



WAITING LIST OPENING- OPEN TO THE GENERAL PUBLIC

SWAN'S MARKET APARTMENTS

WAITING LIST OPENING SOON

 **Opening Date:** September 7th, 2026 at 9:00 AM

 **Closing Date:** September 21st, 2026 at 5:00 PM

-  **1-Bedrooms, and 2-Bedroom Units Available**
-  **Rental Assistance Units Available**
-  **Special Program Units Available Through Partner Referrals**

Selection Process

All complete pre-applications received during the application period will be entered into a random lottery.
Applicants do not need to apply on the first day to receive equal consideration.

Rental Assistance Opportunities

Some units receive rental assistance through housing programs administered by the Oakland Housing Authority and other funding partners.
Eligible households may qualify for reduced rents based on household income and program requirements.

Special Program Housing

A limited number of units are designated for eligible households living with HIV/AIDS through the Housing Opportunities for Persons with AIDS (HOPWA) Program.

These units are filled through approved referral partners.
For information regarding eligibility, contact a HOPWA-funded service provider.

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

-  Available to print online or stop by at 918 Clay St, Oakland, CA 94607 to pick them up in person, NO drop off

Pick-Up Times for Paper Applications:

Paper applications will be received during established business hours for the duration of the waiting list opening

 Mail Completed Paper Applications to PO Box 194404, San Francisco, CA 94119. 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

 For more information, visit www.ebaldc.org and navigate to “How to Apply” or call the Swan’s Market Apartments management office at: (510) 834-3671  Languages available: **Spanish, Chinese**

Bedroom Size vs. Household Size Guidelines

Unit Size	Minimum # of Persons	Maximum # of Persons
1	1	2
2	2	4

2026 Rent Limits*¹ (per unit size)

AMI %	1 BD Rent	MIN ANNUAL INCOME	2 BD Rent	MIN ANNUAL INCOME
60%	\$1,792	\$51,200	\$2,128	\$60,800
50%	\$1368	\$39,085	\$1746	\$49,885

2026 Annual Income Limits* (per household size)

AMI %	1 Ppl	2 Ppl	3 Ppl	4 Ppl
60%	\$71,280	\$81,480	\$91,680	\$101,820
50%	\$59,400	\$67,900	\$76,400	\$84,850

**Rents and Income Limits are subject to change*

1. Monthly rent is calculated as the applicable CTCAC maximum rent minus the approved utility allowance

