



EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Application Package

Thank you for your interest in applying to live at one of our properties!

Before you begin the application, please note the following:

- EBALDC provides quality, affordable housing for low-income households that meet applicable eligibility requirements. We do **not** provide emergency shelter or transitional housing, and submission of an application does not guarantee housing. Every applicant must go through a verification process that can take several weeks to complete, and there may or may not be an available apartment immediately.
- All households must meet certain income restrictions. Rent will vary depending on the property and the particular unit for which you are eligible (see specific property details for rental rate).
- If we are unable to accommodate your housing needs, then we recommend calling 2-1-1 for referrals to other housing sources. (2-1-1 is also a source of referrals to community agencies and can assist in identifying a range of social services.)
- Be aware of your right to request a reasonable accommodation.
- Review the requirements for the property/properties you are interested in to be sure your household might be eligible (for example, if everyone in your household is not 62 years or older, then you would not qualify for Avalon Senior Housing).
- Remember to update us if your contact information or other circumstances change; if we are not able to reach you, then you will be removed from the waitlist.

Applications and updates to contact information should be submitted to:

EBALDC
c/o Waitlist
310 8th Street, Suite 200
Oakland, CA 94607

Included in this package are the following documents:

1. Frequently Asked Questions (FAQ) and “To-Do” Checklist for Applicants
2. Information Regarding the Application and Resident Selection Process
3. Summary of Properties
4. Application
5. Notice of Right to Request Reasonable Accommodation (and Request Form)
6. (Optional) HUD-92006 – Supplemental & Optional Contact Information



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“To-Do” Checklist for Applicants

- Read the materials provided with the application
- Review the requirements and eligibility criteria
- Estimate your AMI level *(to guide you in selection of appropriate unit[s])*
- Review list of properties *(and contact site[s] with questions or to possibly view unit)*
- Select property or properties, and the unit(s) you'd like to apply for
- Fill out application *(attach additional pages, if more space is needed)*
- Optional* Fill out Request for Reasonable Accommodation or other optional forms
- Submit completed, signed application and any additional pages to 310 8th Street, Suite 200, Oakland, CA 94607

Date you submitted application: _____

How did you return your application?

- by mail in person at main office in person at _____

What size of unit did you select? 0 1 2 3 4

Which property or properties did you select? _____

To update your address, phone number, or other household information in the future, write:

EBALDC
c/o Waitlist
310 8th Street, Suite 200
Oakland, CA 94607

To ask questions about your application, call the site(s) you applied to, or call (510) 287-5353.

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FREQUENTLY ASKED QUESTIONS

How will I know where I am on the waitlist?

You will not be added to the waitlist if: (a) the required fields on the application were not complete, (b) your household size does not meet minimum or maximum standards for occupancy, or (c) your household income appears well outside the acceptable range for the unit you are applying for.

Due to the volume of inquiries we receive, we cannot send you a confirmation that you have been placed on the waitlist. However, you may call (510) 287-5353 approximately two weeks after the application was returned to verify the application was received. Due to the volume of inquiries we receive, we cannot provide callers with their “spot on the list” or their “number on the list.”

How long will I have to wait until an apartment is available?

The wait varies by property and unit size / type, and ranges from a few weeks to more than a year.

I've never rented or had a lease in my own name; can I still apply?

Yes, though we will still need to verify where you have lived for the past 3-5 years, and you may be requested to provide alternative documentation that indicates you would be a responsible tenant (pay rent on time, follow rules of your lease, etc.).

I have a bad credit history; can I still apply?

Yes, although we may request explanations for recent negative items that appear on your report. Also, if you are applying to a property that requires you to pay your own electricity and/or gas bill, and your report includes a debt owed to the utility company (PG&E), then you may be required to clear the debt and provide proof that you will be able to open an account for service at the property.

I have an eviction on my record; can I still apply?

Yes, though evictions within the past 3 years are not viewed favorably and may be cause for denial of your application, depending on the circumstances of the eviction and your history since the eviction. If past poor tenant history was due to a disability, then you might be entitled to a reasonable accommodation.

Will my application automatically be denied if I have a criminal record?

