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## SENIOR HOUSING - PACIFIC GROVE

	<p><b>VISTA POINT APARTMENTS</b>                  650 Jewell Ave.                  Pacific Grove, CA 93950                  (831) 655-3882                  (408) 545-1833 TDD#  <a href="#">APPLY (Word)</a>  <a href="#">MAP</a></p>
Interest List Status:	OPEN
Housing Type:	SENIOR
Rent:	Studio 453 sq. ft.      \$488 1 BR 595 sq. ft.      \$586 - \$726 2 BR 836 sq. ft.      \$719 - \$854 Security deposit:      \$500
Requirements:	Households must be within the 45%, 50% and 60% <a href="#">Income Limits TCAC</a> . All household members must be 62 years of age or older and meet <a href="#">Occupancy Standards</a> . Applicants applying for two-bedroom units must complete <a href="#">Race &amp; Ethnicity Form</a> .
Rental Assistance Type:	Vista Point at Pacific Grove Apartments is a senior development funded by Low Income Housing Tax Credit and State HOME.
Pets:	Pet deposit required.
Unit Mix:	8 studios, 33 one-bedroom apartments, 7 two-bedroom apartments
Amenities / Special Features:	Private balcony On site laundry facilities On site parking Computer lab
Description:	

	Vista Point is a 49-unit senior community located just a block from Lover's Point Beach in Pacific Grove.
	Professionally managed by South County Property Management Corporation.
	 

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## GENERAL INFORMATION AND PRE-APPLICATION

### How to get on the Waiting List:

1. The attached pre-application must be completed to be placed on the waiting list.
2. SCPMC will send you an Acknowledgement of Receipt letter informing you of your waiting list number within two weeks of submission of your pre-application. All future correspondence will reference this waiting list number.
3. It is very important to submit in writing any changes such as new address, telephone number, or any other information to the office. **Keep in mind that all correspondence will be mailed to the most current address listed or noted on your pre-application.**
4. **This is a preliminary application to place your name on the waiting list only. This preliminary application gives no lease or rental rights.**

### What happens when a unit becomes available?

1. SCPMC will mail you a Unit Available Letter informing you of a future vacancy and deadline to submit a completed initial application.
2. You will have ten days to submit a completed initial application and supporting documents. If you are not interested but wish to remain on the waiting list you must contact the office by the deadline stated in the letter. **Applicants who do not respond will be dropped from the waiting list.**
3. Your initial application will be processed by SCPMC to ensure that your household meets both income and program eligibility.
4. All sources of income and assets will be third party verified by SCPMC.
5. A Credit report will be completed on all adult household members – Any unmet credit problems or state/Federal lien in excess of \$500 or a bankruptcy within the last five years may be grounds for denial.
6. Criminal Background Check will be completed on all adult household members – Reasons that may constitute grounds for denying the application includes:
  - i. Felony conviction within the last five years.
  - ii. Felony conviction involving crime that would endanger people or property including but not limited to murder, sexual assault, arson, etc. – **No time limit**
  - iii. Drug convictions including drug manufacturing/sales within the last five years.
  - iv. Drug convictions for the use of drugs within the past five years in which the applicant cannot verify that he/she successfully completed a drug rehabilitation program and is not a current drug user.
  - v. Sex Offender Registration check for all HUD Developments
7. SCPMC will review your rental history for the past five years. Any judgment(s) and/or any unmet obligation against an applicant obtained by the current or previous landlord or any adverse previous and/or current landlord reference.
8. Your household must meet the Program's Funding Regulations such as the income limits and any other program regulation which may apply.
9. Other Selection Criteria may apply.
10. **A written offer to rent will be mailed to the Applicants when the application process is completed and household meets all the program(s) requirements.**



**SOUTH COUNTY PROPERTY MANAGEMENT CORPORATION**

Date/Time   
 App. Rcv'd

**PRE-APPLICATION FOR OCCUPANCY** App.#:

**To the applicant:** Please fill out this form completely. Any incomplete pre-applications will not be processed. **This is a preliminary application and gives no lease or rental rights.** If there is a vacancy in this apartment complex for which you are eligible, you will be required to complete an initial application and submit additional information necessary to be considered for the vacancy.

