



**Opportunity Drawing Notification – Drawing #528**  
**City of Morgan Hill**  
**Program Type: Rental**  
**Development: Morgan Ranch**  
**8/29/23 Update – Security Deposit notation**

**Index # / Unit specs**

OD	Address	Unit #	Bed / Bath	Approx. Sq. Ft.	Floor Level	Monthly Rent*	Holding Deposit	Total Security Deposit**
528	1110 Vintage Lane	230	2 Bedroom, 1 Bath	945	2nd	\$1,957	\$100	\$1,300

\*The rent amount can change when the annual income limits and utility allowance schedules are updated on an annual basis.

\*\*The total security deposit can be changed based on the credit/criminal background screening and rental history.

**Occupancy Standard:**

Occupancy Standards	Minimum Occupancy (Number of People)	Maximum Occupancy (Number of People)
2 Bedroom	2	5

**Income Limit:**

**Maximum Income Limit:** Please see the chart below for additional details.

**Source:** County of Santa Clara [2023 HCD Income Limits 2023](#) Effective 7/1/2023, updated annually.

Income Category	Percentage of AMI	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5
Very Low	50%	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350

**Drawing Release Timeline:**

Release Date	Deadline to Enter Drawing	(Approx.) Date Drawing Results Published	File Submission Deadline
09/01/2023	09/11/2023 by 5:00pm	09/13/2023	This date will be set by the Property Management Staff

**FILE SUBMISSION DEADLINE:**

- The file submission deadline with instructions will be set by **Morgan Ranch’s Staff**.
- They will start contacting households after 09/13/2023.
- You will submit it to **Morgan Ranch’s Staff** upon their request.
- Entering the drawing and submitting a file are two separate processes applicants must complete.

**ADDITIONAL INFORMATION:**

**Minimum Gross Annual Income:** \$58,710 (2.5 times the rent x 12 months) \*The dollar amount may be different if using a housing voucher.

**Parking Spaces Assigned to This Unit:** One

**Guest Parking:** Available on a first come first serve basis

**Elevator:** No

**Renters Insurance:** No, it's optional

**Is Section 8 accepted or other housing assistance programs accepted?** Yes

**Utilities included with the rent:** Water, Sewer, Garbage

**Utilities that need to be paid by the Tenant separately:** Gas, Electricity, Technology Fee

**Washer and Dryer:** Machines are provided in the unit

**Other amenities:** Pool, Spa, Gym, Play area, Bike Jump Track, Clubhouse, Community Garden, Coffee Bar, Paw Spa, BBQ Grill Station

**Application Fee for credit and background:** \$50 per adult household member

**Open House:** No, only shown to final candidate

**Guarantors:** No

**Household and Income Restrictions:** These BMR Units have household and income restrictions. Applicants must meet the landlord's/property manager criteria and all the BMR program eligibility and qualification requirements before moving into a BMR rental unit. There will be an annual compliance certification each year to confirm continued program eligibility and qualification. During the annual compliance certification, the tenant/household will have to resubmit a complete application, income, asset documentation, and other information in a timely manner. HouseKeys and the landlord will determine if the household still qualifies for the program. If the household exceeds the income limits and no longer qualifies for the program, a notice to vacate the unit will be issued by the Property Manager/Landlord.

**Property Manager's/Leasing Agent Contact Information:**

Georgina Woodall - [gwoodall@fpmgrp.com](mailto:gwoodall@fpmgrp.com) (408) 612-8337

Leasing Consultant - [leasingatmorganranch@fpmgrp.com](mailto:leasingatmorganranch@fpmgrp.com) (408) 612-8337

## **Applicant Application Process**

**Review all the information and follow the instructions on the websites and this notice.**

1. **Check that your household account information is complete and current before entering the drawing.**
  - a. Verify your income and household size are accurate; otherwise, this can affect your eligibility screening.
2. **Select and enter the opportunity drawing** at [www.myhousekeys.com](http://www.myhousekeys.com)
  - a. The household's account administrator must enter the drawing. Entries submitted by the rest of the household members are null and void.
  - b. You may only enter ONE drawing per program.
  - c. PLEASE NOTE: Entries dated AFTER the drawing entry deadline for the opportunity will be considered backup entrants.
3. While you wait for the ranking results, please click [here](#) to access, complete, and gather the program application forms, exhibits, and document checklists to complete.

## **Review Process**

1. HouseKeys will publish opportunity drawing ranking results on the Housekeys opportunity drawing website.
  - a. Applicants will be initially ranked based on a random lottery followed by a final ranking with city preferences applied.
    - i. To view these drawings city preferences and form Exhibit E, click [here](#).
2. HouseKeys will provide the Applicant Ranked List to the property management staff, and they will start contacting applicants based on the Final Ranked order.
  - a. If and when you are contacted by the property management staff, they will provide you with a file submission deadline and instructions on where to submit them.

- b. A tenant screening for all adult household members must be completed (credit, background, etc.) by the property manager.
  - c. You will be skipped if you do not submit a complete file by the deadline set by the Morgan Ranch staff.
3. All applicants will be released from the drawing once an applicant has been selected.

#### **OTHER RESOURCES:**

- [HouseKeys Learning Library](#)
- [Property webpage](#)
- [City program page](#)

**Disclaimer:** HouseKeys Orientations provide general information only and may be subject to change at any time without notice. HouseKeys Orientation does not constitute financial advice. You should obtain independent advice before making any financial decisions. HouseKeys Inc. does not give any warranty or representation as to the accuracy, reliability, or completeness of the information. To the extent permitted by law, HouseKeys Inc. and its employees, shall not be liable for any loss or damage arising in any way (including by way of negligence) from or in connection with any information provided or omitted or from any one acting or refraining to act in reliance on this information.

#### **CONTACT INFORMATION:**

- Email Questions: [customerservice@housekeys.org](mailto:customerservice@housekeys.org)
- Call Toll-Free: 1-877-460-KEYS (5397)
- Schedule an appointment for assistance [here](#).