



AFFORDABLE RENTAL



WAITING LIST OPENING- OPEN TO THE GENERAL PUBLIC

CASA ARABELLA

NOW ACCEPTING PRE-APPLICATIONS

Opening Date: March 11, 2026 at 9:00 AM

Closing Date: March 27, 2026, at 5:00 PM

HOUSING OPPORTUNITIES

1-, 2- and 3-Bedroom Units Available

This waiting list is being opened to fill all unit types at the property, including:

- Project-Based Voucher (PBV) units: Project Based Voucher (PBV) Units- PBV units are subsidized through the Oakland Housing Authority (OHA). Rent is based on 30% of adjusted household income as determined by OHA. **Veterans are encouraged to apply**
- Other affordable (non-PBV) units

Applicants will be placed on the appropriate waiting list based on household eligibility and unit availability.

Applicants will prioritize if at least one member who is currently an Alameda County resident or County worker, Leasing in accordance with PBV program preferences

HOW TO APPLY

Visit www.ebaldc.org and navigate to "How to Apply" Pre-applications for the **lottery** must be submitted through the EBALDC Housing Portal Applicants unable to access the online portal may download a paper pre-application Paper Pre-Applications are available to print online or stop by the property management office to pick them up in person. Property Management address: **3611 E 12th Oakland CA 94601**. Paper applications will be received during established business hours for the duration of the waiting list opening. Mail Completed Paper Applications to 3611 E. 12th Oakland CA 94601. Paper application must be received by the deadline.

Eligibility Requirements:

- Household must meet occupancy standards
- Annual household income must be **at or below** income limits set by various regulatory agencies
- Disabled persons are encouraged to apply;
- All requests for **reasonable accommodation** will be considered

Information: casaarabella@ebaldc.org or (510) 698-4857

Languages available: **Spanish, Chinese**

BEDROOM SIZE VS. HOUSEHOLD SIZE GUIDELINES

UNIT SIZE	MINIMUM # OF PERSONS	MAXIMUM # OF PERSONS
1	1	3
2	2	5
3	4	7

NOTE: FOR VOUCHER PROGRAMS, OAKLAND HOUSING AUTHORITY APPLY THEIR OWN OCCUPANCY STANDARDS WHEN DETERMINING SUBSIDY SIZES. IN GENERAL, A SIGNIFICANT OTHER OR SPOUSE IS ASSUMED TO SHARE A BEDROOM WITH THE HEAD OF HOUSEHOLD. RENT: APPROXIMATELY 30% OF INCOME. MINIMUM INCOME DOES NOT APPLY TO SECTION 8 UNITS.

2025 Rent & Minimum Income Limits PER HOUSEHOLD SIZE-SUBJECT TO CHANGE

AMI	1 bd	Min Income	2 bd	Min Income	3 bd	Min Income
20%	\$599	\$17,114	\$719	\$20,542	\$831	\$23,742
30%	\$899	\$25,685	\$1,079	\$30,828	\$1,246	\$35,600
40%	\$1,199	\$34,257	\$1,439	\$41,114	\$1,662	\$47,485
50%	\$1,498	\$42,800	\$1,798	\$51,371	\$2,077	\$59,342
60%	\$1,798	\$51,371	\$2,158	\$61,657	\$2,493	\$71,228
100%	\$2,996	\$85,600	\$3,596	\$102,742	\$4,154	\$118,685

2025 MAXIMUM LIMITS – PER HOUSEHOLD SIZE SUBJECT TO CHANGE

AMI %	1 Ppl	2 Ppl	3 Ppl	4 Ppl	5 Ppl	6 Ppl	7 Ppl
100%	\$111,900	\$127,900	\$143,900	\$159,800	\$172,600	\$185,400	\$198,200
60%	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560	\$111,240	\$118,920
50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100
40%	\$44,760	\$51,160	\$57,560	\$63,920	\$69,040	\$74,160	\$79,280
30%	\$33,570	\$38,370	\$43,170	\$47,940	\$51,780	\$55,620	\$59,460
20%	\$22,380	\$25,580	\$28,780	\$31,960	\$34,520	\$37,080	\$39,640

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Eligibility Requirements:

- Household must meet occupancy standards
- Annual household income must be **at or below** income limits set by various regulatory agencies
- Disabled persons are encouraged to apply (mobile, visual, and hearing accessible units available);
- All requests for **reasonable accommodation** will be considered

Information: E12@ebaldc.org or (510) 306-1621

Languages available: **Spanish, Chinese, Vietnamese, Tagalog**

BEDROOM SIZE VS HOUSEHOLD SIZE GUIDELINES

UNIT SIZE	MINIMUM # OF PERSONS	MAXIMUM # OF PERSONS
0	1	1
1	1	2
2	2	3
3	4	5

NOTE: FOR RAS PROGRAMS, OAKLAND HOUSING AUTHORITY APPLY THEIR OWN OCCUPANCY STANDARDS WHEN DETERMINING SUBSIDY SIZES. IN GENERAL, A SIGNIFICANT OTHER OR SPOUSE IS ASSUMED TO SHARE A BEDROOM WITH THE HEAD OF HOUSEHOLD.

2025 Rent and Minimum Income Limits PER HOUSEHOLD SIZE-SUBJECT TO CHANGE

AMI	0 bd	Min Income	1 bd	Min Income	2 bd	Min Income	3 bd	Min Income
20%	\$559	\$15,971	\$599	\$17,114	\$719	\$20,542	\$831	\$23,742
30%	\$838	\$23,942	\$898	\$25,657	\$1,078	\$30,800	\$1,246	\$35,600
40%	\$1,118	\$31,942	\$1,198	\$34,228	\$1,438	\$41,085	\$1,662	\$47,485
50%	\$1,398	\$39,942	\$1,498	\$42,800	\$1,797	\$51,342	\$2,077	\$59,342
60%	\$1,677	\$47,914	\$1,797	\$51,342	\$2,157	\$61,628	\$2,493	\$71,228
80%	\$2,237	\$63,914	\$2,397	\$68,485	\$2,876	\$82,171	\$3,324	\$94,971

2025 MAXIMUM LIMITS – PER HOUSEHOLD SIZE SUBJECT TO CHANGE

AMI %	1 Ppl	2 Ppl	3 Ppl	4 Ppl	5 Ppl	6 Ppl	7 Ppl
80%	\$87,550	\$100,050	\$112,550	\$125,050	\$135,100	\$145,100	\$155,100
60%	\$65,662	\$75,037	\$84,412	\$93,787	\$101,325	\$108,825	\$116,325
50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100
40%	\$44,760	\$51,160	\$57,560	\$63,920	\$69,040	\$74,160	\$79,280
30%	\$33,570	\$38,370	\$43,170	\$47,940	\$51,780	\$55,620	\$59,460
20%	\$22,380	\$25,580	\$28,780	\$31,960	\$34,520	\$37,080	\$39,640

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NOW ACCEPTING PRE-APPLICATIONS

East Bay Asian Local Development Corporation (CA Bro. Lic. #00990167)

Felicia Scruggs, Broker-Officer (CA Bro. Lic. #02111993)

EBALDC adheres to the "Ronald V. Dellums & Simbarashe Sherry Fair Chance Access to Housing Ordinance No. 13581 C.M.S (O.M.C.8.25)"

