines whether applicants are eligible to reside in the specific property to which they have applied;**
- ◆ **Past performance in meeting financial obligations, especially rent paying: An applicant receives monthly income less than the amount equal to two and one-half times the rent of the apartment he/she is interested in renting. (While some exclusions apply, this does not apply to HUD/ or HA Vouchers Subsidized Properties);**
- ◆ **Current and prior landlords will be contacted to determine rent paying history, disturbance of neighbors, destruction of property or housekeeping habits which would pose a threat to other residents.**
- ◆ **A negative landlord reference from a former landlord;**
- ◆ Unlawful detainers (Evictions);
- ◆ Unpaid judgments, collections, and liens exceeding \$5,000 excluding student loans and medical bills;
- ◆ Bankruptcies filed within the last twelve months;
- ◆ Repossessions within the past two years, excluding voluntary repossessions;
- ◆ Unpaid utility bills (Electric, Gas, Water/Sewer and Garbage);
- ◆ Unpaid balance due a prior landlord;

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- ◆ The Property Manager will double check the Credit History with the landlord references and application to ensure that the applicant reported all addresses where he/she has lived and any other information that should be the same. If the information is not the same, the Property Manager will ask the applicant about the discrepancies. If there is no acceptable explanation and it is clear that the applicant falsified information on the application, the applicant will be rejected/crossed out from the Waiting List and a denial letter will be sent to the applicant;
- ◆ A household member involved in drug-related criminal activity;
- ◆ A household member convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing will not be approved for residency under any circumstances;
- ◆ A household member currently engaged in use of a drug or if the owner has reasonable cause to believe that a household member's illegal use of a drug or pattern of illegal use may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents will not be approved for residency;
- ◆ A household member who is subject to lifetime registration requirement under a State Sex Offender Registration Program will not be admitted under any circumstances. The Property Manager will check the names of all adults applying for housing through the sex offender registry in each state where each adult has lived;
- ◆ A household member's abuse or pattern of abuse of alcohol that interferes with the health, safety, or peaceful enjoyment of the premises by other residents;
- ◆ A household member who has been involved in drug related criminal activity or violent criminal activity or other criminal and ongoing criminal activity that is current or an indication of repeated criminal behavior will not be approved for residency;
- ◆ EHMI requires a household to exclude an offending household member that has committed acts that would result in denial of admission to the housing program or to continue to reside in the assisted units;
- ◆ An applicant's misrepresentation of any information related to eligibility, allowance, household composition or rent.

*While other qualifications may apply, the above mentioned has been established to reflect a short version of the Eden Housing Management, Inc. Resident Selection Policy. Eden Housing Management Inc. may conduct additional verifications to determine the eligibility of the entire household.*

**Being eligible, however, is not an entitlement to housing. Every applicant must meet the Resident Selection Policy. This policy is used to demonstrate the applicant's suitability as a resident using verified information on past behavior to document the applicant's ability, either alone or with assistance, to comply with essential Lease provisions and any other rules governing tenancy.**

**Applicant signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Co-Applicant signature** \_\_\_\_\_ **Date** \_\_\_\_\_



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