



## The Starling Frequently Asked Questions (FAQ)

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### PROJECT LOCATION:

170 CORONADO AVE, ALAMEDA, CA, 94501  
(510) 499-2491 [LEASEUP@EDENHOUSING.ORG](mailto:LEASEUP@EDENHOUSING.ORG)

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Please **DO NOT** enter the project site. During construction leasing activity will not be conducted on-site. Only authorized personnel may enter the project site while under construction. Leasing office located at: 1041 W Midway, Ave, Alameda, CA 94501

### OVERVIEW:

#### 1. Can you please provide an overview of The Starling?

The Starling is a brand new, 70-unit affordable rental apartment community in Alameda for family households. The community is located on the former Navy Air Station next to Corsair Flats. The Starling is 4 stories, all with elevator access. The Starling will include fourteen (14) resident one-bedroom apartments, thirty-six (36) resident two-bedroom apartments, one (1) live on-site manager two-bedroom apartment and nineteen (19) resident three-bedroom apartments.

- Seventeen (17) units are reserved for Project Based Voucher referrals through the Housing Authority of the City of Alameda (HACA).
- Twenty-one (21) units will be filled with residents referred as TCAC Homeless households and administered by the Coordinated Entry System (CES) of Home Stretch and the No Place Like Home (NPLH) program for households existing homelessness.
- Thirty-one (31) will be chosen from the Eden lottery pre-application waitlist with a County of Alameda live/work preference. Nine (9) of these units will also have a City of Alameda live/work preference.
- One (1) two-bedroom unit is reserved for the live on-site manager.

Apartments are made affordable through funding from the Low Income Housing Tax Credit Program (LIHTC), the County of Alameda Measure A1 Bond, the City of Alameda, CA Housing and Community Development Department, HACA and Wells Fargo Bank. All Fair Housing & LIHTC program regulatory requirements will be followed.



Eden Housing Management, Inc. does not discriminate based on race, color, creed, religion, sex, national origin, age, familial status, handicap, ancestry, medical condition, physical handicap, veteran status, sexual orientation, AIDS, AIDS related condition (ARC), mental disability, or any other arbitrary basis. TDD/TTY 1-800-735-2922





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### Apartment Unit Overview

Unit Type	Number of Each Unit Type	Approximate SQ FT. Starting at
One Bedroom / One Bathroom	14	598 square feet
Two Bedroom / One Bathroom	36	831 square Feet
Three Bedroom / Two Bathroom	19	1066 square Feet
One Manager's Unit*	1	
<b>Unit Total</b>	<b>70</b>	

\*Manager's unit two-bedroom apartment will be filled by an on-site staff member of the management company.

### 2. When will the apartments be available?

The Starling is anticipated to be completed in October 2021, barring any construction delays. Interviews will be conducted immediately after the Lottery is run. Qualified applicants are expected to begin moving in/signing a lease as soon as October 2021/construction completed and within 10 days of being notified of approval. All units needing to be occupied by March 2022.

### 3. What special amenities are provided?

- Community Room with Lounge Area & Kitchen
- Technology Center with Computers
- On-site Laundry Facilities
- Community Gardens & Courtyard with Seating Area
- Resident Services with a Dedicated On-Site Office
- EV Charging Stations
- Parcel Lockers
- Trash and Recycle chutes
- Secure Bicycle Storage Room for 76 bicycles
- Unit Amenities:
  - ❖ Electric cooktop range and stove
  - ❖ Full size refrigerator
  - ❖ In-sink garbage disposal
  - ❖ Air Conditioning
  - ❖ Blinds
  - ❖ Built in Cabinets



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### 4. Will I get my own assigned parking space & what type of parking is available?

There will be approximately 70 parking spaces available for residents of The Starling, including 3 accessible spaces. Parking is initially available on a first-come, first-served basis. Parking is assigned by management after lease-up, if spaces are still available.

### 5. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A full-time property manager will act as the primary management contact for the residents. An Eden Housing Management, Inc. property management staff member will live on-site.

### 6. Will resident services be provided?

Yes. Eden Housing Resident Services will provide resident support services for The Starling. Services will include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site community building programs and programming for children. There will be a dedicated resident services office onsite. Additional resident supportive services are provided through ABODE Services.

### 7. Are there age restrictions?

Yes. The Head of The Household must be **AGE 18 OR OLDER** at the time of application.

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

Yes. The following occupancy standards will apply to all apartments not attached to a Project Based Voucher (PBV).

Number of Persons in Household		
Unit Size	Minimum	Maximum
1 Bedroom	1	3
2 Bedroom	2	5
3 Bedroom	3	7





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### 9. Are there restrictions on household income to rent the apartments?

