



## MERRITT CROSSING SENIOR APARTMENTS

# Waitlist Coming Soon

The waiting list for 1-bedroom units at Merritt Crossing opens on October 14, 2021 at 9:00 AM. Applications will be available online to print. Applications must be returned by mail to 609 Oak Street, Oakland, CA 94607.

Eligible applications received by the manager's office by 5pm October 20, 2021 will be entered into a lottery. These applications will be placed on the waiting list in lottery order. Eligible applications received by the manager's office after October 20, 2021 will be added to the waiting list in the order received.

The 24-hour support phone line will open on October 14, 2021 at 9:00 AM. Please call (833) 473-0495 for assistance.

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

Property Address:  
609 Oak Street,  
Oakland, CA 94607

**Head of household must be living with HIV/AIDS.**

Head of household must be age 55 or older at the time of application. If there are any additional members, they must be age 45 or older or meet an exception. See attached pages for exceptions.

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
- Community Room, Outdoor Patio, Laundry Facility, Controlled Access
- Located a few blocks from popular Chinatown and Downtown Oakland
- Easy access to Lake Merritt BART station, AC Transit bus lines, Oakland Museum and Oakland Public Library

### MERRITT CROSSING SENIOR APARTMENTS

609 Oak Street, Oakland, CA 94607

TEL 833.473.0495 TTY 510.653.0828

[www.sahahomes.org/properties/merritt-crossing-senior-apartments](http://www.sahahomes.org/properties/merritt-crossing-senior-apartments)

Satellite Affordable Housing Associates Property Management,

CA License 00951367

APPLICATIONS AVAILABLE STARTING 10/14/2021

Apply at [www.sahahomes.org/apply](http://www.sahahomes.org/apply)





# Merritt Crossing Senior Apartments

609 Oak Street,  
Oakland, CA 94607  
Phone: (833) 473-0495  
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 Merritt Crossing Senior Apartments opens on October 14, 2021 at 9:00 AM.** Applications will be available online to print. Applications must be returned by mail to 609 Oak Street, Oakland, CA 94607.
- Eligible applications received by the manager's office by 5pm October 20, 2021 will be entered into a lottery. These applications will be placed on the waiting list in lottery order. Eligible applications received by the manager's office after October 20, 2021 will be added to the waiting list in the order received.
- 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.** Please call (833) 473-0495 or email [merritt@sahahomes.org](mailto:merritt@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

<b>1-Bedroom</b>			
<b>Rent: Approximately 30% of Monthly Income</b>			
<b>Number of People in Household</b>	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>
<b>Minimum Yearly Income</b>	No Minimum Income		
<b>Maximum Yearly Income</b>	\$38,360	\$43,840	\$49,320

*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**

Head of household must be living with HIV/AIDS.

Head of Household must be age 55 years or older. 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 of Household; 2) someone who provides primary economic or physical support for the Head of Household; 3) a disabled child or grandchild who needs to live with the Head of Household because of their disabling condition.

### **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 to 609 Oak Street, Oakland, CA 94607. The 24-hour support phone line will open on October 14, 2021 at 9:00 AM. Please call (833) 473-0495 or email [merritt@sahahomes.org](mailto:merritt@sahahomes.org) for assistance.

## **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](http://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.