

Maudelle Miller Shirek Community in Berkeley

Waiting List
Open for

Affordable Apartments



2925 Adeline Street, Berkeley CA

Maudelle Miller Shirek Community is a beautifully designed affordable housing community that provides 87 affordable studio, one-, two-, and three-bedroom apartments, including 14 units designed for residents with mobility impairments.

The property is across the street from the Ashby BART station in Berkeley and close to many amenities and resources.

Online pre-applications accepted:

January 29 at 9:00am
until
February 12 at 5:00pm

Apply at:

maudelle.rcdhousing.org

For additional assistance:

510-841-2319; TTY: 415-345-4470

Maudelle Miller Shirek Community is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws

John Stewart Company BRE 00654505



74 apartments are available via application and lottery.

10 apartments have Section 8 rental subsidy from the Berkeley Housing Authority

Amenities: on-site property management and resident services, laundry, bicycle parking, community room with kitchen; landscaped courtyard with children's play areas, and a smoke-free community.

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

Maximum income restrictions range from:

- \$20,720 for a one-person household to
- \$117,180 for a Eight-Person household.

Section 8 rents are based on 30% of total household income.

See the website and/or the memo that accompanies this flyer for more detailed information, including Berkeley Local Preferences.

Twelve (12) apartments are set-aside for formerly homeless households.

Portable Housing Choice Vouchers (Section 8) are accepted.



Maudelle Miller Shirek Community

2925 Adeline Street, Berkeley, CA 94703



Rental opportunity for 74 of the 87 total apartments.

Pre-applications will be accepted on-line from January 29, 2024, at 9:00am until February 12, 2024, at 5:00 pm (PDT). Pre-applications and additional information available at: maudelle.rcdhousing.org.

Maudelle is a new construction affordable housing property providing 87 affordable studio, one-, two-, and three-bedroom apartments in Berkeley across from the Ashby BART and near bus lines, shopping, and other amenities. There are on-site amenities which include property management and resident services, laundry, bicycle parking, community room with kitchen, landscaped courtyard with children’s play areas, and is a smoke-free community. Pet-friendly community.

This leasing opportunity is for:

- 64 apartments at affordable rents with income restrictions (see page 3 of this memo) and
- 10 apartments with Project-Based Section 8 rental assistance from the Berkeley Housing Authority; for these apartments, tenant pay 30% of income towards rent.

Not included in this leasing opportunity are:

- Twelve (12) units for homeless households referred from Alameda County’s Coordinated Entry System (CES). To get on the County’s list, contact 2-1-1.

Affordable rents are income-restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other financing requirements.

Please refer to the third page of this flyer for rent, income, and occupancy limits.

For additional assistance, or to request a reasonable accommodation, please call (510) 841-2319. 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 5:00pm on February 12, 2024, to be included in the lottery for the 74 apartments and to be put on the waiting list for future openings.

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.**

Each household may only submit one application. Duplicate household applications will be removed from the lottery.

Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.

You will provide your **household’s gross income** as part of the pre-application process. It is important that you provide accurate information to ensure that your household is placed on the correct waiting list.

The waiting list will be capped at 3,000 applications per the order of lottery results.

Two waiting lists will be maintained, one for the 10 apartments with Project-Based Section 8 rental assistance and one for the 64 units without. Applicants will be asked to indicate if they are interested in the Section 8 apartments; these applicants will also be considered for the 64 apartments without Section 8.

For the 64 apartments without Project-Based Section 8, the City of Berkeley Preference Policy will be indicated on the pre-application and applied in the leasing process. These preferences are:

1. Displacement due to BART construction: Direct descendant of someone who was displaced due to construction of BART in the 1960s and 1970s in Berkeley.
2. Displaced due to foreclosure: Displaced due to foreclosure in Berkeley since 2005.
3. Displaced due to eviction: Displaced in Berkeley due to no-fault or nonpayment eviction within the past seven years.
4. Families with children: Household with at least one child aged 17 or under.
5. Homeless OR at-risk of homelessness: Homeless in Berkeley, or homeless with a prior address in Berkeley, and not eligible and in the queue for Permanent Supportive Housing through CES OR At-Risk of Homelessness in Berkeley.
6. Ties to redlined areas: Residential ties to Berkeley's redlined areas – current or former address of applicant.
7. Ties to redlined areas – historical: Residential ties to Berkeley's redlined areas – applicant is a direct descendant (up to two generations) of someone who lived in redlined areas.