Yes. There are maximum annual income limits by household size. These limits are based on current Area Median Income (AMI), effective as of April 1, 2021, for Alameda 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. The number of units designated below:

#### INCOME LIMITS PER HOUSEHOLD SIZE, NPLH Tax Credit Assisted

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	# Of 1-Bed	# Of 2-Bed
20%	\$19,180	\$21,920	\$24,660	\$27,400	\$29,600	5	9
30%	\$28,770	\$32,880	\$36,990	\$41,400	\$44,400	6	1

#### INCOME LIMITS PER HOUSEHOLD SIZE, PBV VOUCHER ONLY

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	# Of 1-Bed	# Of 2-Bed	# Of 3-Bed
30%	\$28,770	\$32,880	\$36,990	\$41,100	\$44,400	\$47,700	\$50,970	3	4	3
50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	0	3	4

#### INCOME LIMITS PER HOUSEHOLD SIZE, LOTTERY ONLY

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	# Of 2-Bed	# Of 3-Bed
30%	\$28,770	\$32,880	\$36,990	\$41,100	\$44,400	\$47,700	\$50,970	3	0
50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	5	4
60%	\$57,540	\$65,760	\$73,980	\$82,200	\$88,800	\$95,400	\$101,940	11	8

- **An applicant must receive a minimum monthly amount equal to two times the tenant portion of rent for applicants without a Section 8 PBV or Housing Choice Voucher.**



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### APPLICATION PROCESS:

#### 10. When and where will rental pre-application be available for the lottery waitlist?

Pre-Applications are **ONLY** available to be completed online during specified dates and times:

- **Online at <https://housing.acgov.org/listings and edenhousing.org>** (Click on “Rental Information”) For The Starling - Starting at 10:00 AM, Monday, October 4, 2021, to Friday October 15, 2021, at 4:00 PM to complete the online pre-application.

#### 11. How should I submit my completed pre-application?

Completed pre-application are completed **ONLINE ONLY** starting at 10:00 AM, Monday, October 4, 2021, to Friday October 15, 2021, at 4:00 PM.

Pre-applications will **NOT** be accepted In-person, via mail or fax.

Pre-applications will **NOT** be accepted after 4:00 PM on Friday, October 15, 2021.

Reasonable Accommodations will be made to assist applicants in completing the pre-application, full rental application & any paperwork needed to apply and/or qualify for housing at The Starling.

#### 12. Does it make a difference if I complete my pre-application the first day?

No. A lottery will be conducted in October 2021 and will determine an applicant’s lottery list number. There is **NO** priority given to those who complete their pre-application on October 4, 2021, over a pre-application completed on October 15, 2021.

#### 13. Is there any pre-application preference for the Lottery waitlist or Referral list?

There is a County of Alameda Live/Work Preference for the lottery units and a City of Alameda Live/Work Preference for 9 of the lottery units

Lottery applicants who complete their application selecting “yes” to currently working or living in the City or County of Alameda will be provided the Live/Work Preference in the lottery.





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To verify entitlement to this preference, the applicant must provide **AT TIME OF INTERVIEW** along with the background screening one of the following items showing their name and an Alameda City or County address or the preference will be removed, and application resorted:

- Lease agreement verifying residency;
- Copies of utility bills (electric, water, or gas);
- Most current Tax return;
- Driver's license or California ID;
- Written verification from a referring outreach worker or social service agency regarding where the applicant has been residing. This verification should be on agency letterhead, signed and dated;
- A letter from an employer stating the past or anticipated starting date of employment, the position title and whether the position is full-time, part-time, temporary, contract or other, and the number of hours or expected hours of employment;
- Copies of check or paystubs identifying job location in Alameda County.
- If employment is a contract position, provide a copy of the employment contract.

### 14. How will the preference be applied to the lottery?

The County and City of Alameda Live/Work preferences described above will be applied according to the following:

All pre-applications received during the initial intake period of October 4-October 15, 2021, will be entered into an Excel database, with a preference category corresponding to the Live/Work Preference as a sortable column.

A lottery program (macro) is run for the entire applicant pool, assigning a lottery number at random to each pre-application.

The lottery list is then sorted, first by preference category and second by lottery number, so that all the applications with a Live/Work Preference are filtered to the top.

Applicants selected for the preference who are determined not to have the preference will be resorted back into the Lottery Waitlist.





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### 15. Will all applicants receive an interview letter?

No. Once the lottery has been conducted and sorted, applicant phone interview letters will be distributed for those selected from the lottery, likely in October 2021. The Starling will process 4 to 5 applications for each available unit and send out the appropriate number of interview letters to meet this target. Applicant phone interviews are anticipated to start in October.