**YOU MUST COMPLETE ONE PRE-APPLICATION FOR EACH APARTMENT THAT YOU ARE APPLYING FOR.**

Please check the box next to the property you are interested in applying and return pre-application to the appropriate site office indicated below. **Office hours are Monday – Friday from 8:30 am to 5:00 pm unless indicated otherwise.**

Santa Clara County				
<b>Monticelli Site Office (408)848-0003</b>	<b>Wheeler Manor Site (408) 847-5490</b>	<b>Sobrato Site Office (408) 848-6400</b>	<b>Jasmine Square Site Office (408) 779-1004</b>	<b>Royal Court Site Office (408) 779-0182</b>
841 Monticelli Dr. Gilroy, Ca 9502	651 W. 6 <sup>th</sup> St., Gilroy, Ca. 95020	9369 Monterey Rd., Gilroy, Ca. 95020	16530 Monterey Rd., Morgan Hill, Ca. 95037	17925 Monterey Rd, Morgan Hill, CA. 95037
<input type="checkbox"/> Connell Apts.	<input type="checkbox"/> Wheeler Manor <input type="checkbox"/> Villa Esperanza	<input type="checkbox"/> Sobrato Trans. Apts. <input type="checkbox"/> Aspen Grove-USDA ONLY <input type="checkbox"/> Maple Gardens- USDA ONLY <input type="checkbox"/> The Trees-USDA ONLY	<input type="checkbox"/> Jasmine Square-1 bd only <input type="checkbox"/> Depot Commons  <input type="checkbox"/> Skeels Apts.  <input type="checkbox"/> Villa Ciolino	<input type="checkbox"/> Crest Ave. Apts <input type="checkbox"/> Royal Court Apts. 2 Bd only <input type="checkbox"/> Sycamore Glen

Santa Cruz County			
<b>Corralitos Creek Site Office (831)722-9461</b>	<b>Seacliff Highland Apts (831) 662-3571</b>	<b>Sunny Meadow Apartments (831)724-7737</b>	<b>Vista Verde Site Office (831) 763-2449</b>
125 Pajaro Lane Freedom, CA. 95019	151 Canterbury Ave., Aptos, Ca. 95003	220 Ross Avenue Freedom, Ca. 95019	45 Steward Ave., Freedom, Ca. 95019
<input type="checkbox"/> Ford Street	<input type="checkbox"/> Seacliff Highland Apts. <input type="checkbox"/> Pacific Terrace	<input type="checkbox"/> Sunny Meadows Apts.	<input type="checkbox"/> Lincoln Square Apts

Monterey & San Benito County			
<b>Charles Apts. (831)384-6553</b>	<b>Cypress Gardens (831)384-0366</b>	<b>Nuevo Amanecer Apts.- Site Office – (831)724-9640</b>	<b>Rancho Park Site Office (831)636-0144</b>
3109 Seacrest Ave., Marina, CA. 93933	3135 Seacrest Ave. Marina, CA. 93933	15 Salinas Rd, Pajaro, Ca. 95076	1200 Rancho Drive Hollister, CA. 95023
<input type="checkbox"/> Charles Apartment <input type="checkbox"/> Vista Point Apts.  <b>Office Hrs: 9:00am-5:30pm</b>	<input type="checkbox"/> Cypress Gardens	<input type="checkbox"/> Nuevo Amanecer USDA units only.	<input type="checkbox"/> Rancho Park Apts. <input type="checkbox"/> Rustic Gardens <input type="checkbox"/> Westside Terrace <input type="checkbox"/> Jardines De Boronda - Monterey

**I would like to be considered for this size apartment** : Please refer to the Apartment Listing prior to selecting apartment size.

- Studio  1Bedroom  2Bedroom  3Bedroom  4 Bedroom  5 Bedroom (Charles Apts. only)



**ADDITIONAL PROGRAM REQUIREMENTS**

**FOR SENIOR PROPERTIES ONLY.**

**APPLICANTS** please answer the following questions if you are applying for Sycamore Glen, Wheeler Manor, and the units designated as senior units at Monticelli Apts.

