



THE ORCHARDS ON FOOHILL

Waitlist Coming Soon

The waiting list for 1-bedroom units with Project Based Section 8 rental assistance at the Orchards on Foothill will open December 3, 2018. Applications must be received by December 10, 2018. A lottery will be conducted for all applications received by the deadline. Only the top 200 eligible applications pulled from the lottery will be placed on the waiting list for consideration. Applications must be returned in-person or by mail to the property manager at 2719 Foothill Blvd., Attn: Manager's Office, Oakland, CA 94601.

The property management staff may be reached at 510.437.9750 between 9:00-5:00 PM, Monday through Friday.

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

2719 Foothill Blvd.,
Oakland, CA 94601

Head of household must be at least 55 years or older.

Please see attached pages for minimum and maximum income limits.

Rent: Approximately 30% of Income.
Units subsidized by Project Based Section 8 rental assistance through the Oakland Housing Authority

AMENITIES

- On-site Property Management, Supportive Services
- Community Room, Laundry Facility, Controlled Access
- Large secure outdoor terrace with seating areas, variety of fruit trees and native plants, community garden
- Easy access to AC Transit bus lines
- Located within walking of dining, shopping, pharmacy
- 65--unit property

THE ORCHARDS ON FOOHILL

2719 Foothill Blvd., Oakland, CA 94601

TEL 510.437.9750 TTY 510.653.0828

www.sahahomes.orgproperties/orchards-foothill

APPLICATIONS AVAILABLE STARTING 12/3/18

Download at www.sahahomes.org/apply





The Orchards on Foothill

2719 Foothill Blvd.
Oakland, CA 94601
(510) 437-9750

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.

- Applications will be available online and at the property when the waiting list for 1-bedroom units opens on December 3, 2018. **Applications must be received by December 10, 2018.**
- **Applications must be submitted in person or by mail to 2719 Foothill Blvd., Attn: Manager's Office, Oakland, CA 94601.** A lottery will be conducted for all applications received by the deadline. Only the top 200 eligible applications pulled from the lottery will be placed on the waiting list for consideration. If additional applications are needed, we reserve the right to draw from the general application pool in lottery order to place on the waiting list.
- Only complete and original applications will be accepted. **Only one application per household. Duplicate applications will not be entered into the lottery.** Please print in ink, and please do not use white-out on the application. Instead, cross out and initial mistakes. Write "N/A" in sections that are not applicable.
- 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 landlord references, eviction records, unlawful detainer records, and criminal history to determine applicant suitability. No screening fees will be charged to the applicant.

Evictions and Unlawful Detainers

Applicants with an eviction or unlawful detainer judgment within the last five (5) years from the judgment date will be denied. Stipulations, dismissals, and cases without a final disposition will be excluded.

Landlord Reference Checks

Management will verify residency with current and prior landlords for the past two (2) years. We are 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

Applicants with a felony conviction within five (5) years from the end of the sentence will be denied. Criminal records resulting in a misdemeanor will be excluded.

An applicant who is subject to lifetime registration requirement under a state sex offender program will be denied.

Management will deny a household if there is reasonable cause to believe that a member's behavior from abuse or pattern of abuse of alcohol and/or 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. Management will deny a household containing a member who was evicted from federally assisted housing for drug-related criminal activity.

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.

2018 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	\$40,700	\$46,500	\$52,300

Minimum income figures are subject to change.

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

Eligibility

Head of Household must be age 55 or over. Additional members must be age 45 or over, or if under age 45, must meet one of the following exceptions: 1) spouse or cohabitant of Head; 2) someone who provides primary economic or physical support for the Head; 3) a disabled child or grandchild who needs to live with the Head because of their disabling condition.

Frequently Asked Questions

When will I be contacted after submitting my application?

You will receive a confirmation after your application is reviewed. 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, and housing will be offered on a “first-qualified, first-served” basis.

What is my waiting list number?

It is not our policy 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, 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, proof of assets, and proof of medical expenses.