Possibly; individual circumstances are considered on a case-by-case basis. If you have a record with the criminal justice system, then you are encouraged to offer evidence of a change in circumstances. In most cases, only felony convictions within the past 7 years will be reviewed, although a history of repeated convictions for misdemeanor crimes involving violence (or other threat to health and safety), manufacture or sale of illegal drugs, or damage to property will be questioned and may be grounds for denial. Many factors will be considered, including how many years have passed, the nature of the crime, and your history since the conviction / disposition.

Can I see a unit before applying?

Contact the specific property you are interested in to ask. If there is a vacant unit, then you should be able to schedule an appointment to view.



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Can someone else move into the apartment if s/he wasn't on the application?

Possibly, as long as the occupancy standards and household income restrictions are not exceeded. Also, each adult (over 18 years of age) must meet the screening criteria, which includes completing an application and the verification process. Additionally, if the household receives Section 8 assistance, then the Housing Authority must approve the additional person.

Are pets allowed?

All properties allow caged birds and fish in a reasonable-sized container. Giant Road permits other domestic animals as pets, as long as the terms of the Pet Policy are met. All properties permit service animals, with appropriate documentation verifying disability and need.

How much will it cost to move in?

All households are required to pay a security deposit equal to one month of rent. In addition, the prorated amount of first month's rent will be due. There also may be a refundable deposit required for additional keys or parking remotes.

Why do you ask so many questions and need so many documents?

We must follow the laws and regulations required by the organizations that provided the funding to help build the property. These organizations want to be sure that the affordable-rate apartments are actually benefitting households who need lower-rent housing.

After I submit my application, what happens next?

If the application was legible, complete, and appears to meet the basic criteria, then the head of household name, contact information, desired bedroom size and selected properties will be entered on a centrally maintained waitlist. You should contact us whenever your phone or address changes, and when your household significantly changes (for example, if someone is added to your household, or your income decreases). You should respond to any letters received asking whether you wish to remain on the waitlist.

What if I have more questions?

Questions about a specific property can be directed to that site's property manager (see the Summary of Properties for phone number). Questions about the application process or waitlist can be asked of the property manager or by calling our main office at (510) 287-5353.

What is the difference between affordable and subsidized housing?

Subsidized housing is housing that has partial financial support from public funds administered through a government program. The rent for the unit is usually paid in part by another agency, such as the Housing Authority, and resident rents are generally based on income and may not exceed 30% of a household's monthly income. In EBALDC's portfolio, only units designated for HOPWA, Shelter plus Care program participants, or units with Project-Based Section 8 vouchers have rent that is adjusted based as a percentage of the household's income. All other EBALDC units are affordable housing units, with rent set at a fixed rate based on a percentage of the Area Median Income (AMI) of 60% or less.



INFORMATION REGARDING THE APPLICATION AND RESIDENT SELECTION PROCESS

The information in this document will help you understand the steps in the application, screening and approval processes, and what your responsibilities are so that all this can be completed as quickly as possible. Read this document carefully, because this will help you determine if you can qualify to be accepted as a tenant in the building you're interested in applying for. Some buildings may also have some additional specific criteria, as explained below in the Summary of Properties. This document will also inform you about your rights to request a special accommodation for the type of unit you apply for and the process, if necessary due to a disability.

Applications

Applicants for EBALDC units must complete and sign an application in order to be considered for admission for housing. An applicant will be processed and considered *potentially* eligible for housing based solely on statements given on a completed application form. **Acceptance of an application by EBALDC does not assure the applicant housing at the building. It is only the first step in the process.**

As a condition of admission to any unit information provided on your application must be verified and certain background information must be obtained. Therefore, applicants must execute releases and consents authorizing any relevant federal, state, or local agency, company, person or organization to furnish or release to EBALDC such information as EBALDC and the applicable program regulations determine to be necessary.

EBALDC's Policy on Non-Discrimination

East Bay Asian Local Development Corporation is an equal opportunity housing provider to all, regardless of race, color, national origin, ancestry, sex, marital status, physical or mental disability, familial status, source of income, religious or political affiliation, sexual orientation, medical condition, participation in or eligibility for a housing assistance program, or other arbitrary basis.

