

# Longfellow Corner

650 West MacArthur Blvd.  
Oakland, CA



*Applications being  
Accepted for  
Affordable Apartments*

Longfellow Corner provides 76 affordable one-, two-, and three-bedroom apartments, plus one manager's apartment, including fourteen (14) apartments designed for residents with mobility impairments and/or with features for residents with auditory and visual impairments.

The property is three blocks from the MacArthur BART Station. Numerous shopping, educational, health, and entertainment amenities are within a half mile radius from the property.

**Online pre-applications accepted:**

**April 13, 2026, at 9:00am  
until**

**April 27, 2026, at 5:00 pm**

**Apply at:**

**[longfellow.rcdhousing.org](http://longfellow.rcdhousing.org)**

Paper-applications available via download and at  
Fox Courts, 555 19th St., Oakland.  
Applications must be received by the deadline.

**For additional assistance or to request a  
Reasonable Accommodation:  
(510) 649-5547; TTY: 415-345-4470**

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

John Stewart Company BRE 00654505



**42 apartments are available  
via pre-application and lottery  
(34 of the 76 apartments are for Permanent  
Supportive Housing referred by the County)**

**Amenities:** community room with common kitchen, secure bike storage, common laundry, landscaped courtyard, free internet service, a smoke-free and pet-friendly community, and on-site property management & resident services offices.

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

Maximum income restrictions based on household size range from:

- **1-bedroom (1-2 persons): \$55,950 - \$63,950**
- **2-bedroom (2-3 persons): \$63,950 - \$71,950**
- **3-bedroom (4-5 persons): \$47,940 - \$86,300**  
(income limits & rents will change in June 2026)

City of Oakland preference policy applies for displaced households, neighborhood residents, and Oakland residents & workers.

Additional application and eligibility information and the Pre-Application, both on-line and hard-copy, are available on the RCD website and the Doorway Housing Portal in English, Spanish, Cantonese, Tagalog, and Vietnamese.

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



# Longfellow Corner

650 West MacArthur Blvd., Oakland, CA



## Rental opportunity for 42 of 77 total apartments

Pre-applications will be accepted from **April 13, 2026, at 9:00am until April 27, 2026, at 5:00 pm (PDT)**. Pre-applications and additional information available at: [longfellow.rcdhousing.org](http://longfellow.rcdhousing.org).

**Longfellow Corner** is new construction affordable housing providing 77 affordable one-, two-, and three-bedroom apartments, including one manager's unit, in Oakland, California. The property lies three blocks from MacArthur BART Station and numerous educational, health, shopping and entertainment resources are within a half-mile radius. On-site amenities include a community room with common kitchen, secure bike storage, common laundry, a landscaped courtyard, free internet service, and a smoke-free and pet-friendly community. Property management and resident services have on-site offices.

This leasing opportunity is for:

- 42 apartments at affordable rents with income restrictions (see page 3 of this memo) leased using the pre-application and lottery to determine waiting list order.
  - City of Oakland affordable housing preferences apply to 36 of these apartments and are detailed on page 2 of this memo. These preferences will be in the pre-application.
  - Six apartments have Oakland Housing Authority (OHA) Project-based Section 8 rental subsidies; applicants for these apartments will be drawn from the waiting list as well. OHA preferences, found on page 2 of this memo, apply to these apartments and will be in the pre-application.
- After initial occupancy of the property, the next 3,000 pre-applications will remain on the waiting list for future vacancies; pre-applications after those 3,000 will be removed from the waiting list.

Not included in this leasing opportunity:

- 34 apartments of Permanent Supportive Housing receive applicant referrals from 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 City of Oakland and California Department of Housing and Community Development program financing requirements. Please refer to page 3 of this memo for rent, income, and occupancy limits. Minimum income requirement is 2 times the monthly rent.

For additional assistance, or to request a reasonable accommodation, please call (510) 649-5547. Application and eligibility information and the Pre-Application, both on-line and hard-copy, are available on the RCD website and the Doorway Housing Portal in English, Spanish, Cantonese, Tagalog, and Vietnamese.

**Pre-Applications must be received by 5:00pm on April 27, 2026,** to be included in the lottery.

**Paper pre-applications** can be downloaded from the [Doorway Housing Portal](#) listing and mailed to Longfellow Corner, PO Box 194404, San Francisco, CA 94119. They can also be picked up & dropped off at Fox Courts, 555 19th St., Oakland, 9am - 4pm, M-F. All pre-applications must be received by the deadline.

