

Spencer Court Apartments Waiting List Opening

Frequently Asked Questions

1. Where is this apartment community located?

Spencer Court is located at 2445 SW Canal Blvd. Redmond, OR. The community will consist of 12 one-bedroom, 33 two-bedroom and 15 three-bedroom apartments.

2. What are the monthly rent amounts?

As a Tax Credit funded property, there are income restrictions for these apartment communities. The apartments are restricted to households earning less than 60% of the area median income (AMI).

Apartment Size	60% AMI
	Monthly Rent Amount
1 Bedroom	\$850
2 Bedroom	\$950
3 Bedroom	\$1,050

3. When will the waiting list open?

The wait list will open at 8:00 AM on August 1st and close on August 14th at 5:00- PM.

Applicants may apply at any point during the wait list opening. There is no preference given to those who apply early. Applying during the opening will enter your name into a lottery from which you will be placed in order by the randomly assigned lottery number.

4. How do I apply?

We are taking applications on-line through our website at <https://www.spencercourtapartments.com/>

Applicants requesting an accessible unit will be placed on the accessible unit list.

If you have a disability or a language barrier that limits your ability to submit an online application, we encourage you to work with a service provider, friend, or family member to assist you with submitting your application. If you need our assistance, please ask. We will be happy to help.

5. What will it cost?

No money will be collected to be placed on the waitlist. Once your name comes to the top of the wait list, you will be contacted to bring in your non-refundable screening fee. The application screening fee is \$45 per adult household member and must be paid within 48 hours after receiving notification that you have been selected. If the application fee is not submitted within 48 hours, the next applicant will be contacted, and you will be removed from the waitlist.



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6. What information do I need to complete an application?

Please have the following information ready:

- Full names of all household members
- Date of birth for all household members
- Social Security numbers for all household members
- Mailing address – this can be the address where you are currently living or a stable address where you regularly receive mail
- A current e-mail address and/or phone number
- Income information including source and the amount of income for each household member.

7. Who is eligible?

As a Tax Credit funded property, there are income restrictions for these apartment communities. The apartments are restricted to households earning less than 60% of the area median income. Your household income must not be more than the AMI for your household size.

2024 LIHTC Income Limits								
	1	2	3	4	5	6	7	8
60%	\$43,980	\$50,280	\$56,520	\$62,820	\$67,860	\$72,900	\$77,940	\$82,920

8. Will my chances be better if I apply more than once?

No, every household has the opportunity to apply to each community only once. If we receive duplicate or multiple applications for the same list for a single household, we will only honor the first application we receive.

9. If my application is chosen, when do I get to move in?

If you are offered an apartment during the initial lease-up, you will be expected to move into your new home between August and December 2024.

10. If I have a question about the application process, who can I contact?

More information is available at www.epicopenings.net or by phone at (541) 788-3742

11. How can I get help with the application process if I have a disability or a language barrier?

If possible, we encourage you to have a service provider, friend or family member assist you with submitting your application. If you need our assistance, please ask. We will be happy to help.