Reasonable Accommodation or Modification

EBALDC will apply the same screening criteria to all applicants. However, EBALDC is obligated to offer qualified applicants with disabilities additional consideration in the application of rules, policies, and practices, or services and structural alterations, if it will enable an otherwise eligible applicant or tenant with a disability an equal opportunity to access and enjoy the housing program. EBALDC is not, however, required to make an accommodation or physical modification if the accommodation or modification will be an undue financial or administrative burden to the building or if it requires EBALDC to fundamentally alter or change the nature of the housing program. If the disability is not obvious, EBALDC will require reliable third party verification of the disability and the needed accommodation. EBALDC will make all efforts to comply with a requested accommodation, and if EBALDC finds that the accommodation requested is not reasonable, EBALDC will make all efforts to find an accommodation that is both effective and reasonable.



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Reasonable accommodation for persons with disabilities will be provided at all stages of the application, interview, selection and residency process. Reasonable accommodation includes adjustments to rules, policies, practices and procedures. Although a request for reasonable accommodation can be made at any time, if an applicant knows before submitting a rental application that he/she will not meet EBALDC's Resident Selection Criteria and believes this is due to a disability, the applicant may request a reasonable accommodation with the rental application submittal. Questions or requests for assistance regarding any aspect of the application process may be directed to the Property Manager at the property. Applicants may also reach the Compliance Manager at (510) 287-5353 ext. 340.

Accessible Units

Some properties have units specifically designed to meet the special needs of persons with mobility impairments. (Tenants or applicants may also request a modification to any unit in the building to accommodate special needs as a result of a disability.) In the event that an accessible unit becomes available, preference will be given to a current tenant in the building who requires and has requested an accessible unit; preference will next be given to tenants of other EBALDC properties requiring the features of the unit.

In the event that no tenant is available for transfer, EBALDC will market to individuals with mobility impairment before filling an accessible unit with an individual who does not need its features. If all efforts do not result in finding such an applicant within two weeks, the unit will be offered to the next eligible applicant. Should the unit be offered to an applicant who does not need its modifications, he/she will be required to sign an agreement to transfer to a comparable non-accessible unit within the building should a tenant or applicant require an accessible unit. Failure to transfer as agreed shall be deemed non-compliance with the Lease and be cause for termination of the Lease.

Occupancy Standards

Household must be appropriately sized for the unit, according to the standards listed in the table to the right. Exceptions may be permitted in certain situations, such as a reasonable accommodation, and the occupancy restriction is waived in writing.

# of Bedrooms	Min. # of People	Max. # of People
Single Room	1	1
0	1	2
1	1	3
2	2	5
3	4	7
4	6	9

Income Eligibility Requirements

In order to be eligible for a unit, the applicant's gross (before taxes and other deductions) annual income cannot exceed the maximum Area Median Income (AMI) limits for the property, as set by the property's funding sources. For details, see the attached requirements for the property.

For all units with a flat monthly rent, EBALDC's minimum income policy generally excludes applicants whose rent burden would exceed 50% of the household's gross monthly income (in other words, the household should have income equal to at least twice the monthly rent). Applicants with fixed income, such as Social Security benefits, are required to have income at least 1.6 times the monthly rent. No minimum income will be required for households that receive Section 8 or similar assistance where the rent is 30% of the resident's adjusted income.



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Waiting List

A waiting list of interested applicants for each property will be maintained; future vacancies will be drawn from this waiting list.

Initial Lease-Up of Property: All eligible applicants who are processed during the lease-up period, but who do not receive initial offers of housing will be placed on a waiting list. All complete applications submitted within the advertised application period will be randomly sorted and placed on the site's waiting list. After the initial advertised application period, the waiting list will be closed to new applicants. The waiting list will be opened again when the number of applicants on the waiting list is determined to be too few (based on the anticipated vacancy rate). Any re-opening of the waiting list will be announced on the EBALDC website, goSection8 website, and Craigslist.com; waitlists for project-based Section 8 units will also be advertised with the Housing Authority.

When staff estimate that an appropriate unit may be available within the next three months, the top five eligible applicant households for that size unit will be invited to an interview and asked to submit updated information to determine eligibility.

