Nueva Esperanza Frequently Asked Questions

- **When will applications start being accepted?**
  We will begin accepting applications February 11, 2023 starting at 1p.m. Completed applications will be received on a first come, first serve basis. To make sure your application is complete, please review all sections and fill out to the best of your ability and make sure the application is signed by all adult applicants.

- **Can I submit an application by email?**
  Yes. Completed applications may be submitted in-person or by email. However, if submitted by email, digital signatures cannot be accepted. Applicants can print out the application, sign it, and email a scan or a photo of the signed application page, making sure that the signature is readable. Applications will be timestamped using the date and time they were received. Please note that if photos or scanned applications are submitted, we may need the original to be turned in. The reason is photos and scans can end being blurry or be difficult to difficult to read. If you do submit your application via email, please make sure to keep the original.

- **Will the application be available on paper or an online form?**
  There will be a fillable PDF application that can be completed; however, it would need to be printed, physically signed and submitted. Once the application has been filled out and signed it can be delivered one of the following ways:
  1. Mailed to the temporary leasing office, 315 E. Main St. #207 Hillsboro, OR 97123
  2. Scanned and emailed to nueva@nwrecc.org
  3. Faxed to 971-268-7511
  4. Hand delivered to the temporary leasing office.

- **Are there washer and dryer hook ups in each unit?**
  - The 1- and 2-bedroom units do not have washer and dryer hook ups, but there is a laundry facility onsite. The 3- and 4-bedrooms do have unit hook ups, but we will not be providing the washer and dryer.

- **Muchas gracias donde podemos agarrar una aplicación ya que estén abiertas?**
  - Temp. Office (315) mail, email, fax or website.

- **Which elementary, middle school and high school does this location belong to?**
  - Quatama Elementary, Poynter Middle School and Liberty High School

- **Will the square footage of every unit be listed with their layout?**
  - Unfortunately, no. There will be one layout of each unit size on the website, and we will list the range of square footage for each unit size. Placement in each unit will be based on availability and offered according to the resident selection plan, and when the application was received. The site team will have layouts of each unit that applicants can review.

- **I can tell from the floor plans that one style of unit for the three bedroom is a town house layout while the other three bedroom layout isn't. What about the one, two and four bedroom units? Are we able to clarify what these are?**
  - Some of the three-bedroom units are townhomes. None of the one-, two-, and four- bedrooms are town homes.
  - With the number of different unit sizes, we are not able to list each unit floor plan, but the town homes will have a floor plan listed on the website.

- **Which bus/max routes are nearby?**
  - Near the Orenco Max station. Nearby bus stops include E. Main & NE 53rd, NE Century & Orenco Ridge, E Main & NE 49th.

- **What are the maximum income restrictions?**
  - Each unit will have either a 30% AMI (area median income) restriction or a 60% AMI restriction. Confirm with the manager to find out which income limit applies to your household size and the unit you are applying for.

Household Size	30%	60%
1 Person	$23,700	$47,400
2 Person	$27,090	$54,180
3 Person	$30,480	$60,960
4 Person	$33,840	$67,680
5 Person	$36,570	$73,140
6 Person	$39,270	$78,540
7 Person	$41,970	$83,940
8 Person	$44,670	$89,340
9 Person	$47,370	$94,740

Income Limits are subject to change based on Federal requirements.

- **What are the minimum income requirements?**
  Households must have a monthly gross income of 1.5x the monthly rent. (This does not apply to households with a Section 8 or RLRA voucher.) Confirm with the manager to find out the monthly rent and minimum income requirement for the unit you are applying for.

- **What documents will I need to provide?**
  - In order to qualify, we will need to verify household income, assets, and student status for each individual household member to make sure that the household will meet the income restrictions. We will also need identification for individuals over the age of 18. We are not able to provide a full detailed list for what is required for income and asset verification, but below are general items that will be required. During the application process the site team will have questionnaires which will determine all verifications that would be required.
    - 4-6 consecutive pay stubs

- Verification of non-earned income (Social Security, disability payments, allowances from family members, etc.)
- 6 months of consecutive bank statements (if applicable)
  - State or Federal identification for all adult household members
    - Examples of acceptable forms of ID
      - Drivers License, State Identification Card
      - Military Identification Card
      - Social Security Card with Birth Certificate

- **How much is the rent?**
  - 1 bedroom (range) $516-$1,269
  - 2 bedroom (range) $616-1,459
  - 3 bedroom (range) $710-$1,518
  - 4 bedroom (range) $1,691

- **How much is the security Deposit?**
  - Security Deposits will be equal to one month' rent.

- **Are pets allowed?**
  - Yes, up to two pets are allowed, and a pet deposit is required in the amount of $300 for the first pet and an addition $150 for the second pet. Residents can pay $50 initially and then pay $10 per month until the deposit is paid in full.

- **Are utilities included?**
  - Water, sewer and trash are included in the rent, however residents will be required to place electrical service in their name and paying for electrical use in their unit.

- **Is smoking allowed?**
  - Smoking in apartments is not allowed.

- **How many units are coming online this phase and bedroom sizes (with # of bathrooms to each unit.)**
  - It' anticipated on April 4th the following units will be available:
    - 10 one bedrooms – 1 bathroom
    - 12 two bedrooms – 1 bathroom
    - 6 two bedrooms –1.5 bathrooms
  - It' anticipated on April 20th the following units will be available:
    - 1 two bedroom –1.5 bathrooms
    - 11 three bedrooms –2 bathrooms

- **Are Social Security Numbers required?**
  - We will ask for Social Security Numbers or Individual Taxpayer Identification Numbers (ITIN). If individuals have a Social Security Number or ITIN, we request verification. However, Applicants who disclose a social security number or individual tax payer identification number during the application process will not be rejected if they are unable to provide acceptable documentation of one or more of these numbers. Social Security Numbers or ITIN numbers are not required. Applicants who do not have a Social Security or ITIN will be required to sign a certification that they have not been issued either number.