1. All household members are over 62 years of age.  Yes  No

**STATE HOME/COUNTY HOME DEVELOPMENTS ONLY.**

**APPLICANTS: Wheeler Manor, Jasmine Square, Villa Ciolino, Crest Ave. Apts, Pacific Terrace**

1. Each household member completed the Ethnicity & Race Data Collection Form.  Yes  No

**FOR HUD PROPERTIES ONLY. APPLICANTS** please answer the following questions if you are applying for the Charles Apts., Cypress Gardens, Sycamore Glen, Villa Esperanza.

1. At least one household member is a citizen or permanent resident of the United States (Villa Esperanza is exempt)  Yes  NO

2. **HUD Properties:** Each household member completed the HUD Race & Ethnic Data Reporting Form.  Yes  No

3. **Villa Esperanza Apts only:** I authorize SCPMC to provide a copy of all documents and/or correspondence to (optional):

Name of Person or Agency: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address : \_\_\_\_\_

**FOR SOBRATO APPLICANT ONLY:** Applicants please answer the following questions if you are applying for an apartment at the Sobrato Transitional Apts. ONLY.

1. Household meets the definition of being **HOMELESS OR RISK OF BEING HOMELESS**.  Yes  No

2. Household meets the definition of a Family which is defined as at least one adult with a minor child in their custody during the two year tenancy.  Yes  No

3. Household meets the Special Needs definition: at least one adult household member must be suffering from (a) depression or other mental illness, (b) substance abuse, (c) one or more instances of domestic violence, or (d) an injury, illness, or disability that prevents an adult member from participating in gainful employment.  Yes  No

4. Adult household member willing to participate in case management/supportive services as required by program during the two year tenancy.  Yes  No.

5. Each household member completed the Ethnicity & Race Data Collection form.  Yes  No

**FOR DEPOT COMMON'S APPLICANT ONLY:** Preference will be given to applicants meeting or willing to meet the following program requirements. Applicants please answer the following questions if you are applying for an apartment at the Depot Commons Apts. ONLY.

1. Household meets the definition of a Family which is defined as at least one adult with a minor child in their custody during the two year tenancy.  Yes  No

2. Is currently employed at nearby facilities or who potentially could be employed at nearby facilities through publicly assisted or other job training or entry employment program.  Yes  No

3. No Applicant(s) is willing to participate on job-training and placement program provided.  Yes  No

4. Willing to complete the two part application proves that includes Income & Program Eligibility & Case Management by Catholic Charities.  Yes  No

5. Each household member completed the Ethnicity & Race Data Collection form.  Yes  No

**PART II. HOUSEHOLD INCOME, ASSETS, AND SUBSIDIES:**

**INCOME:** Indicate below income received from all sources by all members of the household. Sources may include employment, social security, aid to families with dependent children, alimony and child support, pensions, interest and dividends, and unemployment benefits. Show amount on an annual basis.

Total Household's Estimated Annual Income	\$
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**ASSETS:** Indicated below the total estimate value of all net household assets for all members, including minors, of the household. Assets mean the value of equity in real property such as savings, stocks bonds, and other forms of capital investment. Do not include personal automobiles or furniture.

Total Household's Assets	\$
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**Subsidy:** Do you have a Section 8 Certificates or Rental Subsidy?  Yes  No

**PART III. CERTIFICATION:**

To the best of my/our knowledge and belief, I/We certify that the foregoing information is true, complete, and correct. I/We understand that inquiries may be made to verify the information on this form and false statements or omissions are grounds for disqualification and/or prosecution under the full extend of applicable California law.

**SIGNATURES:**

Applicant _____	Date: _____

South County Housing/South County Property Management reserves the right to deny or terminate assistance to applicants and/or residents in all assisted housing programs if family members engage in drug related criminal activities or in violent criminal activities. The standard of proof is a preponderance of evidence.

**Section 504:** South County Housing/South County Property Management will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please call South County Property Management at (408) 842-5484 at least 3 days in advance in accordance with the Rehabilitation Act 1973.

The U.S. Department of Agriculture (USDA) and South County Housing/South County Property Management prohibit discrimination in all USDA programs and activities on the basis of race, color, national origin, sex, religion, age, or disability. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14<sup>th</sup> and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA and South County Housing/South County Property Management are equal opportunity providers and employers.



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