### 16. How are Lottery applications processed and apartments assigned?

Applications will be processed, with phone interviews set up and third-party income verifications sent out in the order of their preference category and lottery number for the unit size and restricted income level that the household qualifies for.

Since The Starling will be processing 4 to 5 applications for each available unit and send out the appropriate number of interview letters to meet this target, the sooner paperwork is submitted the sooner the applicant can be processed.

Once all third-party verification forms are returned and the file is deemed complete and approved, the applicant will be offered units available that the Household qualifies for. Since units are assigned based on the "first approved file" within the lottery order, a household may be offered a unit with a rent amount and/or different bedroom size that they applied for because units are no longer available. Applicants can choose to accept the unit or remain on the waitlist for future vacancies that match their ideal preference.

Applicants not contacted will be placed on the waiting list upon completion of the lease-up at 100% occupancy. The waiting list will maintain the original preference category and lottery number order unless management completes a new lottery.

As units become vacant, applicants on the waiting list are contacted in order of preference, lottery number, household size and household income order to qualify for the specific unit size and income restriction level of the available unit.

### 17. What will I need to provide after my phone interview?

You will be provided with an after-interview email specific to your household. Below is a list of potential documents that may be requested of your household:





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- Social Security Card or Resident Alien Card;
  - California Driver's License or Photo ID;
  - Proof of Live/work in the County of Alameda;
  - Documentation for ALL Sources of Income including, but not limited to:
    - Employment (last 3 consecutive months of current paystubs-required – no gaps);
    - Social Security (most recent awarded in 2020 for 2021);
    - Supplemental Social Security (most current awarded and within 120 days of potential move in);
    - Veteran Administration Benefits, Pension / Retirement, including any income from deceased spouse or children (if paystubs are received, the last 3 consecutive months are required– no gaps or current proof of income dated within 120 days of interview);
    - Child Support Judgment & proof of income (dated within 120 days of interview);
  - Most current Complete Tax Returns, including all W-2 & 1099s, if filed;
  - Checking account statements – All pages of last 6 months – no gaps;
  - Savings account statements- All page of most recent or current month;
  - Most current Statement received in 2021 for any other kind of assets such as, IRAs, 401(k) or (b) and any other form of Retirement Accounts;
  - Life Insurance Policies (this does not include Term Life);
  - Documentation for any other asset or source of income;
  - For those individuals who are self-employed or earn cash wages, very specific regulations apply to verifying these types of income, as follows:
    - Self-Employed
      - Previous Year's Form 1040 Tax Return and Schedule C
    - Cash Wages
      - OR
      - IRS Form 4506-C and one of the following:
        - Profit and Loss Statement
        - Statements from recurring clients
- If an applicant/tenant is claiming that they do not receive paystubs as they are paid in cash, the IRS has determined that those Individuals are considered "independent contractors" and as such should file a 1040 tax return. We will require a copy of the 1040 filing for the applicant/tenant and a third party statement from the employer on company letterhead, indicating the name of the applicant/tenant, the position title, and how much the employer pays the applicant/tenant in cash each week.

Additionally, if a household is claiming they do not file taxes on cash wages, we will require a completed IRS form 4506-C, received back from the IRS, to be in the file, verifying non-filing status in addition to the third-party statement from the employer on





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company letterhead, indicating the name of the applicant/tenant, the position title, and how much the employer pays the applicant/tenant in cash each week.

### 18. Will there be an application/screening fee and when is it collected?

Yes. A \$35 non-refundable Application/Screening fee **PER ADULT HOUSEHOLD MEMBER** including a **LIVE IN CAREGIVER**, if applicable. This fee is collected **ONLY** at time of interview by Money Order or Cashier check made out to The Starling.

### 19. Is a lease required?

Yes. A one-year lease is required at initial move-in.

### 20. Is there a required security deposit and how much?

Yes. \$500 security deposit is due at time of move in. Payment arrangements can be made but must be requested in advance of move in day.

### 21. What are the proposed rents for the apartments?

The following rent limits are effective as of April 1, 2021, for Alameda 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. The rent calculations listed do not include a utility allowance deduction and are subjected to change if new income limits are published. Please see question #9 for more details of income limits (AMI).

