

Sugar Pine Apartments
1860 Lake Tahoe Blvd. & 1029 Tata Ln. South Lake Tahoe, CA 96150
FAQ's

John Stewart, Property Manager - (Processes applications and leases, shows apartments, and gives keys, day-to-day property operation and maintenance, tenant assistance after move-in)

FAQ

I received an application in the mail or I received an email saying the application would be available soon, what is the next step?

Application will be available April 2024. The application will come from John Stewart Company and will be available at the City of South Lake Tahoe offices and online. Once you receive your John Stewart application you must fill it out completely, have all household adults sign their application, and return it to 1796 Tribute Road, Suite 200, Sacramento, CA 95815, either by hand, or by mail, or fill out an online application on our website at: <https://jsco.net/property/sugar-pine-village/>

After John Stewart has received your application, they will contact you to schedule an interview. You will need to bring the items listed on the TCAC Application Checklist to your interview. You can find this document in your application packet.

Who can I contact for help with filling out the application?

Please contact John Stewart at (916) 561-0323 for application assistance or you can email the site at www.sugarpine@jsco.net

I met with John Stewart staff. What will happen next?

John Stewart Co. will review your application and documentation and notify you if anything is missing.

Will I need to pay any application fees?

Yes, the application fee of \$30.00 per adult will be due upon submittal to John Stewart Co. This fee can be paid online when submitting the online application or you can send a Money Order or Cashier Check if you are mailing or hand delivering to the John Stewart Office. Cash will not be accepted.

Will I need to pass a background check?

Yes. John Stewart will be performing background checks on all residents and will be complying with its standard approval and denial criteria. The Resident Selection Criteria is included as part of your application packet.

What is the security deposit at Sugar Pine?

The security deposit is \$500.

How will I know when I can move in?

Once your application is processed and approved by John Stewart, you will be contacted by staff to schedule your move in date. Please let John Stewart know ASAP if you had a change in your contact information.

When will the units be ready?

We anticipate the first units will be ready by the end of October 2024. John Stewart will schedule open house events to view the property as soon as units are available to be shown.

PROCESS¹

What to expect next?

1. January/April – John Stewart Staff will attend community events, housing meetings, and local town halls to encourage local awareness and answer questions.
2. April 1 – 15th – Formal Outreach will begin to the local community. This will be done by print advertisements, email campaigns, and flyers being passed out to local businesses, agencies, and organizations.
3. April 15th 2024 – John Stewart Co. will have applications available online for all applicants to apply. <https://jsco.net/property/sugar-pine-village/>
4. June/July 2024 – John Stewart begins to review applications and coordinate individual appointments for interviews and to collect documents.
 - NOTE:
 - Applicants can begin to collect the documents needed but John Stewart Co. will explain exactly which documents are needed and the dates of the documents.
 - John Stewart Co. will qualify applicants per the Resident Selection Criteria and for the LIHTC (tax credit) program.
4. Prior to moving, all adult family members will attend a meeting with John Stewart Co. At this meeting you will complete the lease and addendums, pay your first month's rent, pay any security deposit needed, complete move in inspection and receive keys to your new home.

Here are some common questions about SPV:

1. How do I qualify to live at Sugar Pine Village? What are the minimum requirements?
 - a. Must meet 2x's the amount of rent and under the income limits published by the California Tax Credit Allocation Committee in May of each year. 2023 rents and income limits are available here: <https://www.treasurer.ca.gov/ctcac/2023/supplemental.asp>
2. How long will it take to see if I have been approved to become a resident?
 - a. The process can take 30-90 days depending on how long it takes to receive, landlord, income, asset verification back from 3rd party.
3. Are your apartments accessible?
4. Yes, we will have accessible units. Can I apply for housing if I have been evicted?
 - a. An eviction within the past 7 years will not be considered.
5. Can I apply for housing if I have a felony?

¹ Note: all dates are subject to change

- a. A check will be made of criminal conviction records for the past seven years for all adult Applicants of the household. Reports will be obtained from local and/or state records and may also include local Police records. If the Applicant has resided in a state other than California and has a past felony conviction, a report will be required from that state or federal organization. Generally, public records of this sort are only available for the past seven (7) years. However, if information becomes known during the screening process regarding criminal activity that happened before the past seven year period which could impact the Applicant household's eligibility to live at the property, the Management Agent reserves the right to consider this information as well. . Serious felony offenses and/or continued and ongoing criminal activity will be grounds for rejection if such offenses involve physical violence to persons or property, domestic violence, sexual abuse, the manufacture or sale narcotics, possession of an illegal weapon, breaking and entering, burglary or drug related criminal offenses. The nature, severity and recency of such offenses and/or ongoing criminal activity will be considered when reviewing the Applicant and only those potentially impacting the health, safety, security or
6. Will Sugar Pine Village allow pets?
 - a. Yes, with a \$300 deposit.
7. What if I have a Section 8 Voucher? (EHV or PBV)
 - a. The John Stewart Company will accept Section 8 Vouchers – please have the applicant provide John Stewart Company's agent with their RFTA so that the John Stewart Company can fill it out their Housing Authority and request unit inspection.
8. What type of documentation will I need to submit for the application?
 - a. The John Stewart Company will provide applicants with a list of documents needed for interviews.
9. What are the Citizenship requirements to live in Sugar Pine Village?
 - a. The John Stewart Company can provide this information upon request.