For the ten (10) apartments that have Project-Based Section 8 rental assistance from the Berkeley Housing Authority, the following Housing Authority preferences will be applied:

1. Households/families that reside in the City of Berkeley, formerly resided in Berkeley, or include a member who works or has been hired to work in the jurisdiction.
2. Veterans: granted to households with one or more active member(s) of the military, or a Veteran discharged or released under conditions other than dishonorable, or a surviving spouse (as defined by the Department of Veterans Affairs).
3. Elderly (62 or older), and/or disabled, based on head of household.
4. Family status (any 2- or more person household).

• 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



Applications are to be submitted on-line or via papers copies delivered to the leasing office by the application deadline. All on-time applications will be included in a lottery to create a waiting list, capped at 3,000 applications, from which applicants will be drawn for processing in order of priority per the lottery results.

Please take your time in accurately completing the application.

Please refer to the 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; Berkeley Housing Authority occupancy limits differ from the units without Project-Based Section 8)

These income limits and rents are effective 5/15/23 and are adjusted annually by the CA Tax Credit Allocation Committee.

Maudelle Miller Shirek	Number of Units	Rents	Income Limits based on the number of people in your household							
			1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
Studio Unit (20% AMI) PBV Section 8 NPLH	2	30% of income	\$20,720	\$23,680						
Studio Unit (30% AMI) PBV Section 8 NPLH	2	30% of income	\$31,080	\$35,520						
Studio Unit (30% AMI) PBV Section 8	2	30% of income	\$31,080	\$35,520						
Studio Unit (50% AMI)	7	\$1,192	\$51,800	\$59,200						
Studio Unit (60% AMI)	5	\$1,442	\$62,160	\$71,040						
1 Bedroom Unit (20% AMI) PBV Section 8 NPLH	3	30% of income	\$20,720	\$23,680	\$26,640	\$29,580				
1 Bedroom Unit (30% AMI) PBV Section 8 NPLH	4	30% of income	\$31,080	\$35,520	\$39,960	\$44,370				
1 Bedroom Unit (30% AMI)	1	30% of income	\$31,080	\$35,520	\$39,960					
1 Bedroom Unit (50% AMI)	5	\$1,252	\$51,800	\$59,200	\$66,600					
1 Bedroom Unit (60% AMI)	8	\$1,520	\$62,160	\$71,040	\$79,920					
2 Bedroom Unit (30% AMI) PBV Section 8 NPLH	1	30% of income	\$31,080	\$35,520	\$39,960	\$44,370	\$47,940	\$51,480		
2 Bedroom Unit (30% AMI) PBV Section 8	5	30% of income	\$31,080	\$35,520	\$39,960	\$44,370	\$47,940	\$51,480		
2 Bedroom Unit (50% AMI)	7	\$1,492	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900			
2 Bedroom Unit (60% AMI)	12	\$1,814	\$62,160	\$71,040	\$79,920	\$88,740	\$95,880			
2 Bedroom Unit STAFF UNIT	1									
3 Bedroom Unit (30% AMI) PBV Section 8	2	30% of Income	\$31,080	\$35,520	\$39,960	\$44,370	\$47,940	\$51,480	\$55,020	\$58,590
3 Bedroom Unit (30% AMI)	3	\$978	\$31,080	\$35,520	\$39,960	\$44,370	\$47,940	\$51,480	\$55,020	
3 Bedroom Unit (50% AMI)	9	\$1,720	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	
3 Bedroom Unit (60% AMI)	8	\$2,092	\$62,160	\$71,040	\$79,920	\$88,740	\$95,880	\$102,960	\$110,040	

Applicants desiring an affordable apartment 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

Rev. 11/27/2023