



*Applications
being
Accepted for
Affordable
Apartments*

Madrone Terrace

**16060 E. 14th Street
San Leandro, CA**

Madrone Terrace provides 78 affordable one-, two-, and three-bedroom apartments, including twelve (12) apartments designed for residents with mobility impairments and nine (9) with features for residents with auditory or visual impairments.

The property is close to a large shopping mall, several grocery stores, a community health center, and the area is rich in transit options with BART a half mile away.

***Online pre-applications accepted:
September 23, 2024, at 9:00am
until***

October 7, 2024, at 5:00 pm

Apply at:

madrone.rcdhousing.org

Paper-applications available via download and at 16385 East 14th Street, San Leandro, CA 94578. Applications need to be received by the deadline.

**For additional assistance or to request a Reasonable Accommodation:
(510) 380-5059; TTY: 415-345-4470**

Madrone Terrace is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws.
John Stewart Company BRE 00654505



58 apartments are available via application and lottery

(20 apartments are for homeless households referred by the County)

Amenities: community room with common kitchen, secure bike storage, common laundry, landscaped courtyard on the second level, management and resident services offices on site. The Hayward Area Recreation & Parks District will operate a public community center and day care and in 2026 a new public park will open next door.

Eligibility is income-restricted in accordance with State and local regulatory agreements.

Maximum income restrictions based on household size range from:

- **1-bedroom: \$32,700 - \$70,100**
- **2-bedroom: \$62,300 - \$100,920**
- **3-bedroom: \$70,100 - \$115,860**

Alameda County live and/or work preferences will be applied to eligible applications.

See the website and/or the memo that accompanies this flyer for more detailed information.

Translated materials available on the website; the on-line Pre-Application is in English only.

*Portable Housing Choice Vouchers (Section 8)
are accepted.*



Madrone Terrace

16060 E. 14th Street, San Leandro, CA

Rental opportunity for 58 of 78 total apartments

Pre-applications will be accepted on-line from September 23, 2024, at 9:00am until October 7, 2024, at 5:00 pm (PDT). Pre-applications and additional information available at: madrone.rcdhousing.org.

Madrone Terrace is a new construction affordable housing property providing 78 affordable one-, two-, and three-bedroom apartments in the unincorporated Ashland district of Alameda County, near San Leandro. Tiburcio Vasquez Health Center nearby and there are grocery stores serving a variety of communities in the surrounding area. E. 14th Street is well-served by AC Transit and the Bay Fair BART Station is about a half-mile away. The Hayward Area Recreation & Parks District will operate a public community center and day care on the ground floor and as soon as 2026, residents will have access to a new public park next door. On-site amenities include a spacious community room with a common kitchen, secure bike storage for 40 bikes, common laundry, a landscaped terrace space on the second level, free internet service, and a smoke-free and pet-friendly community. Property management and resident services have offices on-site.

This leasing opportunity is for:

- 58 apartments at affordable rents with income restrictions (see page 2 of this memo) leased using a pre-application and lottery to determine waiting list order
- After the initial occupancy of the property, the next 500 applications on the waiting list will remain on the waiting list for future vacancies; applications after those 500 will be removed from the waiting list.

Not included in this leasing opportunity are:

- 20 units for homeless households referred by the Alameda County Coordinated Entry System (CES). To get on the County’s list, call 2-1-1 or connect directly with a Housing Resource Center.

Affordable rents are income-restricted in accordance with the California Department of Housing and Community Development program and Alameda County and other financing requirements.

Please refer to the second page of this memo for rent, income, and occupancy limits.

For additional assistance, or to request a reasonable accommodation, please call (510) 380-5059. Translated materials are available on the website however the on-line Pre-Application is in English only.

Pre-Applications must be received by 5:00pm on October 7, 2024, to be included in the lottery for the 58 apartments and to be put on the waiting list for future openings. Applications will be accepted via the on-line process or via paper-application.

Paper applications can be downloaded from the Alameda County Housing Portal listing for the property or picked up at 16385 East 14th Street, San Leandro, CA. Paper applications must be mailed to The John Stewart Company, 1388 Sutter St, San Francisco, CA 94109. Paper applications must be received by the pre-application deadline of October 7, 2024.

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

• **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



Madrone Terrace

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

Minimum and maximum occupancy per unit type is also shown below.

These income limits and rents are effective July 2024 and are adjusted annually by the CA Tax Credit Allocation Committee and/or the California Department of Housing and Community Development, as applicable. AMI = Area Median Income.

Madrone Terrace Apartments	Number of Apts.	Rents	Maximum Income Limits Based on Number of People in your Household (subject to change)							
			1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
One Bedroom (30% AMI)	12	\$876	\$32,700	\$37,380	\$42,060					
One Bedroom (50% AMI)	4	\$1,460	\$54,500	\$62,300	\$70,100					
Two Bedroom (50% AMI)	16	\$1,752		\$62,300	\$70,100	\$77,850	\$84,100			
Two Bedroom (60% AMI)	4	\$2,103		\$74,650	\$84,120	\$93,420	\$100,920			
Three Bedroom (50% AMI)	18	\$2,024			\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	
Three Bedroom (60% AMI)	4	\$2,429			\$84,120	\$93,420	\$100,920	\$108,420	\$115,860	

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 California Department of Housing and Community Development requirements and/or other regulatory agreements.

Equal Housing Opportunity