



# ◇ ◇ 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 be prioritized if at least one member is currently an Alameda County resident or County worker, Leasing in accordance with PBV program preferences

#### HOW TO APPLY

Visit [www.ebaldc.org](http://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 12<sup>th</sup> 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. 12<sup>th</sup> 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](mailto: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

## SEN LAKE

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### HOUSING OPPORTUNITIES

**0-,1-, 2- and 3-Bedroom Units Available**

This waiting list is being opened to fill all unit types at the property.

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

Applicants will be prioritized if they are City of Oakland residents or workers.

#### HOW TO APPLY:

Visit [www.ebaldc.org](http://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 at 1825 San Pablo Ave #200, Oakland to pick them up in person. Paper applications will be received during established business hours for the duration of the waiting list opening. Mail Completed Paper Applications to 1825 San Pablo Ave #200 Oakland CA 94612. 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 (mobile, visual, and hearing accessible units available);
- All requests for **reasonable accommodation** will be considered

Information: [E12@ebaldc.org](mailto: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

