

The Arbor at Hesperian

A NEW PLACE TO CALL HOME



SENIOR APARTMENTS FOR THOSE
AGED 55 YEARS & OLDER

The Arbor at Hesperian

Temporary Leasing Office located at:

Kent Gardens
16450 Kent Avenue
San Lorenzo, CA 94580

510.962.8619

TTY: 800.855.2880

Office Hours

Monday - Friday: 8:30 a.m. - 5:30 p.m.

www.mercyhousing.org/california/thearbor

COMMUNITY INFORMATION MEETINGS

will be held at:

San Lorenzo Village Homes Association
377 Paseo Grande
San Lorenzo, CA 94580

Date: March 18, 2016 Time: 3:00 p.m. - 4:00 p.m.

Date: March 24, 2016 Time: 6:00 p.m. - 7:00 p.m.

Applications will be available from
March 16, 2016 - April 13, 2016

Applications available at the following locations:

Temporary Leasing Office
Kent Gardens
16450 Kent Avenue
San Lorenzo, CA

or

San Lorenzo Village Homes Association
377 Paseo Grande
San Lorenzo, CA

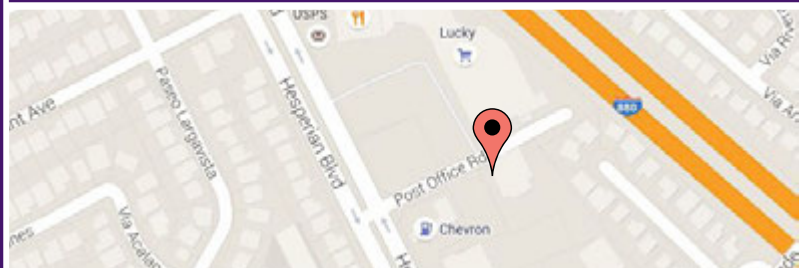
Applications must be postmarked or returned in person to
16450 Kent Avenue by 5:00 p.m. on April 13, 2016.

NO EXCEPTIONS!

One household member must be fifty-five (55) years of age or older and meet the maximum incomes based on the California Tax Credit Allocation Committee.*

- Only one (1) application per household will be accepted.
- Application order will be conducted through a random lottery drawing of applications on April 27, 2016, at 10:00 a.m. Location will be 16450 Kent Avenue, San Lorenzo.
- Random lottery drawing is open to the public. Applicants are not required to attend.
- Applications with numbers 1 - 200 will be processed first.
- All applications up to 500 will be placed on the waiting list in the order determined by the random lottery drawing.
- Applicants will be notified by mail of the random lottery drawing results postmarked no later than May 6, 2016.
- Applications are NOT processed on a first-come, first-served basis.

Preference will be given to person(s) who live or work in San Lorenzo or who have immediate family members living in San Lorenzo.**



*Income and verified qualification restrictions apply. Inquire for details. Reasonable accommodations will be made for person(s) who make a request.



FEATURES AND AMENITIES:

- Unit Mix - 77 units (includes one 2-BR management unit)
- Studios - 4 units
- 1 Bedroom - 70 units
- 2 Bedroom - 3 units
- 4 Story Building
- Smoke-Free Community
- On-site Property Manager and Maintenance Staff
- On-site Resident Services Coordinator
- Ample Open Space Area with a Patio and Pavilion
- Community Room with Kitchen
- Exercise and Reading Rooms
- Laundry Facilities
- Storage Space and Bicycle Storage Room
- Parking for Residents and Visitors
- Solar Thermal Hot Water System
- Energy and Water Efficient Fixtures
- Energy Star Appliances
- Bio-Retention and Drought-Tolerant Landscaping
- Pets Allowed

INCOME QUALIFICATION AND RENTS

		RENTS*		
Unit Size	AMI	# of Units	Rent	
Studio	@ 40%	4	\$651	
1 Bdrm	@ 30%	7	\$523	
1 Bdrm	@ 40%	11	\$697	
1 Bdrm	@ 45%	10	\$784	
1 Bdrm	@ 50%	42	\$871	
2 Bdrm	@ 30%	1	\$627	
2 Bdrm	@ 40%	1	\$837	

Rents are before deduction of Utility Allowance. Rents are not subsidized. Residents will be expected to pay the full rent. Rents cover water, sewer and garbage. Section 8 vouchers are welcome!

INCOME - MAXIMUM ALLOWABLE*

Unit Size	AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Studio	@ 40%	\$26,040	\$29,760			
1 Bdrm	@ 30%	\$19,530	\$22,320	\$25,110		
1 Bdrm	@ 40%	\$26,040	\$29,760	\$33,480		
1 Bdrm	@ 45%	\$29,295	\$33,480	\$37,665		
1 Bdrm	@ 50%	\$32,550	\$37,200	\$41,850		
2 Bdrm	@ 30%		\$22,320	\$25,110	\$27,870	\$30,120
2 Bdrm	@ 40%		\$29,760	\$33,480	\$37,160	\$40,160

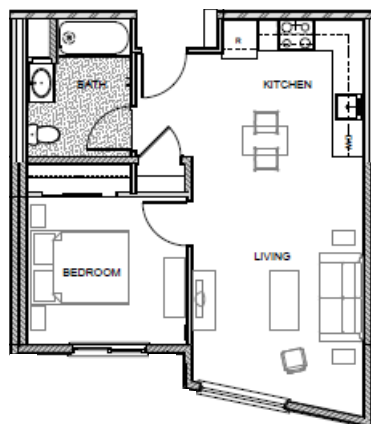
Minimum income range approximately \$11,760 - \$21,000

*Income and rents are based on California Tax Credit Allocation Committee guidelines. Income and rent limits range from 30%-50% of Area Median Income (AMI) for 2015. Income limits and rents for 2016 are not yet available and will be used for actual lease-up.

**Each San Lorenzo preference household will be entered into the random drawing lottery 3 times. Inquire for further details.



Studio
One Bath
Approx. 405 - 476 sq. ft.



One Bedroom
One Bath
Approx. 546 - 671 sq. ft.



Two Bedroom
One Bath
Approx. 880 sq. ft.