



PUBLIC ANNOUNCEMENT FROM JOHN STEWART COMPANY

The John Stewart Company has opened the Backup Waiting List for two-bedroom units for the following program: *Family/Tax Credit/Project Based Section 8* at the following locations:

Cypress Gardens - 3555 Judro Way - San Jose, CA 95117
Lenzen Gardens - 893 Lenzen Ave - San Jose, CA 95126

Please note: these properties require that the household’s minimum age is 55 years old.

THIS IS NOT THE HOUSING CHOICE VOUCHER PROGRAM

Tax Credit/Project Based Section 8 Family Housing serves low and very low-income individuals (18 and older) and families. One Waiting List will be used, and units will be offered as they become available. If a Backup Waiting List applicant turns down a unit of any type on two occasions, they will be removed from the Backup Waiting List. The security deposit is \$1,000.

The Backup Waiting List is open to the public. Placing your name on the Backup Waiting List does not give you any right to be admitted to any program or guarantee your future eligibility. Successful applicants will pay 32% of their gross income for rent. Applicants, residents, and participants in any assisted housing program are eligible to submit their names for the Waiting List. The head of household must be 18 years or older.

There is a three-member minimum requirement for all two-bedroom units. Your total annual income must not be more than the following amounts for your household size:

Household Members	2018 Income Limits at 50%
3	\$59,850
4	\$66,500
5	\$71,850

The Backup Waitlist is open from **9:00am - Friday, April 5, 2019 through 5:00pm - Friday, April 12, 2019**. Only online submissions will be accepted. Please **APPLY ONLINE** at the following **WEBSITE**: jscoscca.com.

Other submissions will only be accepted if a Reasonable Accommodation request is made by contacting the property management office at cypressgardens@jsco.net or by fax (408) 248-0746.

Initially, the Backup Waiting List will be open for one week and may remain open longer if deemed necessary in order to reach an adequate number of applicants for each advertised bedroom size. If the number of backup interest applications received is sufficient, the waiting list will close and all entries will be lotterized and added to the waiting list in the order of lottery assignment. If the number of received backup interest applications is deemed too many and constitutes an administrative burden, the received waiting list applications will be processed through a lottery, in which the Owner designates the lottery number cap. If the number of applications is not sufficient, a lottery will be conducted after two weeks and the list will remain open on a first-come, first-served basis. Those included in the lottery will be placed on

the waiting list according to lottery assignment. Those applications received after the designated closing of the lottery window will be placed at the bottom of the waitlist in the order in which their application was received.

Credit and criminal background checks will be performed on all adult applicants. The complete leasing process is outlined in the *Cypress Gardens Tenant Selection Criteria* available at jscosccha.com. **Incomplete, duplicated or modified applications will be rejected.** The John Stewart Company will notify all applicants in writing of the status of their application.