**\*Rents listed below are based on LIHTC maximum rent, Households with Section 8 Housing Choice Vouchers will have their rent amount calculated by their House Authority, typically 30% of household’s gross income. Tenants’ rent will be based on the current rent amount minus an applicable utility allowance deduction.**

#### RENT FOR NPLH/ TCAC ASSISTED ONLY

Bedroom Size	Monthly Rent per including a Utility Allowance adjustment & listed with required two times the Rent.
1 Bedroom	\$195/\$390
2 Bedroom	\$234/\$468





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1 Bedroom occupancy allowed 1 to 2-person household size, estimated rent including a Utility Allowance adjustment:

- A 1-person household that qualifies at the 20% AMI level will pay \$195 per month for a 1-Bedroom apartment. This household’s income must be less than \$19,180 per year and minimum annual gross income amount of \$4,680 needed.
- A 1-person household that qualifies at the 30% AMI level will pay \$195 per month for a 1-Bedroom apartment. This household’s income must be less than \$28,770 per year and minimum annual gross income amount of \$4,680 needed.

2 Bedroom occupancy allows for 3 to 4-person, estimated rent including a Utility Allowance adjustment:

- A 3-person household that qualifies at the 20% AMI level will pay \$234 for a 2-Bedroom apartment. This household’s income must be less than \$24,660 per year and minimum annual gross income amount of \$5,616 needed.
- A 3-person household that qualifies at the 30% AMI level will pay \$234 for a 2-Bedroom apartment. This household’s income must be less than \$36,990 per year and minimum annual gross income amount of \$5,616 needed.

### RENT FOR PROJECT BASED VOUCHER REFERRALS ONLY

Bedroom Size	Monthly Rent per unit size.	
1 BR	30% of Income	Determined By HACA
2 BR	30% of Income	Determined By HACA
3 BR	30% of Income	Determined By HACA

\*Rents for these apartments are set at the appropriate Low Income Housing Tax Credit program 30% and 50% levels by bedroom size. The amount a household pays in rent will be determined by household income and bedroom size as listed above unless an applicant has a Section 8 Housing Project Based Voucher or Housing Choice Voucher.

### RENT FOR LOTTERY APPLICANTS

Bedroom Size	Monthly Rent per AMI & listed with required two times the Rent.		
2 BR	30% \$924=\$1,848	50% \$1,541=\$3,082	60% \$1,849=\$3,698
3 BR		50% \$1,781=\$3,562	60% \$2,137=\$4,274

2-bedroom occupancy allowed 2 to 5-person household size, estimated rent prior to Utility Allowance adjustment:

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- A 2-person household that qualifies at the 30% AMI level will pay \$924 per month for a two-bedroom apartment. This household's income must be less than \$32,880 per year & minimum annual gross income amount of \$22,176 needed.
- A 3-person household that qualifies at the 60% AMI level will pay \$1,849 for a two-bedroom apartment. This household's income must be less than \$73,980 per year minimum annual gross income amount of \$44,376 needed.

3-bedroom occupancy allowed 3 to 7-person household size, estimated rent prior to Utility Allowance adjustment:

- A 3-person household that qualifies at the 50% AMI level will pay \$1,781 per month for a three-bedroom apartment. This household's income must be less than \$61,650 per year & minimum annual gross income amount of \$42,744 needed.
- A 6-person household that qualifies at the 60% AMI level will pay \$2,137 for a two-bedroom apartment. This household's income must be less than \$95,400 per year minimum annual gross income amount of \$51,288 needed.

### 22. Can students apply?

Yes. However, very specific guidelines do exist as it relates to full-time students, as identified below:

#### Full-time Students (including K-12 and adult dependents) -

For a household consisting entirely of full-time students to be considered eligible, they must meet one of the following criteria:

- Any member of the household is married and either files or is entitled to file a joint tax return.
- The household consists of a least one single parent and his or her minor children, and the parent is not a dependent of a third party. Any children may be claimed as a dependent of either parent, regardless of tenancy in unit.





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- At least one member of the household receives assistance under Title IV of the Social Security Act. (AFDC, TANF, CalWORKs, etc. – Not SSA or SSI).
- At least one member is enrolled in a job training program receiving assistance under the Work Investment Act (WIA), formerly known as the Job Training Partnership Act, or similar federal, state or local laws.
- At least one member of the household is under age 24 and has exited the Foster Care system within the previous 6 years.

### **23. If my application is denied will I receive a denial letter & do I have the right to appeal?**

All declined applications will be advised in writing no later than 14 days after the determination is made to deny the applications and will be provided third party contact information said information led to declined applications. Yes. Denied applicants can request an appeal meeting within 14 days of receipt of notice.

### **24. Is smoking allowed at the property?**

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

### **25. 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 and additional items including pet records including immunization & registration is required with notification and approval by Property Management prior to moving in a pet.