**Each household may only submit one pre-application.** Duplicate household pre-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



## **Preferences indicated in the Pre-Application**

**City of Oakland preference policy** for affordable housing will be applied and indicated in the pre-applications. The following preferences will be applied in sequential order:

1. For "displaced household", which means a household in which at least one adult member has been displaced from a housing unit in Oakland as a result of any of the following.
  - a. City code enforcement activities, if the displacement has occurred within one year prior to the date of application.
  - b. A City-sponsored or City-assisted development project, if the displacement has occurred within one year prior to the date of application.
  - c. A "no fault" eviction from a rental unit in Oakland, if the eviction was completed eight years or less prior to the date of application. For further details, please refer to the City ordinance: <https://www.oaklandca.gov/Community/Housing-Programs-Support/Accessing-Affordable-Housing/Oakland-Live-Work-Preference-Policy>
2. For "neighborhood resident", which means a household with at least one adult member whose principal place of residence on the date of application is either within the Council District where the project is located or within a one-mile radius of said project. This preference shall apply to 30 percent of all units in the project.
3. For Oakland residents and Oakland workers. An "Oakland resident" means a household with at least one adult member whose principal place of residence on the date of application is within the City of Oakland. An "Oakland worker" means a household with at least one adult member who is employed by an employer located within the City of Oakland, owns a business located within the City of Oakland, or participates in an education or job training program located within the City of Oakland.

**Oakland Housing Authority (OHA) preference for the 16 apartments with OHA PBVs:** applicants for 6 apartments will be drawn from the site-based waiting list and applicants for 10 units will be referred by Alameda County Coordinated Entry System. The following OHA preferences will be applied to all 16 PBV apartments and are cumulative (meaning, an applicant with four preferences gets priority over an applicant with three preferences, etc. and etc.):

1. A Veteran and active members of the military preference. Per OHA policy, a Veteran is a person who served in the active military, naval, or air service and who was discharged or released from such service under conditions other than dishonorable.
2. A Residency preference (Applicants who live or work in the City of Oakland at the time of the application interview and/or applicants that lived or worked in the City of Oakland at the time of submitting their initial application and can verify their previous residency/employment at the applicant interview, qualify for this preference).
3. A Family preference (Applicant families with two or more persons, or a single person applicant that is 62 years of age or older, or a single person applicant with a disability, qualify for this preference).
4. Homeless preference. Applicant families who meet the McKinney-Vento Act definition of homelessness qualify for this preference.

**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 April 2025 and are adjusted annually by the CA Tax Credit Allocation Committee and/or the California Department of Housing and Community Development, as applicable. **Therefore, rents & incomes will change from the below prior to occupancy.**

AMI = Area Median Income.

Longfellow Corner	Number of Apts.	Rents	Minimum Income (at 2 times rent)	Maximum Income Limits Based on Number of People in your Household (subject to change)				
				1 person	2 people	3 people	4 people	5 people
<b>One Bedroom (20% AMI)</b> (referred by County)	24	\$482		\$22,380	\$25,580			
<b>One Bedroom (50% AMI)</b>	9	\$1,381	\$33,144	\$55,950	\$63,950			
<b>Two Bedroom (20% AMI) PBV Section 8</b> (referred by County)	2	30% of income			\$25,580	\$28,780		
<b>Two Bedroom (30% AMI) PBV Section 8</b> (referred by County)	4	30% of income			\$38,370	\$43,170		
<b>Two Bedroom (50% AMI)</b>	12	\$1,633	\$39,192		\$63,950	\$71,950		
<b>Three Bedroom (20% AMI) PBV Section 8</b> (referred by County)	4	30% of income					\$31,960	\$34,520
<b>Three Bedroom (30% AMI) PBV Section 8</b>	6	30% of income					\$47,940	\$51,780
<b>Three Bedroom (50% AMI)</b>	15	\$1,867	\$44,808				\$79,900	\$86,300

Applicants desiring an affordable unit are subject to the Resident Selection Criteria and third party income and asset verification to determine the household's combined annual income in accordance with governmental financing regulations and other regulatory agreements.

### Equal Housing Opportunity