EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

AFFIRMATIVE FAIR HOUSING MARKETING & MANAGEMENT PLAN & RESIDENT SELECTION CRITERIA

Updated July 2025

PROPERTY OVERVIEW

PROJECT DESCRIPTION

Hismen Hin-Nu Terrace (the "Project") is a 92-unit senior affordable apartment community located at 2555 International Boulevard in Oakland, California. The Project provides quality, stable housing for low-income households in a supportive environment. Conveniently situated along a major transit corridor, residents benefit from easy access to public transportation, healthcare services, neighborhood amenities, and culturally rich community resources.

The Project is an affordable permanent rental housing community for extremely low-income to moderate income households.

Non-Referral Units & Lottery-Based Application Process

Ninety-One (91) units are Non-Referral Units; where 10 will receive subsidy from the Oakland Housing Authority under the Section 8 Project-Based (PBV) program

These units will be filled through a lottery-based application process. Applications will be selected from a waiting list that is created through this lottery. Priority will be given to individuals who **live or work in the City of Oakland**.

Please refer to the preference criteria outlined below for more details.

Regarding Rental Assisted Subsidy units, the following preferences apply

1. For applicants who live or work in the City of Oakland at the time of the application interview and/or applicants that **lived or worked in the City of Oakland** at the time of submitting their initial application and can verify their previous residency/employment at the application interview, qualify for this preference.

2. For applicant **families with two or more persons; or a single person applicant that is 62 years** of age or older, and/or a single person applicant with a disability;

3. For **veterans** and active military personnel; and

4. Applicant families that are homeless at admission based on the **McKinney Vento Act** definition. Includes individuals and/or households fleeing or attempting to flee a domestic violence or stalker situation (See Addendum for McKinney Vento Act definition of homelessness.)

5. Any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions in the individual's or family's current housing situation, including where the health and safety of

children are jeopardized, and who have no other residence and lack the resources or support networks to obtain other permanent housing is considered homeless.

How to Apply for Non-Referral Units

The housing listing will be published on the following platforms:

- Alameda County Housing Portal
- Eden I&R / 211 Housing Database

To be considered for the lottery, applicants must complete an application during the open application period. Applications can be submitted by visiting the **"How to Apply"** page at EBALDC.org or directly through https://ebaldc.securecafe.com/onlineleasing/hismen-hin-nu-terrace/guestlogin.aspx once available.

If you are unable to access or complete the online application, you may contact our leasing office to request a **reasonable accommodation or modification** during the published open lottery period.

The following preferences apply For NON-Project-Based Section 8 units

1. Households displaced by City of Oakland code enforcement or redevelopment actions which, when referred by the City of Oakland, the Project shall rent the next available Assisted Unit to the household irrespective of waiting lists if the household is otherwise eligible for occupancy in the Assisted Unit. For purposes of this Section, a "displaced household" means a household in which a least one adult member has been displaced from a housing unit in Oakland as a result of any of the following:

    a. City code enforcement activities, if the displacement has occurred within one year prior to the date of application.

    b. A City-sponsored or City-assisted development project, if the displacement has occurred within one year prior to the date of application.

    c. A "no fault" eviction from a rental unit in Oakland, if the eviction was completed eight (8) years or less prior to the date of application. For purposes of this paragraph, a "no fault" eviction means an eviction that is evidenced by an eviction notice from the property owner that does not state cause and that gives the tenant thirty (30) days or longer notice to vacate the unit; a "no fault" eviction shall include, but not be limited to an eviction as a result of an owner move-in under Municipal Code Subsection 8.22.360.A.8. or 8.22.360.A.9., owner repairs under Municipal Code Subsection 8.22.360.A.10., or owner removal of the unit from the rental market under Municipal Code Subsection 8.22.360.A.11. or Municipal Code Chapter 8.22, Article III, but shall not be limited only to evictions from units that are covered by any of the above laws. This preference shall apply to the initial rental or sale of a project unit and any subsequent rental or sale of a unit during the applicable affordability period established by the City.

2. Households who are neighborhood residents. For purposes of this Section, a "neighborhood resident" means a household with at least one adult member whose principal place of residence on the date of application is either within the Council District where the project is located or within a one-mile radius of said project.

3. Oakland residents and Oakland workers. For purposes of this Section, an "Oakland resident" means a household with at least one adult member whose principal place of residence on the date of application is within the City of Oakland. An "Oakland worker" means a household with at least one adult member who is employed by an employer located within the City of Oakland, owns a business located within the City of Oakland, or participates in an education or job training program located within the City of Oakland. This preference shall apply to the initial rental or sale of a project unit and any subsequent rental or sale of a unit during the applicable affordability period established by the City.

All preferences noted above require appropriate documentation.

Programs & Funding Sources

The Project and all its units are subject to the regulations of the following programs and funding sources:

- Section 8 units governed by the policies of the Oakland Houisng Authority (OHA) and the Section 8 Project-based voucher program
- California Tax Credit Allocation Committee (TCAC) under the low-income Housing Tax Credit (LIHTC) program
- Redevelopment Agency funds under the City of Oakland, Department of Housing and Community Development
- Rental Housing Construction Program (RHCP) funds under State of California Department of Housing and Community Development

Qualifying for Admission

Based on the property's regulatory agreements, ineligible applicants may not be admitted into the housing program.

In order to be eligible, an applicant household must meet the following:

a. The head-of-household must be 18+ years or older;

b. The household must meet all applicable program requirements according to the unit designation;

c. The household's annual income must meet program income requirements, which are:

RENTS based on Oakland 2025 Rent Limit and Minimum Income

County: Alameda	1 BR	Minimum Income	2 BR	Minimum Income	3 BR	Minimum Income	4 BR	Minimum Income
60% Income Level	$1,798	$51,371	$2,158	$61,657	$2,493	$71,229	$2,781	$79,457
50% Income Level	$1,498	$42,800	$1,798	$51,371	$2,077	$59,343	$2,317	$66,200

35% Income Level	$1,049	$29,971	$1,259	$35,971	$1,454	$41,543	$1,622	$46,343

Maximum Income limits Based on Household Size based on:

County: Alameda	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
60% Income Level	$67,140	$76,740	$86,340	$95,880	$103,560	$111,240	$118,920	$126,600
50% Income Level	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
35% Income Level	$39,165	$44,765	$50,365	$55,930	$60,410	$64,890	$69,370	$73,850

Rents, Minimum and Maximum income limits are subject to change

Site-Based Waiting List and Application Instructions

The site will maintain one site-based waiting list for all units, including Section 8 units. Applications will be selected from a waiting list initially established through a lottery.

The housing listing will be published on https://housingbayarea.mtc.ca.gov and on the Eden I & R Housing database / 211 referral through website: https://achousingchoices.org

If you are unable to access or complete the application through the online portal, you may contact our leasing office at (510) 306-1621 to request a paper application. While paper applications may be requested as a reasonable accommodation or modification, they are also available to all applicants during the published open lottery period. Paper applications can be picked up and dropped off in person at the property. Please ensure that all paper applications are submitted by the deadline indicated in the lottery announcement.

Unless otherwise stated in the plan, the term "Owner" will refer to Hin-Nu Garvey Associates, L.P.. The term "Agent" will refer to East Bay Asian Local Development Corporation (EBALDC) and the term "Project" will refer to the Hismen Hin-Nu Terrace.