

Orinda Senior Apartments

Frequently Asked Questions (FAQ)

PROJECT LOCATION:

Orinda Senior Apartments
2 Irwin Way
Orinda, CA. 94563

1. Can you please provide an overview of Orinda Senior?

Orinda Senior is an entirely non-smoking apartment community offering 67 new, 1 bedroom apartment homes for lower income seniors. All of the apartment homes will be targeted to seniors. The head of household, spouse, or sole member **must** be aged 62 or older at the time of application.

The below chart provides an overview of the distribution of resident units for the property.

Unit Type	Number of Each Unit Type	Approximate Square Footage
One Bedroom / One Bathroom	66	616-717 square feet
One Manager's Unit	1	
Unit Total	67	

Parking Summary

There will be thirty-six (36) garage parking spaces and seven (7) outside parking spaces provided. The parking will be on a first-come-first-serve.

2. When will the units be available?

The project will be completed in mid-September 2014. It is anticipated that residents will be allowed to move-in in late September 2014, with a target of 100% occupancy by October 31, 2014.

3. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A part-time Property Manager will be on-site approximately 20 hours per week. An Eden Housing Management Inc. employee, assigned to work at Orinda Senior Housing, will live on site.

4. What special amenities are provided?

- Beauty Salon
- Community Gardens
- Community Room with full kitchen
- Exercise Room

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Amenities, continued

- Laundry Facilities
- Computer Center
- Solar Systems
- Walking distance to Public Transportation & Shopping

5. What are the current maximum income limits to rent the units?

The following income limits are effective as of December 18, 2013 for Contra Costa County as published on the website for the California Tax Credit Allocation Committee (CTCAC), which implements the Low Income Housing Tax Credit Program (LIHTC) in the State of California. AMI = Average Median Income.

Maximum Income Limits by Number of Persons in Household				
AMI Level	One-Person	Two - Persons	Three-Persons	Number of Units Required at AMI Level
30%	\$19,230	\$22,080	\$24,840	7
40%	\$25,760	\$29,440	\$33,120	14
50%	\$32,200	\$36,800	\$41,400	45

6. What are the proposed rents?

The tenant portion of the rent for all units at Orinda Senior will be based on standard project-based rent determinations outlined in the Section 8 Administrative Plan for the Housing Authority of Contra Costa County. As an estimate tenant rent is normally equal to approximately 30% of the household adjusted monthly income.

Because Orinda Senior also has other funding sources with which to comply, there are maximum rent guidelines required. These maximum rents will be based on the below schedule, effective December 18, 2014 for Contra Costa County as published on the website for the California Tax Credit Allocation Committee (CTCAC), which implements the Low Income Housing Tax Credit (LIHTC) Program in the State of California:

Maximum Rent Limits and Number of Units Required at Each Average Median Income (AMI) Level		
AMI Level	1 Bedroom	Number of Units Required at AMI Level
30%	\$517	7
40%	\$690	14
50%	\$862	45



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7. When will the lottery be held?

The lottery will be conducted in late June 2014. The lottery is not open to the public.

8. Are there any initial rental application / lottery / waiting list preferences?

Orinda Senior has been developed to meet the needs of lower income seniors. The head of household, spouse, or sole member **must** be aged 62 or older **at the time of application**. The units are all one bedroom and maximum family size per unit is not to exceed three persons. All apartment homes are reserved to seniors.

The following preferences **may** also be applied in accordance with the Section 8 Administrative Plan of the Housing Authority of the County of Contra Costa. A preference **may** be applied:

- a. To those applicants currently residing on the Housing Authority of Contra Costa County's (HACCC) Wait List. Note: this preference will be verified through HACCC prior to the lottery being conducted. For those who believe they meet this preference you should apply directly to the Housing Authority. The site-based wait list application can be located at:

<http://www.contracostahousing.org/Documents/Berrellesa%20Palms/PBV%20Site%20Based%20Wait%20List%20Application.pdf>

- b. To those applicants with a household member who is a current member in the U.S. Armed Forces, Veterans, or is a surviving spouse of a veteran.
- c. To those applicants with a household member who lives, works or has been hired to work in the Housing Authority of Contra Costa County's (HACCC) Jurisdiction.
- d. To those applicants with a household member who lives, works or has been hired to work in City of Orinda, California.
- e. To those applicants with a household member who was involuntarily displaced from housing due to a federal or state declared disaster or government action (e.g., code enforcement, public improvement or development, witness protection program).
- f. To those applicants with a household member who has graduated from an approved transitional housing program that partner's with the Housing Authority of Contra Costa County (HACCC), such as Shelter-Plus Care.

