



Richards Crossing Application

430 Jeanell Drive * Carson City, NV 89703

775-337-9155 x119

If you need this document in a different language, LARGER FONT or if you need a reasonable accommodation (persons with disabilities) please call (775) 887-1795 or TTY (800) 545-1833 EXT 545.

Please bring all of the following information; it is required to complete your application and to make certain you qualify for an affordable housing apartment unit.

1. IDENTIFICATION

- a. Current Nevada Identification card or other government issued ID card for every adult member of the household.
- b. Social Security card for every member of the household.
- c. If there are children in the household with names different from the applying head of household; please bring birth certificates, custody court order, or other legal documents naming the child or children to the care of this household.

2. PROOF OF INCOME FOR EACH HOUSEHOLD MEMBER

3. BANKING INFORMATION

SCREENING CRITERIA

The following procedures will be used to screen prospective residents for Richards Crossing:

- a. Verification of income eligibility
- b. History of being a good resident, including previous eviction record
- c. Demonstration of ability to pay rent on time
- d. Habits conducive to the safety and well-being of the community and the residents

It is our policy that the application form, interviews with former landlords, credit check, eviction check, background check, plus other interviews and verifications may be used to apply the above criteria.

FAIR HOUSING AND EQUAL OPPORTUNITY LAWS

Richards Crossing will comply with all federal, state and local fair housing and civil rights laws, and with HUD equal opportunity requirements. There will be no discrimination because of race, creed, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, gender identity or expression, or familial status.

ELIGIBILITY REQUIREMENTS

Listed below are the eligibility requirements to qualifying for residency in this community.

- b. Must meet income limits
- c. Must conform to occupancy standards
- d. Demonstrate satisfactory rental history





INCOME LIMITS

Maximum income limits are those in effect at the time of application as designated each year. These Income and rent limits are set annually by the Nevada Housing Division Low Income Housing Tax Credit Program and the HUD Housing Choice Voucher Regulations.

PRIORITY AND PREFERENCE

There are the following preferences at the site:

- | | |
|-----------|--|
| 20 Points | Head or Co-head is a United States Veteran |
| 10 Points | Head or Co-head is successfully participating in a program provided by a Homeless Shelter or a Transitional Housing Program for the homeless |
| 5 Points | Head or Co-Head lives and or works within the NRHA jurisdiction |

There are ten (10) units whose eligibility requirements include special needs.

This is permanent rental housing with no maximum length of stay. Tenant requirements are contained in the Richards Crossing Lease and Rules.

WAITING LIST

The waiting list is managed by Nevada Rural Housing Authority. Applications are taken online at www.nvrural.org.

REJECTION OF APPLICATIONS

Applicants may be rejected for any of the following:

- a. Failure to qualify per HUD regulations
- b. Do not meet income standards
- c. Negative rental or credit history
- d. Failure to complete the application process, or third party verifications not returned
- e. Providing false information and or failure to provide the required information necessary to complete the application process
- f. Eviction(s) within the last three years
- g. Sex offender convictions
- h. Felony convictions within the last three years.
-Some convictions can be considered with documentation of participation in a rehabilitation program.

OCCUPANCY

Occupancy Standard: Maximum of 2 persons per bedroom plus one individual.

Signature of Applicant

Date