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

- A. Dog
  - Maximum Number: One
  - Maximum Size: 25lbs
  
- B. Cat
  - Maximum Number: One (Domestic only)
  - Maximum size: N/A



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- Minimum age: 6 months
- C. Birds
- Maximum number: Two
- D. Fish
- Maximum Aquarium Size: 20 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.

### 25. Can I select my apartment?

No. Apartments will be randomly designated with first qualified applicants in completed lottery order being offered the units available that the household qualifies for.

### 26. Are there model units that can be viewed?

No. Please see an example of 3 of our floor plans attached on back pages.

### 27. Who should I contact if I have any questions?

For general questions including any questions about the application or interview processes please call the Management Agent at (510) 499-2491 or email at [leaseup@edenhousing.org](mailto:leaseup@edenhousing.org).

\*Sample floor plans attached:

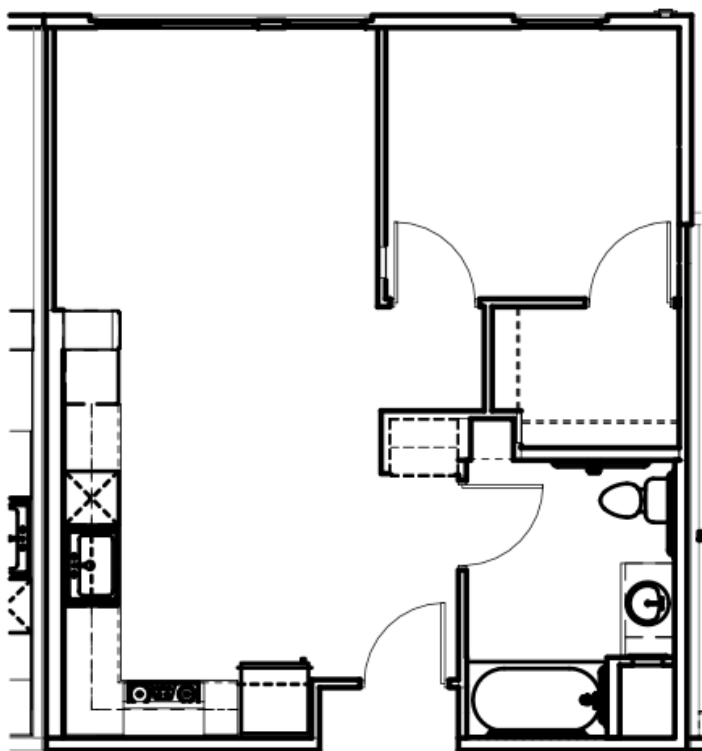




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1 Bedroom:

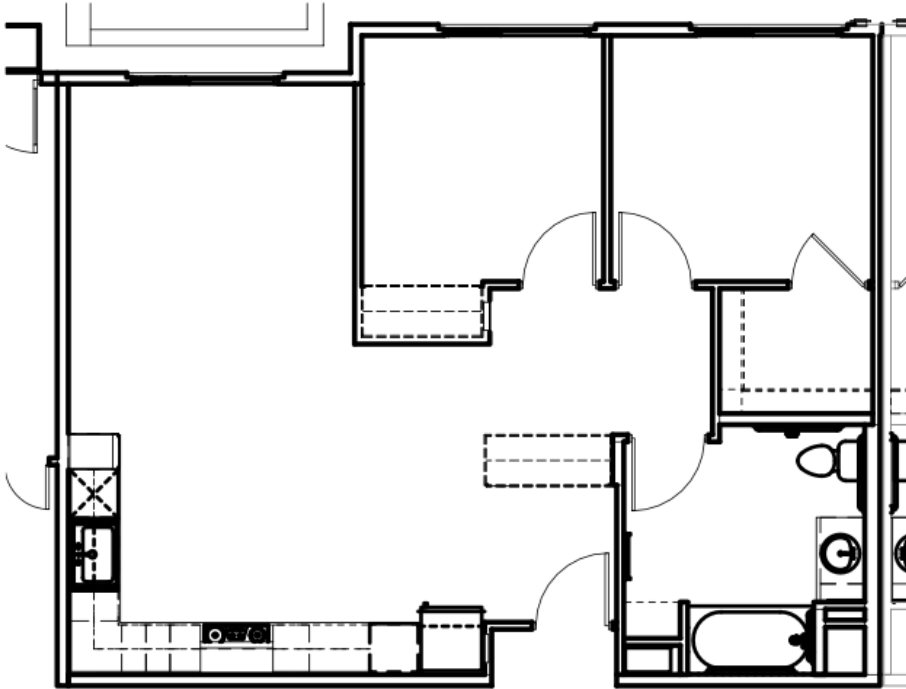




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2 Bedroom:





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3 Bedroom:

