

**Available  
Now!**

# Trailside Terrace Apartments

(formerly Sunset Lane Apartments)  
4050 Sunset Lane, Shingle Springs, California



Trailside Terrace Apartments features 40 new multifamily "work-force housing" apartments in Shingle Springs. The apartments will be situated within three separate buildings with walk-up flats. The apartments will be a mix of one-, two- and three-bedroom units for households earning between 20% and 50% of the area median

## SERVICES & AMENITIES

- Community Center
- Computer center and WiFi
- On-site laundry facilities
- After school programs
- Employment development
- Resident services program
- On-site parking
- Central play area
- On-site property management

## HOUSING APPLICATIONS

4050 Sunset Lane  
Shingle Springs, CA 95682  
Phone: 530-387-4243

## DEVELOPER

Mercy Housing California

## ELIGIBILITY FOR MENTAL HEALTH SERVICES ACT (MHSA)

**UNITS** Trailside Terrace Apartments will have five MHSA units.

To be eligible for a MHSA unit, applicants age 18 or over must:

- be homeless or at risk of homelessness; and
- be diagnosed with a serious mental illness (as defined by the Mental Health Services Act); and
- be certified by the Health and Human Services Agency, Mental Health Division as "MHSA Housing Eligible."

Through a separate application process, Trailside Terrace Apartments will determine an applicant's rental eligibility. Please contact Mercy Housing California for a rental application.

## HOW TO APPLY FOR MHSA HOUSING CERTIFICATION

Call the MHSA program at (530) 621-6226 to request an application packet, or download the application packet from the MHSA website at: [www.edcgov.us/MentalHealth/MHSA.aspx](http://www.edcgov.us/MentalHealth/MHSA.aspx).

Return the completed MHSA Housing Certification Application packet to:

El Dorado County, Health and Human Services - MHSA  
768 Pleasant Valley Road, Suite 201  
Diamond Springs, CA 95619

An appointment will be scheduled with a Mental Health staff member to determine applicant's MHSA eligibility.

## INCOME ELIGIBILITY

Sunset Lane Apartments is an affordable housing development. There are limits on maximum income levels by household size.

Household Size	Maximum Income (50% AMI)	Household Size	Maximum Income (50% AMI)
1	25,350	4	36,150
2	28,950	5	39,050
3	32,550	6	41,950

For more information about MHSA eligibility, please contact [MHSA@edcgov.us](mailto:MHSA@edcgov.us) or call (530) 621-6226.

