



401 FAIRMOUNT Waitlist Coming Soon

The waiting list at 401 Fairmount for 1-bedroom units for households living with HIV/AIDS opens on October 14, 2021 at 9:00 AM. Applications will be available online to print. Applications must be returned by mail to 401 Fairmount Avenue, Oakland, CA 94611. Applications must be postmarked by October 28, 2021 AND received by the manager's office by 5:00 PM on November 4, 2021. Applications will be available to pick up at the property on at the following times:

- October 14th, 15th from 9:00 AM to 12:00 Noon
- October 18th, 19th from 1:00PM to 4:00PM

A lottery will be conducted for all eligible applications received by the deadline. Eligible applications must include a household member who is living with HIV/AIDS. Applications will be placed on the waiting list in lottery order.

The 24-hour support phone line will open on October 14, 2021 at 9:00 AM and close at 5:00 PM October 28, 2021. Please call (833) 239-1243 for assistance.

People with disabilities have the right to request reasonable accommodations to participate in the application process.

Property Address:
401 Fairmount Avenue,
Oakland, CA 94611

At least one household member must be living with HIV/AIDS.

Head of household must be at least 18 years or older, or legally emancipated.

Please see attached pages for minimum and maximum income limits.

Units subsidized by Project Based Section 8 rental assistance through the Oakland Housing Authority.

AMENITIES

- Onsite Property Management, Supportive Services
- Outdoor Patio
- Laundry Facility, kitchen area, TV lounge, computer lab.
- Within walking distance of the popular Piedmont Ave and Kaiser Permanente Hospital
- Easy access to AC Transit bus lines

401 FAIRMOUNT

401 Fairmount Avenue, Oakland, CA 94611

TEL 833.239.1243 TTY 510.653.0828

www.sahahomes.org/properties/401-fairmount

Satellite Affordable Housing Associates Property Management,
CA License 00951367

APPLICATIONS AVAILABLE STARTING 10/14/2021

Apply at www.sahahomes.org/apply





401 Fairmount

401 Fairmount Avenue
Oakland, CA 94611
Phone: (833) 239-1243
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 401 Fairmount opens on October 14, 2021 at 9:00 AM.** Applications will be available online to print. Applications must be returned by mail to 401 Fairmount Avenue, Oakland, CA 94611. Applications must be postmarked by October 28, 2021 AND received by the manager's office by 5:00 PM on November 4, 2021.
- A lottery will be conducted for all eligible applications received by the deadline. Eligible applications must include a household member who is living with HIV/AIDS. Applications will be placed on the waiting list in lottery order.
- Only complete and original applications will be accepted. **Only one application per household. Duplicate applications will not be entered into the lottery. The 24-hour support phone line will open on October 14, 2021 at 9:00 AM and close at 5:00 PM October 28, 2021.** Please call (833)239-1243 or email fairmount@sahahomes.org for assistance.
- 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.



All applicants are subject to the following Resident Selection Criteria:

Background Checks

Management will review eviction and unlawful detainer records and landlord references 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.

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 Alameda County

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

Minimum income figures are subject to change.

There is no minimum income requirement for households with Section 8 assistance.

Rent amounts are subject to change. Income Limits are subject to change.

Eligibility

At least one household member must be living with HIV/AIDS. Head of household must be at least 18 years or older, or legally emancipated.

Special Set-Asides

There are units reserved for applicants living with HIV/AIDS. There are units with Project-Based Section 8 rental assistance where applicants must qualify under the Oakland Housing Authority’s screening criteria.

Admission Preferences

As required by the Oakland Housing Authority (OHA) and the City of Oakland, this property has an admissions preference for households live or work in the City of Oakland, have been displaced from the City of Oakland, or qualify for OHA’s family preference, veteran preference, homeless preference, or are transitioning out of institutional settings. Preferences will be verified.

Frequently Asked Questions

How do I complete an application?

Applications will be available online to print. Applications must be returned by mail to 401 Fairmount Avenue, Oakland, CA 94611. Applications must be postmarked by October 28, 2021 AND received by the manager's office by 5:00 PM on November 4, 2021.

When will I be contacted after submitting my application?

You will receive a letter in the mail regarding your waiting list status. 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 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.

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.

English:	This is an important document. If you require interpretation, please call (510) 647-0700 or e-mail info@sahahomes.org .
Arabic:	هذا هو وثيقة هامة. إذا كنت بحاجة إلى ترجمة فورية ، فيرجى الاتصال بـ info@sahahomes.org أو إرسال بريد إلكتروني إلى (510) 647-0700.
Chinese:	這是一份重要的文件。如果您需要口譯，請致電 (510) 647-0700 或發送電子郵件至 info@sahahomes.org 。
Farsi:	این یک سند مهم است. در صورت نیاز به تفسیر ، لطفاً با (510) 0700-647 یا info@sahahomes.org ایمیل تماس بگیرید.
Korean:	이것은 중요한 문서입니다. 통역이 필요한 경우 (510) 647-0700으로 전화하거나 info@sahahomes.org 로 이메일을 보내주십시오.
Spanish:	Este es un documento importante. Si usted requiere interpretación, por favor llame al (510) 747-4300 o envíe un correo electrónico a info@sahahomes.org
Tagalog:	Ito ay isang mahalagang dokumento. Kung nangangailangan ka ng interpretasyon, mangyaring tawagan ang (510) 647-0700 o e-mail info@sahahomes.org .
Russian:	Это важный документ. Если вам требуется устный перевод, позвоните по телефону (510) 647-0700 или по электронной почте info@sahahomes.org .
Vietnamese:	Đây là một tài liệu quan trọng. Nếu bạn yêu cầu thông dịch, vui lòng gọi (510) 647-0700 hoặc e-mail info@sahahomes.org .