On-Going: For properties with waiting lists open to new applicants, applications will be accepted and placed on a waitlist in the order received. The following exceptions will advance an applicant to the top of the waitlist, regardless of order submitted:

- a) Current residents who request a transfer to another sized unit or barrier-free unit at the same property will have priority status on that site's waitlist, if the request meets transfer eligibility guidelines;
- b) Applicants referred by an agency with whom EBALDC has an existing agreement with respect to processing certain qualified referrals (agencies include Eden I & R, Bonita House, Building Futures with Women and Children, Rubicon, and Abode Services);
- c) (In Oakland) Applicants displaced by City of Oakland code enforcement or redevelopment actions must be considered immediately;
- d) Current residents with reasonable accommodation requests that cannot be granted at the property they are living at will be considered for other properties' vacancies ahead of new applicants;
- e) Persons experiencing domestic violence situations also will be considered for vacancies ahead of other applicants.

All exceptions noted above require appropriate documentation. Other circumstances warranting priority status on the waitlist may be considered, on a case-by-case basis. Residents relocating to a different property will be required to complete all necessary paperwork and complete the eligibility process anew, since the move would be considered a new move-in and not a transfer.

Applicants may apply to more than one property, if interested, and will be placed on the waitlist for each property. An applicant may refuse an offer of an apartment only three times; the next available unit offered must be accepted or the applicant will be removed from all properties' waitlists. If the applicant moves into one of the properties as a resident, then s/he will be removed from all other properties' waitlists, unless applicant requests to remain on other lists.



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If the applicant is accepted and fails to move in on the agreed upon date, the applicant will be disqualified, the application will be declined, and the unit will be offered to the next qualified applicant. The applicant will be removed from all properties' waiting lists; extenuating circumstances will be considered upon appeal.

The waiting list will be updated at least annually via mailing of an interest letter to applicant's last known mailing address. If applicant fails to respond within 10 days from the mailing date of the letter, or if the letter is returned by the Post Office as undeliverable, then the applicant will be removed from the waiting list. Applicants are responsible for providing up-to-date contact and household information to EBALDC property management staff.

Qualification Process – General Overview

When applicant's name reaches the top of the waiting list, applicant will be contacted to schedule an interview. At the time of the interview, all members of the household must be present. They will be asked to bring prior three months' pay stubs, if employed, and information on where to verify income sources, assets, and previous rental history. Other documents or identification to determine household composition, income, and assets may be requested.

At the interview all adult household members must complete appropriate forms and shall execute any releases and consents authorizing release of such information as management and the applicable program regulations determine to be necessary.

Both the current and previous landlords will be contacted by mail and/or fax for information concerning the history of complying with lease requirements, payment records, destruction of property or interference with the rights of others, unhealthy or unsanitary conditions. Absence of prior rental history will not automatically disqualify an otherwise eligible applicant; however, EBALDC may request alternative means of verifying prior residence or lack of residence, as well as request provision of additional references.

A credit report indicating financial responsibilities and a comprehensive unlawful detainer (eviction history) report will be obtained for each adult applicant, as well as a criminal record search report (a non-refundable fee will be charged for each report).

If the unit applied for is under the Project-Based Section 8 program, then additional processing and approval will be required by the Housing Authority.

Rejection and Appeal Process

Applicants **will be** rejected for any of the following:

- a) Eligibility income exceeds the maximum allowed by program regulations, or income is not sufficient to make monthly rent payments (minimum income of twice the monthly rent usually is required; 1.6 times the rent is required for fixed incomes; minimum requirement does not apply if household receives Section 8 or similar assistance);
- b) Family composition does not meet the established occupancy standards;
- c) The household does not meet specific program requirements;
- d) Applicant is unable or unwilling to disclose information necessary to establish eligibility.



