



280 28th Street,
Oakland, CA 94611

Head of household must be at least 62 years or older OR 18 years old with a disability at the time of application.

Please see attached pages for minimum and maximum income limits.

VALDEZ PLAZA SENIOR APARTMENTS

Waitlist Coming Soon

The waiting list for 1-bedroom units at Valdez Plaza will open **July 28, 2021**. Applications must be submitted online by **5:00 PM on August 4, 2021**. A lottery will be conducted for all applications received by the deadline. Only the top **200** applications will be placed on the waiting list for consideration.

Applications must be submitted online. Please visit www.sahahomes.org/apply for more information. A valid email address is required to apply.

The 24-hour support phone line will open on **July 28, 2021 at 9:00 AM** and close on **August 4, 2021 at 5:00 PM**. Please call **(833)-281-0451** or email ValdezPlaza@sahahomes.org.

Persons with disabilities have the right to request reasonable accommodations to participate in the application process. If you cannot apply online due to a disability and require a paper application please email ValdezPlaza@sahahomes.org.

AMENITIES

- Located near grocery stores, hospitals
- Large community room for activities
- Easy access to AC Transit bus line
- Laundry facility
- Fitness room
- 150 unit facility

VALDEZ PLAZA

280 28th Street, Oakland, CA 94611

TEL (833)-281-0451 TTY (510).649.0828

www.sahahomes.org/properties/valdez-plaza

APPLICATIONS AVAILABLE ONLINE

STARTING JULY 28, 2021

www.sahahomes.org/apply





Valdez Plaza

280 28th Street

Oakland, CA 94611

Phone: (833)-281-0451

TTY: (510) 653-0828

Dear Applicant,

Thank you for your interest in becoming a resident of Satellite Affordable Housing Associates. Below is some important information you should know about the process before applying.

- **The waiting list for 1-bedroom units at Valdez Plaza opens on July 28, 2021 at 9:00 AM. Applications must be submitted online by 5:00 PM on August 4, 2021.** A lottery will be conducted for all applications received by the deadline. Only the top **200** applications will be placed on the waiting list for consideration. If additional applications are needed, we reserve the right to process the next applications in lottery order.
- Applications must be submitted online. Please visit www.sahahomes.org/apply for more information. A valid email address is required to apply. **The 24-hour support phone line will open on July 28, 2021 at 9:00 AM and close on August 4, 2021 at 5:00 PM. Please call (833)-281-0451 for phone support or email ValdezPlaza@sahahomes.org**
- We will evaluate the individual circumstances of each application, will consider additional information submitted by the applicant, and will provide reasonable accommodations when requested, verified, and necessary. Persons with disabilities are encouraged to apply.
- If your household is over-income, or otherwise unqualified, your application will be denied. You will receive written notification and instructions on the appeal process. Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing.
- It is your responsibility to notify management of address or telephone number changes. If we are unable to contact you, your name will be removed from the waiting list.
- It is our policy to update the waiting list annually by sending all applicants a Waiting List Update Letter and removing the names of those who are no longer interested in or no longer qualify for housing.
- If you turn down two opportunities for housing, your application will be removed from the waiting list. You may reapply for housing when the waiting list is open.
- Federal regulations require that management recertify each household's income and assets annually. Management must also regularly inspect apartments to ensure that they are suitable for occupancy.



Resident Selection Criteria

Background Checks

Management will review eviction and unlawful detainer records, landlord references, criminal history, and sex offender registration requirements to determine applicant suitability. No screening fees will be charged to the applicant. If an applicant is denied due to any of the following criteria, the applicant will receive written notification and instructions on the appeal process.

Evictions and Unlawful Detainers

Applicants with an eviction or unlawful detainer judgment date within the last five (5) years will be denied. Stipulations, dismissals, and cases without a final disposition are not a reason for denial.

