Application for Housing

We are accepting applications for The Heights on Stockton Apartments, in Sacramento, California, waiting list. The Heights on Stockton is located within convenient walking distance of most goods and services. It is the perfect place to call home; the apartment community is designed with the following amenities: Resident Services, on-site laundry facility, on-site community center with a full kitchen, a play area, picnic areas and a short walk to the schools, shopping center and the Post Office.

MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE

Only households whose gross incomes are below 70% of the area's median income are eligible for occupancy at The Heights on Stockton. To be eligible, your total household income must be below the maximum income limits stated below:

Household Size	1	2	3	4	5	6	7
70% Income Level	$64,400	$73,640	$82,810	$91,980	$99,400	$106,750	$114,100
50% Income Level	$46,000	$52,600	$59,150	$65,700	$71,000	$76,250	$81,500
30% Income Level	$27,600	$31,560	$35,490	$39,420	$42,600	$45,750	$48,800

MINIMUM INCOME LIMITS AND OCCUPANCY REQUIREMENTS

Also, the monthly rent must not exceed 50% of your household income, and occupancy is limited to the household sizes listed below:

We only offer 1, 2, and 3 bedrooms.

Unit Size	Household Size	Number of units	Approx. Rent	Minimum Income
1 Bedroom	1 to 3 Persons	47	$739-$1,725	$1,478 - $3,450
2 Bedroom	2 to 5 Persons	95	$887-$2,070	$1,774 - $4,140
3 Bedroom	3 to 7 Persons	58	$1,025-$2,220	$2,050 - $4,440

**Utility allowances may be deducted from maximum rent amounts. Utility allowances, income limits, and rent amounts are subject to change.*

SELECTION OF RESIDENTS:

1. Interview – All adult members must be present at the initial interview.
2. Screening – The following factors will be taken into consideration in the application process:
    a. Rental History – Rent paying habits, housekeeping and care of property, conduct. If not available, Alternative References will be accepted.
    b. Credit History – extenuating circumstances, willingness to cure.
    c. Criminal Background Check – Criminal activity that might adversely affect the health, safety, or welfare of the household or other residents.
    d. Eviction Check – Any eviction(s) within the past 2 years
    e. Income Eligibility – Minimum and maximum income limits
    f. Persons with disabilities have the right to request reasonable accommodation to participate in the programs and housing.

Appeal Procedure – Ineligible applicants will be notified in writing of the reason(s) for their ineligibility and of their right for a formal review of the application process. Length of time since the objectionable incident(s), evidence of rehabilitation and other evidence that indicates a reasonable probability of the responsible future tenancy will be considered.

EQUAL HOUSING OPPORTUNITY

BARRIER FREE

Updated October 27, 2026

APPLICATION - WAITLIST QUESTIONNAIRE

mercy HOUSING
Live in Hope

Site Name: The Heights on Stockton

Leasing Office Address: Boulevard Court
☑ Mark if Temporary 5321, Stockton Blvd, Sacramento, CA 95820

Leasing Office Ph#: 916-389-2040

Leasing Office Fax#: 1-916-848-3354 (you must dial 1 before the #)

Leasing Office Email: StocktonBlvd@mercyhousing.org

For Office Use Only
Date Rcvd: _____
Time Rcvd: _____
Rcvd by: _____
☐ Original ☐ Updated ☐ Add-on
If updated, use original date and time stamps.
HoH Name: _____
Use to link multiple apps due to addt'l adults

COMPLETED FORMS CAN BE SUBMITTED VIA FAX OR DROPPED OFF DURING BUSINESS HOURS:
Mon-Thurs 9:00AM - 4:00PM / Fri 9:00AM - 2:30PM

1. Head of Household Legal/Birth Name: _____
2. Head of Household Preferred Name (if applicable): _____
3. Names of Any Other Adults: _____
4. HoH's Current Address: _____
5. HoH's Phone #(s): _____
6. HoH's Email Address(es): _____
7. How many people will reside in the unit? _____
8. What unit size are you requesting? _____
9. Does your household have animals/pets? ☐ None; ☐ Cat(s), # of ____; ☐ Dog(s), # of ____; ☐ Other, # of _____ and Type of _____
10. Please record your household's approximate MONTHLY income. Please include all potential sources of income- EXCEPT, Food Stamps which are not considered income.

HHMBR Name	Wages/ Employment	Retirement (generally not counted for HUD)	Public/General Assistance	SSA/SSI	Other
				Total Monthly Household Income:	

11. When the value of all of your household's assets are added up, do they total ☐ more or ☐ less than $5000? (This would not include everyday items like cars or wedding rings.)

Mercy Housing Management Group is an equal opportunity housing provider abiding by the Federal Fair Housing Ordinance. We do not discriminate based on race, color, religion, creed, national origin, sex, age, familial status, AIDS/HIV status, ancestry, gender identity, height, weight, pregnancy status, source of income, sexual orientation or disability.

12. OPTIONAL: Would you or a household member like to request a disability related special accommodation or need accessible features in your unit? ☐ Yes ☐ No
    a. If yes, what accommodations do you need, or would you like us to make?

ADDITIONAL PROTECTION FOR INDIVIDUALS WITH LIMITED ENGLISH PROFICIENCY

Executive Order 13166 requires all recipients of federal funds to take reasonable steps to ensure that persons with limited English proficiency (LEP persons) have meaningful access to federal programs and activities. In response to this executive order, this community has created a Language Access Plan which details the steps taken to ensure meaningful access including but not limited to providing for oral translation services for applicants who need language assistance. Copies of the Language Access Plan are available for review in our leasing office.

GENERAL DISCLOSURES:

The information you provide on this application will be treated as confidential. This application gives no lease or rental rights. It includes both information necessary for determining your eligibility for housing and information required for statistical purposes. If you and your household appear to be eligible, you will need to submit additional information to complete the processing of this application. All information you provide will be verified by Mercy Housing Management Group. Incomplete and/or falsified information will cause the application to be denied and not processed.

Discrimination Prohibited: The landlord will not discriminate based upon race, color, religion, creed, national origin, sex, age, familial status, or disability. In addition, our housing programs are open to all eligible persons regardless of sexual orientation, gender identity, marital status, and ancestry. Owners shall accommodate persons with disabilities who, as a result of their disabilities, cannot utilize the owner's preferred application process by providing alternative methods of taking applications.

Any general information included as part of an individual household member's records will be made accessible between departments. Other information not routinely in a household's records may be shared between professional staff on a need-to-know basis at the discretion of the department or site head staff person. Information, which involves criminal acts, including use of physical force, offenses against other persons, child abuse and neglect, etc., will be automatically reported to appropriate authorities as required by law.

Any changes to your income, assets, household composition or student status from the date you signed your application up to your move in date, must be reported to Mercy Housing Management. Failure to do so could result in denial of your move in. If after move in we discover that changes were not reported, Mercy Housing Management may be required to take steps that could result in eviction.

ADDITIONAL DOCUMENTATION PROVIDED TO APPLICANT HOUSEHOLD:

- ☐ Notice of Occupancy Rights Under VAWA
- ☑ Notice of Reasonable Accommodation Modification
- ☑ Pricing Sheet
- ☐ Resident Selection Criteria/Welcome Letter
- ☐ Grievance Policy
- ☐ Demographics worksheet- VOLUNTARY

I/We am/are applying for housing and state that all information provided herein is true, accurate, and complete to the best of my knowledge and belief.

Applicant/Resident Head of Household Signature	Applicant/Resident HoH Printed Name	Date

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