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Applicants **may be** rejected for any of the following:

- a) Failure to present all members of the applicant's household at the full family interview (or some other time acceptable to management);
- b) Blatant disrespectful, disruptive or antisocial behavior toward the management staff, the property, or other applicants/residents exhibited by an applicant household any time prior to move-in;
- c) A negative unlawful detainer report indicating repeated failure to meet financial obligations in past tenant history, or a recent eviction;
- d) A negative landlord recommendation, encompassing failure to comply with the lease, poor payment history, poor housekeeping habits, crimes of violence to persons, destruction or theft of property, sales of narcotics, eviction for cause or other criminal acts which would adversely affect the health, safety, or welfare of other tenants;
- e) Falsification of any information on the application, or omission of significant information;
- f) History of engaging in violent or drug-related criminal activity, or other criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or community;
- g) Other good cause.

Written notice advising applicants of final eligibility status will be sent only after initial lease-up or after an interview is completed (or a scheduled interview is missed). All denied applicants will be advised that they may appeal the decision on their application and be given instructions and a deadline to do so. The notice will include their right to request reasonable accommodation for a disability. Residents rejected due to information obtained from the credit / background check will be notified per the requirements of the Fair Credit Reporting Act.

If an applicant is rejected, then a denial letter specifying the reason(s) for the denial will be mailed. The applicant has 10 days from the date of the letter to submit an appeal to Compliance. Any requests for a review of the decision *must* be written and *must* be accompanied by supporting documentation and/or information not previously submitted and which refutes the stated reason(s) for the rejection and/or provides evidence demonstrating a change in circumstances that no longer apply. If the applicant does not respond or provide new evidence within 10 days, the file will be permanently closed.

Privacy Policy

It is the policy of EBALDC to guard the privacy of applicants and to ensure the protection of such applicants' records maintained by EBALDC. Therefore, neither EBALDC, nor its agents or employees shall disclose any personal information contained in its records to any person or agency unless the individual about whom information is requested gives written consent to such disclosure. Any information obtained regarding a disability or disability status will be treated in a confidential manner. This Privacy Policy in no way limits EBALDC's ability to collect such information as it may need to determine eligibility, compute rent, or determine suitability for tenancy.



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How to Estimate Your AMI Level

The attached Summary of Properties indicates each property's available unit mix (size and income maximum limit), rent, and required minimum monthly income. The income maximum limit appears as a percentage of Area Median Income, or % AMI. The interview and verification process will confirm your household income and determine the % AMI level that you qualify under. You can estimate your % AMI level by following the steps below.

1. How many people are in your household (count the number of people, including yourself, who will be living in the unit)? _____

Find that number in the top row of the chart below, and circle or shade in the entire column below that number.

Number of People		1	2	3	4	5	6	7	8
Annual Income	30%	\$18,750	\$21,420	\$24,120	\$26,790	\$28,920	\$31,080	\$33,210	\$35,370
	35%	\$21,875	\$24,990	\$28,140	\$31,255	\$33,740	\$36,260	\$38,745	\$41,265
	40%	\$25,000	\$28,560	\$32,160	\$35,720	\$38,560	\$41,440	\$44,280	\$47,160
	45%	\$28,125	\$32,130	\$36,180	\$40,185	\$43,380	\$46,620	\$49,815	\$53,055
	50%	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950
	55%	\$34,375	\$39,270	\$44,220	\$49,115	\$53,020	\$56,980	\$60,885	\$64,845
	60%	\$37,500	\$42,840	\$48,240	\$53,580	\$57,840	\$62,160	\$66,420	\$70,740

Note: The dollar amounts listed above are as of 12/2009; these figures may change annually.

2. What is the approximate annual household income (add up every adult's income, from all sources, before any deductions)? \$ _____

Go to the column you shaded in for Question 1, and find the closest number that is *higher* than your income; circle that number. (For example, if Mr. Green were the only person in his household, he would choose the column with "1" at the top; if his household income is about \$26,000, then he would circle "\$28,125" in column 1. He would *not* choose "\$25,000," because his income is higher than that number.)

3. Find and circle the % number at the beginning of the row for the number you just circled. (In Mr. Green's example, he would circle "45%." Based on this estimate, his household would qualify for units designated as 45% or higher.)

Remember: this is only an estimate, and must be confirmed by staff during the qualification process.



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SUMMARY OF PROPERTIES

Note: Information subject to change.