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- g. To those applicants with a household member who has been terminated from the Housing Authority of Contra Costa County due to insufficient program funding.
- h. Other Housing Authority preferences may apply.

Providing false information on preference categories may result in disqualification from the lottery / waiting list.

9. What is the rental application?

The first phase of the application process is to submit a “Rental Application.” All those who submit a fully completed, signed and dated rental application by the deadline, and who meet the basic qualifications (e.g. senior household status), will be included in the lottery. After the lottery is conducted in late June, approximately the first 330 applicants on the lottery list, sorted for preference weight, will receive an interview date and letter. These letters will be sent in late June 2014. Applicant interviews will begin in early-to-mid-July 2014.

10. Where do I pick up a rental application for Orinda Senior?

Initial Rental applications have been made available for pick-up during specified hours in three ways. Initial rental applications will be available beginning on Monday, June 9, 2014 through Friday, June 20, 2014.

Applications will be available beginning at 9:00 AM on Monday, 6/9/2014, at the following locations:

- a. Online at www.edenhousing.org
- b. Belle Terre Apartments
3428 Mt. Diablo Blvd.
Lafayette, CA. 94549
Hours: Monday thru Friday from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 5:00 p.m.

Applications will also be available at each of the three community meetings for this property.

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11. How should I submit my completed Initial rental application?

Completed Initial Rental Applications may be submitted In-Person OR by U.S. Mail to the below address. Initial Rental Applications **WILL NOT BE ACCEPTED** after June 20, 2014 at 5:00 PM. **Postmarks will NOT be accepted.** *Applications that are late or not fully completed will be rejected. No exceptions will be made.*

Belle Terre Apartments
3428 Mt. Diablo Blvd.
Lafayette, CA. 94549

Hours of Application Acceptance:

Weekdays ONLY – Monday, 6/9/14 thru Friday, 6/20/14 from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 5:00 p.m.

12. Does it make a difference if I return my application the first day?

No. A lottery will be conducted in late June, 2014 and will determine an applicant's place on the lottery list. There is **NO** priority given to those who apply on June 9, 2014 over those who apply on June 20, 2014. However, certain waiting list preferences do exist and are outlined in question #8.

13. Will I be called in for an interview?

Not all who apply will receive an interview letter. After the lottery is conducted in late June 2014, approximately the first 330 applicants on the lottery list, sorted for preference weight, will receive an interview letter and date. These letters will be sent in late June 2014. Applicant interviews will begin in early-to-mid-July 2014.

14. Are there any special unit designations assigned to the property?

No.

15. Are there restrictions on the household size that is authorized to live in a unit?

Yes. Household size cannot exceed three (3) persons, including the Head of Household.

16. Is a lease required?

Yes. An initial one-year lease term is required.

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17. Is smoking allowed at the property?

Orinda Senior has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident units, common areas, or anywhere on the exterior of the property.

18. Will pets be allowed?

Yes. Pets will be allowed in accordance with Eden Housing Management, Inc.'s Pet Policy. Below are the basic guidelines included in this policy; however, this is not the policy in its entirety. A pet deposit of \$150 is required.

Only the following types and number of pets will be allowed:

A. Dog

- Maximum Number: One
- Maximum Size: 25lbs

B. Cats

- Maximum Number: One (Domestic only)
- Maximum size: N/A
- Minimum age: 6 months

C. Birds

- Maximum number: Two

D. Fish

- Maximum Aquarium Size: 10 gallons

E. Small Mammals

- Gerbils, Hamsters, Rats, Guinea Pigs
- Maximum number: Two

Notes: No rabbits are permitted. Only one breed of pet is allowed. For example, you may have one dog OR two birds, but not one dog plus two birds.

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19. Will Resident Services be provided?

Yes. Residents living at Orinda Senior Housing will have access to supportive resident services designed to help you “age in place” and live independently for as long as possible. Eden Housing Resident Services, Inc. (EHRSI), an affiliate of Eden Housing, Inc., will provide an on-site coordinator to arrange for services in a way that best serves each resident’s needs. EHRSI will arrange for local health providers to deliver free on-site programming, such as annual flu shots, blood pressure screenings, podiatry, and diabetes testing. Exercise classes, nutrition classes, and budget management classes are a sampling of on-site services. Referral to outside agencies for such services as mental health, financial counseling will be provided on an individual basis.

20. Who should I contact if I have any questions?

For general questions and questions about the application process please call Eden Housing Management at 925-297-4297.

For questions about project-based Section 8 vouchers please contact the Housing Authority of Contra Costa County at 925-957-7000.