



# Empyrean Towers

344 13<sup>th</sup> St., Oakland CA 94612

New affordable apartments in downtown Oakland. Ready for occupancy March 2020.

**Empyrean Towers** is a newly renovated historic building providing 65 affordable studio and one-bedroom apartments in downtown Oakland near BART, retail and commercial, jobs, services, and other amenities.

## *Online applications accepted:*

October 21, 2019 at 10:00am until  
November 4, 2019 at 12:00 pm (PDT)

## *Apply at:*

[Empyrean.rcdhousing.org](http://Empyrean.rcdhousing.org)

## *For additional assistance:*

510-665-6227; TTY: 415-345-4470

Empyrean Towers is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws.

John Stewart Company BRE 00654505



***This rental opportunity is for 15 (fifteen) of the total 54 units in the property. All applicants will be placed on the waiting list for future opportunities.***

**Amenities:** On-site property management and resident services, bicycle parking, community room and laundry.

**Eligibility** is income-restricted, as are rents, in accordance with the Low Income Housing Tax Credit program and other funding sources.

Maximum income restrictions range from:

- \$52,080.00 for a one-person household to
- \$66,960.00 for a three-person household.

See pre-application materials on the website for more detailed information.

**Funding-required Preference** for households in which at least one member lives or works in Alameda County.

Housing Choice Vouchers (Section 8) accepted.



Affordable Urban Living in downtown Oakland

# *Empyrean Towers*

344 13<sup>th</sup> Street, Oakland, CA

## ***Rental opportunity for 15 studio and one-bedroom apartments.***

All applicants will be put on the property's waiting list for future housing opportunities.

Pre-applications will be accepted on-line from October 21, 2019 at 10:00am until November 4, 2019 at 12:00 Noon (PDT). Pre-applications available at: [empyrean.rcdhousing.org](http://empyrean.rcdhousing.org).

**Empyrean Towers** is a newly renovated historic building providing 65 affordable studio and one-bedroom apartments in downtown Oakland near BART, retail and commercial, jobs, services, and other amenities. Amenities include on-site property management and resident services, a community room, and residents will have access to on-site support services and community gatherings (at no cost to residents).

Affordable rents are income-restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other financing requirements. Please refer to the second page of this flyer for rent, income, and occupancy limits. For the fifteen (15) units being currently leased, applying households must have annual incomes less than 60% of the Area Median Income.

To apply for the 15 units currently being leased and to be put on the waiting list, please visit our website at [empyrean.rcdhousing.org](http://empyrean.rcdhousing.org) to complete your Pre-Application on-line. **The Pre-Application is available Monday October 21, 2019, at 10:00am (PDT) and the deadline for applying is Monday November 4, 2019 at 12:00 Noon.**

For additional assistance, or to request a reasonable accommodation, please call 510-665-6227. Translated materials are available on the website however the on-line Pre-Application is in English only.

**Pre-Applications must be received via on-line application by 12:00 Noon on November 4th to be included in the lottery for the 15 available units and to be put on the waiting list.**

**Applications will only be accepted via the on-line process.** Please accurately complete the on-line Pre-Application (signed by the head of household). **Incomplete Pre-Applications will be rejected.**

Following initial lease-up, the waiting list will be capped at 500 applications per the order of the lottery.

**Each household may only submit one on-line Pre-Application.** Duplicate household Pre-Applications will be removed from the lottery. Resident selection criteria are available upon request and on the website.

- **Income and other Restrictions apply. See reverse side for more information.**
- **Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.**
- **Resources for Community Development (RCD) and the John Stewart Company follow all reasonable accommodation laws and regulations per the Federal Fair Housing Act and the State Fair Employment and Housing Act in its tenant selection process and throughout its property management operations.**

John Stewart Company BRE 00654505

EQUAL HOUSING OPPORTUNITY  
Telephone Device for the Deaf: (415) 345-4470



**Embark Apartments**

All pre-applications must be completed online and we will not accept applications that are faxed or hand delivered. Please take your time in accurately completing the application.

**Please refer to income limits (subject to change) and rents (subject to change) listed below for the available units.**

- Minimum and maximum occupancy per unit type is also shown below.
- The income limits shown are effective April 2019 and are adjusted annually by the CA Tax Credit Allocation Committee.

\* 15 apartments are available for occupancy in March 2020. All other applicants will be placed on a waiting list for future housing opportunities at Empear Towers.

Type of Units	Number of Units	Rents	Income Limits based on the number of people in your family (Subject to change)							
			1 person	2 people	3 person					
<b>Studio (20% AMI) **</b>	7	30% of income	\$17,360	\$19,840						
<b>Studio (30% AMI)</b>	10	30% of income	\$26,040	\$29,760						
<b>Studio (50% AMI)</b>	10	30% of income	\$43,400	\$49,600						
<b>Studio (60% AMI)</b>	5	30% of income	\$52,080	\$59,520						
<b>Studio (60% AMI)</b>	22	\$1,302	\$52,080	\$59,520						
		<b>Rent</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>					
<b>One Bedroom (60% AMI)</b>	11	\$1,395	\$52,080	\$59,520	\$66,960					

Applicants desiring an affordable unit are subject to the policy on Resident Selection and third party income and asset verification to determine the household's combined annual income in accordance with the Low Income Housing Tax Credit Program requirements and other regulatory agreements. Restrictions on full-time student households also apply.

**Equal Housing Opportunity**