The tables on the right side of the page list current rent for each size unit and the minimum monthly income required. To find the maximum income allowed, use the "How to Estimate Your AMI Level" page; find the point where the indicated AMI and your household size meet.

Property Name: Madrone Hotel

Address: 477 8th Street, Oakland
 Phone: (510) 287-5346
 Elevator(s): No (not wheelchair accessible)
 Parking: No
 Laundry On-Site: Yes
 Utilities Paid by Owner: Water, Garbage, Pest Control
 Utilities Paid by Tenant: Electricity (lights, heating), Telephone
 Amenities: Small refrigerator, sink, bed, dresser
 Transportation: 12th Street/City Center BART, Highway 880, several AC Transit bus routes
 Pets Allowed: Birds, Fish
 Total Number of Units: 32

# Bedrooms	Current Rents	Minimum Monthly Income Required
		50% AMI
Single Room	\$358-\$419	\$600-\$820

Notes: Shared bathroom/shower on each floor, community kitchen/lounge

Property Name: Hugh Taylor House

Address: 1935 Seminary Ave., Oakland
 Phone: (510) 562-2464
 Elevator(s): N/A
 Parking: Yes, parking lot
 Laundry On-Site: Yes
 Utilities Paid by Owner: All utilities paid
 Utilities Paid by Tenant: Telephone, cable
 Amenities: Refrigerator, sink, stovetop, dresser, patio, community room, computer lab
 Transportation: Blocks from AC Transit 1 and 1R
 Pets Allowed: Birds, Fish
 Total Number of Units: 43

# Bedrooms	Current Rents	Minimum Monthly Income Required
		50% AMI
SRO (shared bath)	\$430	\$700
DRO (double room)	\$479	\$800
1	Mod-Rehab Section 8	

Notes: Single rooms share shower; 20 SRO units and 5 1-bedrooms are Mod-Rehab Section 8

Property Name: Effie's House

Address: 829 E. 19th Street, Oakland
 Phone: (510) 208-5056
 Elevator(s): Yes
 Parking: No
 Laundry On-Site: Yes
 Utilities Paid by Owner: Water, Garbage, Pest Control, Gas
 Utilities Paid by Tenant: Electricity (cooking, heating, lights), Telephone, Cable
 Amenities: Community room, large backyard and picnic area
 Transportation: AC Transit 62, 14, and 40 stop within blocks
 Pets Allowed: Birds, Fish
 Total Number of Units: 21

# Bedrooms	Current Rents & Minimum Monthly Income Required			
	50% AMI		60% AMI	
0	\$521	\$1000	\$625	\$1200
1	Project-Based Section 8			



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Property Name: Oakland Point L.P.

Address: 1448 10th Street, Oakland
 Phone: (510) 891-0310
 Elevator(s): N/A
 Parking: No
 Laundry On-Site: No
 Utilities Paid by Owner: Water, Garbage, Pest Control
 Utilities Paid by Tenant: Electricity, Gas, Telephone, Cable
 Amenities: Refrigerator, Stove/oven, Dishwasher, Community room with computer lab
 Transportation: Blocks from West Oakland BART, freeways
 Pets Allowed: Birds, Fish
 Total Number of Units: 31
 Notes: Scattered site (apartments located at several locations in West Oakland)

# Bedrooms	Current Rents & Minimum Monthly Income					
	35% AMI		40% AMI		50% AMI	
0	\$489	\$800	\$505	\$850	\$510	\$850
1	\$537	\$900			\$700	\$1200
2			\$740	\$1400	\$880	\$1600
3			\$810	\$1500	\$942	
4	\$700	\$1300	\$921	\$1700	\$1150	\$2100

Property Name: Seven Directions Apartments

Address: 2946 International Blvd., Oakland
 Phone: (510)
 Elevator(s): Yes
 Parking: Yes, Garage
 Laundry On-Site: Yes
 Utilities Paid by Owner: Water, Garbage, Pest Control
 Utilities Paid by Tenant: Electricity (lights, heating, cooking), Telephone, Cable
 Amenities: Refrigerator, Stove/Oven, Dishwasher (in 3 or 4 bedrooms), Garbage Disposal, Patio/Balcony, Community Room, free Internet
 Transportation: Highway 880, AC Transit 1R, few blocks from Fruitvale BART
 Pets Allowed: Birds, Fish
 Total Number of Units: 36 (18 2- and 3-bedrooms are Project-Based Section 8)

