

TENANT SELECTION SUMMARY

Francis House of Peace

• 810 Arch St • Philadelphia, Pennsylvania 19107
215-320-6192 • TDD 800-654-5988 • TYY Relay 711

- Francis House of Peace at 810 Arch Street is a 94 unit (efficiencies only), Tax Credit, Mid Rise.
- 50 of the units will be subsidized through PHA; 12 of them are for young adults (18-25)
 - Applicants that are homeless, previously homeless, at risk of becoming homeless, a veteran, or person 62yrs. of age or older will be given priority for the PHA units.
 - Applicants between 18-24 who aged out of foster care, are homeless or at risk of becoming homeless will be given priority for the PHA units designated for Youth.
- All applicants must be 18 or older.
- All applicants must be income eligible.
- Maximum household size is 2 persons
- Unit Mix

Available Units	AMI	Minimum Income	Maximum Income 1 Person	Maximum Income 2 Person
37	50% AMI	\$20,700	\$28,400	\$32,450
7	60% AMI	\$23,970	\$34,080	\$38,940
50	PHA	N/A	Based on PHA requirements	

Note: The area median income is based on the 2015 Income Limits.
The minimum monthly income will be two and a half times the monthly rent.

- A full time student is not eligible for this housing unless they meet one of the following exceptions.
 - 1. The Head of Household is a single parent, is not the dependent of another individual for tax purposes, and the children are not claimed as a dependent by someone other than a parent. *A signed copy of most recent tax return of parent claiming children will be required.*
 - 2. Your household is currently receiving AFDC or TANF (Aid to Families with Dependent Children)–(Temporary Aid to Needy Families). *Verification of AFDC/TANF award is required.*
 - 3. You are a full-time student that is enrolled in the Job Training Partnership Act (JTPA) or a similar program funded by a state or local public agency. *Verification of enrollment & mission statement of the program if not JTPA is required.*
 - 4. The members of the household are married and eligible to file a joint federal tax return. *A signed copy of most recent tax return or marriage license will be required.*
 - 5. At least one household member was previously (not currently) under the care and placement responsibility of the State Agency responsible for administering a plan under Part B or Part E of Title IV of the Social Security Act (Foster Care). *Court documents, state agency documentation or Social Security Verification will be required.*

- All applicants will be subject to a criminal background check.
- All applicants will be subject to a credit check.
- All applicants must be able to comply with the terms of the Lease/Residency Agreement.
- All applicants must be capable to take care of the unit.
- All applicants will be asked to provide copies of their photo ID, birth certificate, and social security cards.
- Households must meet program requirements for both Management and Resident Services.
- Applicants will be asked for landlord references covering a period of three years or the last two successive tenancies.
- If approved the unit at 810 will become the applicant's sole residence.
- Applicants must be willing to execute and abide by a one year lease agreement.
- All applicants must provide complete and accurate information.
- Priority will also be given to applicants for PHA Units designated for Youth between the ages of 18 & 24 who aged out of foster care, are homeless or at risk of becoming homeless.
- Applications will be processed by both Property Management and Resident Services.
- Applications will be processed in the order received.
- Incomplete applications will not be accepted.
- The date and time will be placed at the top of all applications; they can be processed in the order received and place on the waiting list in the same order.
- Completed application will be forwarded to and reviewed by the Compliance Department before final approval.