

# MONARCH HOMES

NEW AFFORDABLE 1-BEDROOM APARTMENTS FOR SENIORS 62+



## Located in Oakland's Hoover-Foster Neighborhood

- Income requirements apply
- 51-unit apartment complex
- Close to AC Transit bus lines
- On-site property management
- On-site laundry
- Community room, exercise room, community garden
- 5-story building with elevator
- Accessible units available

**APPLICATIONS AVAILABLE ONLINE STARTING SEPTEMBER 24, 2020**

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

**DEADLINE: 5:00 PM OCTOBER 1, 2020**

Request to have an application mailed to you, ONLY as a reasonable accommodation:

Phone: 510-629-9097

TTY: (510) 653-0828



# Monarch Homes

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	\$45,700	\$52,200	\$58,750

*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.*

## FREQUENTLY ASKED QUESTIONS

### 1. What is the age requirement?

The Head of Household must be **age 62 or older** at the time of application.

### 2. How do I complete an application?

Applications must be submitted online. Please visit [www.sahahomes.org/apply](http://www.sahahomes.org/apply) for more information. A valid email address is required to apply. **Phone assistance is available.** Please call 510-629-9097 or email [monarch@sahahomes.org](mailto:monarch@sahahomes.org) to make an appointment. Applications can be completed on a computer, tablet, or mobile smartphone.

### 3. Is there a lottery?

Yes. The waiting list for 1-bedroom units at Monarch Homes will open on September 24, 2020 at 9:00 AM. Applications must be submitted online by 5:00 PM on October 1, 2020. A lottery will be conducted for all applications received by the deadline. Only the top 240 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.

### 4. Are there any admissions preferences?

Yes. Monarch Homes has an admissions preference for households who are neighborhood residents, for households who live or work in the City of Oakland, for households who live or work in Alameda County, and for households who have been displaced from the City of Oakland by a 'no fault' eviction, by City code enforcement activities, or by a City-sponsored or City-assisted development project. Preferences will be verified.

### 5. When are apartments going to be available?

Apartments are anticipated to be available December 2020.

### 6. Are there accessible units?

Yes. Monarch Homes has some units that are accessible for residents with mobility, hearing, and vision impairments. Some units include an audible and visual fire alarm and door chime, grab bars, adjustable shelving, easy to reach outlets, switches, counters, and

appliances; and 36" door width throughout unit. The building has an elevator with a generous waiting area on each residential floor, and laundry room with front loading washers and dryers. There is limited on-site parking. We will provide reasonable accommodations when requested, verified, and necessary.

**7. Are there special set-aside units?**

Yes, there are special set-aside units for applicants who are at risk of homelessness and for applicants who are U.S. Veterans. Applicants for these units must come from our referring agency and must qualify with them as well.

**8. 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.

**9. 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 a copy of SAHA's pet policy.

**10. What are the Resident Selection Criteria?**

Applicants must qualify under SAHA's Resident Selection Policy. Households must meet minimum and maximum income requirements. Management will review landlord references, eviction records, and unlawful detainer records to determine applicant eligibility. No screening fees will be charged to the applicant.

- 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.
- 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.
- Applicants will also need to meet eligibility criteria through the Oakland Housing Authority.

If your household is unqualified for any reason, 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.

**As an EveryOne Home partner, we will evaluate the individual circumstances of each applicant, will consider alternative forms of verification and additional information submitted by the applicant, and will provide reasonable accommodations when requested if verified and necessary. Persons with disabilities are encouraged to apply.**