Landlord Reference Checks

Management will verify residency with current and prior landlords for the past two (2) years. Management is specifically looking at payment history, incidents of damage and/or housekeeping issues, lease violations and eviction proceedings. If a negative landlord reference is received, the application will be denied. Lack of residential history does not necessarily disqualify you.

Criminal & Sex Offender Screening

For Oakland and Berkeley properties only, criminal and sex offender screening will only be conducted at HUD properties as described below.

An applicant who is subject to lifetime registration requirement under a state sex offender program will be denied. Any household containing a member who was evicted in the last three years from federally assisted housing for drug-related criminal activity will be denied. An applicant who has been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing will be denied.

Applicant Conduct

If, during the course of processing an application, it becomes evident that an applicant has falsified or otherwise misrepresented any facts about his/her current situation, history, or behavior in a manner that would affect eligibility, applicant selection criteria qualification, allowances, household composition, or rent, the application will be denied.

If an applicant or guest of an applicant exhibits blatant disrespect, or disruptive behavior towards management, the property, or other residents any time prior to move-in, the application will be denied. Management will deny a household if there is reasonable cause to believe that a member's behavior from 1) abuse or a pattern of abuse of alcohol and/or 2) illegal use or pattern of illegal use of drugs may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

2021 Minimum & Maximum Income Limits for Valdez Plaza

1-Bedroom Rent: 30% of Income			
Number of People in Household	1 Person	2 Persons	3 Persons
Minimum Yearly Income	No minimum	No minimum	No minimum
Maximum Yearly Income	\$47,950	\$54,800	\$61,650

*Minimum income figures are subject to change.
Rent amounts are subject to change. Income Limits are subject to change.*

Eligibility

Based on the property's regulatory agreements, ineligible applicants may not be admitted into the housing program. In order to be eligible, an applicant household must meet the following:

The head-of-household must be 62 years or older at the time of application,
or age 18 or older and have a disability.

The household must have an Annual Income at or below program limits.

Frequently Asked Questions

How do I complete an application?

Applications must be submitted online. Please visit www.sahahomes.org/apply for more information. A valid email address is required to apply. **The 24-hour support phone line will open on July 28, 2021 at 9:00 AM and close on August 4, 2021 at 5:00 PM. Please call (833) 281-0451 for phone support or email ValdezPlaza@sahahomes.org.** Applications can be completed on a computer, tablet, or mobile smartphone.

When will I be contacted after submitting my application?

You will receive an email confirmation when your application is submitted. Once your name reaches the top of the waiting list, and a unit is available, we will contact you to schedule a certification interview. It is our policy to invite multiple households to start the qualification process. Housing will be offered to qualified households in waiting list order.

What documents will I need for a certification interview?

Your household will need to bring state-issued picture identification/driver's license for all adult household members, Social Security cards for all household members, if a social security number has been issued, proof of age for **all adult** household members (such as but not limited to: birth certificate, valid passport, naturalization certificate, Social Security letter verifying date of birth), Birth certificates or custody agreement for all minor household members (17 years and under), proof of income, and proof of assets.

What is my waiting list number?

It is our policy not to disclose to applicants their specific positions on the waiting list.

How long do I have to wait before I am contacted?

Waiting times vary, as it depends on waiting list size, and when current tenants move out.

What other properties are accepting applications?

Please visit our website at www.sahahomes.org/apply for the most up-to-date information on which properties are accepting applications.

What are the move-in costs?

The move-in costs include a security deposit and first month's rent. The security deposit is equal to one month of rent.

Is smoking allowed in the building?

Smoking is not allowed. For more detailed information, request to see a copy of SAHA's Agreement Regarding No Smoking Policy.

Are residents permitted to have pets?

Certain pets are allowed. Residents must apply, the animal must be approved, and there is a \$200 pet deposit. For more detailed information, request to see a copy of SAHA's pet policy.

Is there off-street parking?

Off-street parking is limited, and is not guaranteed. If you are not assigned a parking space, you may request to be added to the parking lot waiting list.