

Clinton Commons

Affordable Urban Living in Oakland's Eastlake District!

Dear Applicant(s),

Thank you for your interest in applying at Clinton Commons. Clinton Commons offers 55 affordable One, Two, Three and Four bedroom apartments in Oakland's Eastlake/Lower San Antonio District. This affordable housing project features an array of amenities, including green design elements plus on-site property management. These apartment homes are tastefully appointed and include large floor plans, solar assisted hot water heating, Energy Star appliances, environmentally friendly carpeting and flooring, and efficient hydronic heating. Common areas include beautiful drought-resistant landscaped courtyards, a community room and on-site laundry facilities. Additionally, there are 55 parking spaces and a bicycle storage area.

Developed by Resources for Community Development, this newly constructed community is centrally located several blocks from Lake Merritt, and less than a block from Clinton Park. The site is near major transit routes (Hwy 880, BART, AC Transit lines 1, 14, 62). Clinton Commons is located within close walking distance to shopping, entertainment venues, restaurants, cafes, and locally owned and operated small businesses.

Affordable rents are income restricted in accordance with the Low Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Please refer to the second page of this flyer for rent and income limits.

There are 16 project based Section 8 units (including 3 units for HOPWA qualified applicants), as well as 8 units for people who qualify under the Mental Health Services Act (MHSA). Persons with Disabilities are encouraged to apply and may be entitled to reasonable accommodations.

To apply, please mail your complete Pre-Application and Grounds for Denial as soon as possible to:

CLINTON COMMONS
c/o The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

To enable us to process your pre-application, please make sure to submit a complete pre-application and Grounds for Non Acceptance signed by the head of household. **Incomplete pre-applications will be rejected.**

All pre-applications must be received by mail by March 19, 2012, to be included in a random lottery. All others will be stamped on the date in which they are received and placed on the waiting list following the initial lottery. We will not accept pre-applications that are faxed or hand-delivered. Please take your time in **accurately** completing the pre-application, and then mail it as soon as possible.

Each household may only submit one pre-application. Duplicate household pre-applications will be removed from the lottery. Please submit only one pre-application. Resident selection criteria is available upon request.

- **Income and other Restrictions apply. See reverse side for more information.**
- **We accept Section 8 vouchers.**
- **Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.**



EQUAL HOUSING OPPORTUNITY
Telephone Device for the Deaf: (415) 345-4470



All pre-applications must be received by mail by March 19, 2012 to be included in a random lottery. All others will be stamped on the date in which they are received and placed on the waiting list following the initial lottery. We will not accept applications that are faxed or hand-delivered. Please take your time in accurately completing the application, and then mail it as soon as possible.

Please refer to the income limits (subject to change) and rents (subject to change) listed below for the available units:

These limits and rents are effective for 2012 and are adjusted annually by the California Tax Credit Allocation Committee.

Type of Unit	Number of Units	Rents	Income Limits based on the number of people in your family								
			1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people	9 people
One Bedrooms MHSA (30% AMI)	6	**	\$19,650	\$22,440	\$25,260						
One Bedrooms HOPWA/Section 8 (35% AMI)	3	**	\$22,925	\$26,180	\$29,470						
One Bedrooms MHSA (50% AMI)	2	**	\$32,750	\$37,400	\$42,100						
One Bedrooms (55% AMI)	7	\$942.00	\$36,025	\$41,140	\$46,310						
Two Bedrooms Section 8 (30% AMI)	3	**		\$22,440	\$25,260	\$28,050	\$30,300				
Two Bedrooms (30% AMI)	2	\$605.00		\$22,440	\$25,260	\$28,050	\$30,300				
Two Bedrooms (35% AMI)	1	\$710.00		\$26,180	\$29,470	\$32,725	\$35,350				
Two Bedrooms (50% AMI)	1	\$1,026.00		\$37,400	\$42,100	\$46,750	\$50,500				
Two Bedrooms (55% AMI)	10	\$1,131.00		\$41,140	\$46,310	\$51,425	\$55,550				
Three Bedrooms Section 8 (30% AMI)	2	**				\$28,050	\$30,300	\$32,550	\$34,800		
Three Bedrooms Section 8 (35% AMI)	6	**				\$32,725	\$35,350	\$37,975	\$40,600		
Three Bedrooms (50% AMI)	8	\$1,182.00				\$46,750	\$50,500	\$54,250	\$58,000		
Four Bedrooms Section 8 (30% AMI)	1	**						\$32,550	\$34,800	\$37,050	\$39,270
Four Bedrooms Section 8 (35% AMI)	1	**						\$37,975	\$40,600	\$43,225	\$45,815
Four Bedrooms (50% AMI)	1	\$1,204.00						\$54,250	\$58,000	\$61,750	\$65,450

MINIMUM INCOME is 2.5 times the monthly rent. If appealed, the household may demonstrate the ability to pay rent for consideration. Minimum income limits are not applicable to Section 8 units, PBV units, or Section 8 like units.