# Bed-rooms	Current Rents & Minimum Monthly Income Required				
	30% AMI	35% AMI	50% AMI	55% AMI	60% AMI
0	\$423 \$700				
1			\$773 \$1400		
2	\$540 \$900	\$637 \$1100	\$927 \$1700	\$1024 \$1900	\$1121 \$2100
3	\$620 \$1100			\$1180 \$2200	\$1292 \$2400
4			\$1187 \$2200		

Property Name: Hismen Hin-Nu Terrace

Address: 2555 International Blvd., Oakland
 Phone: (510) 261-3626
 Elevator(s): Yes
 Parking: Garage (if space available)
 Laundry On-Site: Yes
 Utilities Paid by Owner: Water, Garbage, Pest Control
 Utilities Paid by Tenant: Electricity (lights, heating), Gas (cooking), Telephone, Cable
 Amenities: Refrigerator, Stove/Oven, Dishwasher, Garbage Disposal, Patio/Balcony, Community room with computer lab, Playground
 Transportation: Highway 880, AC Transit 1R, few blocks from Fruitvale BART
 Pets Allowed: Birds, Fish
 Total Number of Units: 92

# Bed-rooms	Current Rents & Minimum Monthly Income Required			
	50% AMI		60% AMI	
1	\$573	\$920	\$637	\$1150
2			\$927	\$1854
3	\$708	\$1400	\$1055	\$2100
4			\$1160	\$2320



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Property Name: Oak Park Apartments

Address: 2618 E. 16th Street, Oakland

Phone: (510) 261-8756

Elevator(s): N/A

Parking: Yes, Parking lot

Laundry On-Site: Yes

Utilities Paid by Owner: Gas, Water,
Garbage, Pest Control

Utilities Paid by Tenant: Electricity,
Cable, Telephone

Amenities: Refrigerator, Stove/Oven, Playground, Community room with computer lab

Transportation: Blocks from AC Transit 1 and other lines

Pets Allowed: Birds, Fish

Total Number of Units: 35

# Bed-rooms	Current Rents & Minimum Monthly Income Required				
	35% AMI	40% AMI	45% AMI	50% AMI	55% AMI
1	\$502 \$850	\$647 \$1100	\$710 \$1300	\$750 \$1400	
2		\$601 \$1000	\$840 \$1600		\$900 \$1800
3	\$594 \$1000	\$695 \$1200	\$908 \$1800	\$1050 1900	\$1240 2400
4	\$764 \$1400			\$865 \$1600	

Property Name: Marcus Garvey Commons

Address: 721 A Wood Street, Oakland

Phone: (510) 832-1684

Elevator(s): N/A

Parking: Yes, Parking lot

Laundry On-Site: Yes

Utilities Paid by Owner: Garbage, Pest Control

Utilities Paid by Tenant: Water, Electricity, Gas, Telephone, Cable

Amenities: Refrigerator, Stove/Oven, Patio, Barbeque area, Community room

Transportation: Blocks from West Oakland BART, freeways

Pets Allowed: Birds, Fish

Total Number of Units: 22

# Bed-rooms	Current Rents & Minimum Monthly Income Required		
	35% AMI	50% AMI	60% AMI
1	\$471 \$800		\$700 \$1400
2	\$561 \$1100		\$842 \$1600
3	\$568 \$1100	\$968 \$1900	\$1034 \$2000
4		\$648 \$1300	

Property Name: Frank G. Mar Apartments

Address: 283 13th Street, Oakland

Phone: (510) 287-5348

Elevator(s): Yes

Parking: Garage (if space available)

Laundry On-Site: Yes

Utilities Paid by Owner: Water, Garbage, Pest Control

Utilities Paid by Tenant: Electricity (cooking, heating, lights), Telephone, Cable

Amenities: Refrigerator, stove/oven, dishwasher, patio or balcony; skylights in some

Transportation: A few blocks from 12th Street or Lake Merritt BART, AC Transit lines

