



Quetzal Gardens 7 North King Road, San Jose CA 95116

New affordable apartments ready for occupancy in August 2021.

Quetzal Gardens provides 70 affordable apartments in East San Jose on a Bus Rapid Transit line with surrounding retail and commercial. There are 30 one-bedroom, 12 two-bedroom, and 28 three-bedroom apartments.

Online applications accepted:

**March 1, 2021 at 10:00am
until**

March 15, 2021 at 12:00 pm (PDT)

Apply at:

quetzal.rcdhousing.org

For additional assistance:

(408) 508-3132; TTY: (415) 345-4470

Quetzal Gardens is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws.

John Stewart Company BRE 00654505



This announcement is for 38 of the 70 apartments and are available via application and lottery.

Amenities: on-site property management and resident services, bicycle parking, community room with kitchen; landscaped courtyard, and a smoke-free community.

Eligibility is income-restricted, as are rents, in accordance with the Low Income Housing Tax Credit program as well as other funding requirements. Maximum income restrictions range from:

- \$66,360 for a one-person household to
- \$125,100 for an eight-person household.

See pre-application materials on the website for more detailed information.

- Twenty eight (28) units are set aside for chronically homeless households referred through the County of Santa Clara Coordinated Entry System (CES). To get on the County's list, contact 211.
- Four (4) units are referred through the Santa Clara County Housing Authority Project Based Voucher (PBV) referral list. This waiting list is closed at this time.

Housing Choice Vouchers (Section 8) are accepted.



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Rental opportunity for 38 of the 70 total apartments.

All applicants will be put on the property's waiting list for future housing opportunities.

Pre-applications will be accepted on-line from March 1, 2021 at 10:00am until March 15, 2021 at 12:00 pm (PDT). Pre-applications available at: quetzal.rcdhousing.org.

Quetzal Gardens is a new construction affordable housing property providing 70 affordable one-, two-, and three-bedroom apartments in East San Jose on a Bus Rapid Transit line and near retail and commercial, jobs, services, and other amenities. On-site amenities include on-site property management and resident services, a community room, and a landscaped courtyard.

- Twenty eight (28) units are set aside for chronically homeless households referred through the County of Santa Clara Coordinated Entry System (CES). To get on the County's list, contact 211.
- Four (4) units are referred through the Santa Clara County Housing Authority Project Based Voucher (PBV) referral list. This waiting list is closed at this time.

Affordable rents are income-restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other financing requirements. Please refer to the second page of this flyer for rent, income, and occupancy limits.

To apply for the 38 apartments being leased and to be put on the waiting list, please visit our website at quetzal.rcdhousing.org to complete the Pre-Application on-line. **The Pre-Application is available from Monday March 1, 2021, at 10:00am (PDT) through to Monday March 15, 2021 at 12:00 Noon (PDT).**

For additional assistance, or to request a reasonable accommodation, please call (408) 508-3132. Translated materials are available on the website however the on-line Pre-Application is in English only.

Pre-Applications must be received via on-line application by 12:00 Noon on March 15, 2021 to be included in the lottery for the 38 available apartments and to be put on the waiting list.

Applications will only be accepted via the on-line process. Please **accurately** complete the on-line Pre-Application (signed by the head of household). **Incomplete Pre-Applications will be rejected.**

Following initial lease-up, the waiting list will be capped at 800 applications per the order of the lottery.

Each household may only submit one on-line Pre-Application. Duplicate household Pre-Applications will be removed from the lottery. Resident selection criteria are available upon request and on the website.

- **Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.**
- **Resources for Community Development (RCD) and the John Stewart Company follow all reasonable accommodation laws and regulations per the Federal Fair Housing Act and the State Fair Employment and Housing Act in its tenant selection process and throughout its property management operations.**

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EQUAL HOUSING OPPORTUNITY
Telephone Device for the Deaf: (415) 345-4470



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All pre-applications will be date stamped on the date in which they are received. All applications must be completed online, we will not accept applications that are faxed or hand delivered. Please take your time in accurately completing the application.

Please refer to income limits (subject to change) and rents (subject to change) listed below for the available units.

(minimum and maximum occupancy per unit type is also shown below)

These limits are effective April 2020 and are adjusted annually by the Tax Credit Allocation Committee.

Number of Units (for the 38 apartments available for leasing)	Number of Units	Rents	Income Limits based on number of people in your household (subject to change)							
			1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
One Bedroom (30% AMI)	3	\$742	\$33,150	\$37,900	\$42,650					
One Bedroom (60% AMI)	5	\$1,539	\$66,360	\$75,840	\$85,320					
Two Bedrooms (30% AMI)	3	\$883			\$42,650	\$47,350	\$51,150	\$54,950		
Two Bedrooms (60% AMI)	3	\$1,839			\$85,320	\$94,740	\$102,360	\$109,920		
Three Bedrooms (30% AMI)	9	\$1,011					\$51,150	\$54,950	\$58,750	\$62,550
Three Bedrooms (60% AMI)	15	\$2,115					\$102,360	\$109,920	\$117,480	\$125,100

Applicants desiring an affordable unit are subject to the policy on Resident Selection and third party income and asset verification to determine the household's combined annual income in accordance with the Low Income Housing Tax Credit Program requirements and other regulatory agreements. Restrictions on full-time student households also apply.

Equal Housing Opportunity

Rev.12-21-21