Applicants desiring an affordable unit are subject to the policy on Resident Selection and third party income and asset verification to determine the household's combined annual income in accordance with the Low Income Housing Tax Credit Program requirements and other regulatory agreements. Restrictions on full-time student households also apply.

**** Section 8, MHSA, and HOPWA units rents are approximately 30% of the households monthly income.**

EQUAL HOUSING OPPORTUNITY



Clinton Commons

Grounds for Non-Acceptance of Rental Application

We welcome your application to rent an apartment at Clinton Commons. It is the responsibility of each applicant to provide any and all information required to determine eligibility. The following lists the reasons why we might deny your application. Persons with disabilities may be entitled to reasonable accommodations.

- 1) Credit (An exception for extraordinary medical expenses may be permitted.)
 - (a) A single unmet credit problem in excess of \$2500 within the past 3 years.
 - (b) Total unmet credit problems (including government tax liens) in excess of \$5000 within the past 3 years.
 - (c) A bankruptcy discharged within the last 3 years.
 - (d) A total of ten (10) unmet credit problems of any value.

Poor credit history due to extenuating circumstances will be reviewed on a case-by-case basis by management. Clinton Commons will consider situations where credit has been damaged due to a disability, medical debt, or other special circumstances. Applicants will be made aware of their right to reasonable accommodation in cases where disability status is a contributing factor to poor credit or evictions.
- 2) Rental History
 - (a) A judgment against an applicant obtained by the current or previous landlord.
 - (b) An unmet obligation owed to a previous landlord.
 - (c) The applicant must have made timely payments of the last year's rental payments.
 - (d) A negative landlord reference
- 3) Personal History
 - (a) A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.
 - (b) Current abuse of alcohol or use of illegal drugs. Use shall constitute abuse for illegal drugs.
- 4) Criminal Background Check

A check will be made of criminal conviction records for the past seven years for all adult Applicants of the household. Reports will be obtained from local and/or state records and may also include local Police records. If the Applicant has resided in a state other than California and has a past conviction, a report will be required from that state or federal organization. A felony and/or misdemeanor offense and/or continued and ongoing criminal activity will be grounds for rejection if such offenses involve physical violence to persons or property, domestic violence, sexual abuse, sales of narcotics, illegal weapons possession, any form of assault, breaking and entering, burglary or drug related criminal offenses.

Consideration may be granted to Applicants with past nonviolent criminal records occurring more than seven years in the past with no further criminal record. Individual circumstances of more recent criminal history are considered on a case-by-case basis. If an applicant has a criminal record, then they are encouraged to offer any additional information that would be helpful in determining their eligibility. Applicants will be provided the criminal background record and provided an opportunity to respond and to provide evidence of mitigating factors.

- 5) Annual Income/Occupancy standard/other program regulations
 - (a) Annual Income (including assets) must be within the established restrictions for the property.
 - (b) Household size must meet the established occupancy standard for the property.
 - (c) Applicant must meet all program regulated eligibility requirements.
- 6) Documentation/Interviews

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation, it is grounds for denying your application.

 - (a) Completed and signed application, release of information, grounds for nonacceptance
 - (b) Proof of all income sources and assets, including the two most recent income payments (i.e. pay check stub, social security or other independent verifications).
 - (c) Copy of most recent bank statements and/or other accounts (IRA, stocks, mutual funds, etc.)
- 7) Offer of an Apartment

Applicants will be offered only two apartments. Declining the second offer of an apartment is considered to be withdrawal of the application by the applicant unless there are verifiable medical circumstances that prevent you from moving at the time of offer.
- 8) Falsification of any information on the application

Applicants found to be falsifying any information and/or providing false information related to their application at anytime during the application process is grounds for automatic denial.
- 9) Nondiscrimination

In the performance of its obligations, The John Stewart Company will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the basis of race, color, creed, ancestry, national origin, sex, sexual orientation, familial status, source of income, age, disability, AIDS, or AIDS related condition.

I HAVE READ AND UNDERSTAND THE FOREGOING AND FIND THEM TO BE REASONABLE REASONS MY RENTAL APPLICATION CAN BE DENIED. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE ATTACHED HOUSING AND INCOME STATEMENTS ARE TRUE AND CORRECT.

Applicant: _____ Date: _____

Applicants who are not accepted will have 14 days to appeal in accordance with the Grievance Procedure. During the hearing mitigating circumstances will be considered.

EQUAL HOUSING OPPORTUNITY

2/2012