Pets Allowed: Birds, Fish

Total Number of Units: 119

# Bedrooms	Current Rents & Minimum Monthly Income Required	
	50% AMI	60% AMI
1		\$812 \$1600
2	\$768 \$1500	\$1000 \$2000
3	\$883 \$1760	\$1080 \$2160
4	\$1014 \$2028	



EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Property Name: Gaint Road Apartments

Address: 907 Lake Street, San Pablo

Phone: (510) 236-6128

Elevator(s): N/A

Parking: Parking lot

Laundry On-Site: Yes

Utilities Paid by Owner: Garbage, Pest Control

Utilities Paid by Tenant: Water, Electricity (Cooking, Heating, Lights), Telephone, Cable

Amenities: Refrigerator, Stove/Oven, Dishwasher, Garbage Disposal, Playground, Community Room, Resident Services, High-Speed Internet

Pets Allowed: Pets allowed with Pet Agreement

Total Number of Units: 86 (12 supportive housing units, 21 Project-Based Section 8 units)

# Bed-rooms	Current Rents & Minimum Monthly Income Required					
	30% AMI		50% AMI		60% AMI	
1	\$398	\$800	\$728	\$1450	\$791	\$1600
2	\$427	\$840	\$822	\$1640	\$921	\$1840
3	\$487	\$960	\$944	\$1880	\$1173	\$2300

Property Name: Swan's Market Apartments

Address: 918 Clay Street, Oakland

Phone: (510) 834-3671

Elevator(s): Yes

Parking: Garage, \$100/month

Laundry On-Site: Yes

Utilities Paid by Owner: Water, Garbage, Pest Control

Utilities Paid by Tenant: Electricity (cooking, lights, heating), Telephone, Cable

Amenities: Refrigerator, Stove/Oven, Dishwasher, Garbage Disposal

Transportation: Blocks from 12th Street BART, several AC Transit lines, all major freeways

Pets Allowed: Birds, Fish

Total Number of Units: 18 (four units are reserved for HOPWA)

# Bedrooms	Current Rents	Minimum Monthly Income Required
	60% AMI	
1	\$816	\$1600
2	\$1045	\$2090

Property Name: Avalon Senior Housing

Address: 3850 San Pablo Avenue, Emeryville

Phone: (510) 923-0211

Elevator(s): Yes

Parking: Parking lot (if space available)

Laundry On-Site: Yes

Utilities Paid by Owner: Water, Garbage, Pest Control

Utilities Paid by Tenant: Electricity (lights, heating, cooking), Telephone, Cable

Amenities: Refrigerator, Stove/Oven, Community room, Garden

Transportation: Near MacArthur BART, AC Transit 63 and 72M, blocks from 580/24 freeways

Pets Allowed: Birds, Fish

Total Number of Units: 67

Restrictions: **All residents must be 62 years of age or older**

# Bed-rooms	Current Rents & Minimum Monthly Income Required					
	32% AMI		37% AMI		42% AMI	
0	\$465	\$744	\$547	\$875	\$625	\$1000
1	\$501	\$801	\$564	\$902	\$667	\$1067
2	\$598	\$956	\$696	\$1113	\$795	\$1272



EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Property Name: San Pablo Hotel

Address: 1955 San Pablo Ave., Oakland

Phone: (510) 238-1500

Elevator(s): Yes

Parking: No

Laundry On-Site: Yes

Utilities Paid by Owner: All utilities paid

Utilities Paid by Tenant: Telephone, cable (optional)

Amenities: Furnished (bed, dresser), refrigerator, stovetop, sink

Transportation: AC Transit 63 and 72M, next to Greyhound, several blocks from 19th Street BART, few blocks from all freeway entrances

Pets Allowed: Birds, Fish

Total Number of Units: 144 (34 with private bathrooms; rest of units share bathroom)

Restrictions: **Head of household must be 55 years of age or older**

	Current Rents	Minimum Monthly Income Required
# Bedrooms	50% AMI	
<i>SRO (shared bath)</i>	\$413-\$452	\$661-\$723
<i>SRO (private bath)</i>	\$467-\$486	\$747-\$778