



City Manager's Weekly Update

April 29, 2016

UPCOMING MEETINGS

2016

- 5/2** City Council Meeting
7:00 PM., Council
Chambers
- 5/9** Town Hall Meeting for
Districts 1, 2 and 5.,
7:00 PM, Karp Room,
Main Library
- 5/16** City Council Meeting
7:00 PM., Council
Chambers
- 5/23** City Council Work
Session, 7:00 PM,
Council Chambers
- 6/6** City Council Meeting
7:00 PM, Council
Chambers
- 6/13** City Council Work
Session 7:00 PM,
Council Chambers
- 6/20** City Council Meeting
7:00 PM, Council
Chambers
- 6/27** City Council Work
Session 7:00 PM,
Council Chambers

To: City Council
From: Chris Zapata, City Manager

Mark Your Calendar

Casa Peralta Improvements Public Outreach Meeting (Attached)

Tues., May 3rd, 7:00 PM – 8:30 PM, Auditorium, San Leandro History Museum & Art Gallery, 320 West Estudillo Ave.

The Engineering and Transportation Department is hosting an informational meeting to gather public input on planned improvements to Casa Peralta. The plan will identify ways to expand use of the property for public and private events, improve the historic house & museum and its exhibits, and make the property more attractive and accessible for daily visitors. For more information contact Kyle Lei at 577-3302 or klei@sanleandro.org.

Cinco de Mayo Celebration (Attached)

Thurs., May 5th, 6:00 PM, Civic Center Plaza, 835 E. 14th St.

The City's highly popular 18th Annual Cinco de Mayo Celebration will feature mariachi music and regional Mexican and Aztec dances performed by Ballet Folklórico Costa De Oro. Mexican arts and craft activities will be available for children. Prior registration for the event is not requested.

Creek Trail Master Plan Study Community Workshop

Wed. May 11th, 6:30 PM – 8:00 PM, Main Library, Karp Room, 300 Estudillo Ave.

The City of San Leandro, City of Oakland and Rails-To-Trails Conservancy will be co-hosting a Community Workshop regarding the San Leandro Creek Trail Master Plan Study. The Community Workshop will allow the project partners and the consultant, Stantec, to gather public feedback for the study. For more information, contact: Anjana Mepani, 577-3348 or amepani@sanleandro.org.

Bike to Work Day (Memo and Flyer Attached)

Thurs., May 12th, 6:30 AM – 9:30 AM, City Wide.

The City of San Leandro will be celebrating Bike to Work/School Day in collaboration with 511.org, Kaiser Permanente and the Metropolitan Transportation Commission. The City will have 5 energizer stations throughout the City providing refreshments and resources to cyclists. The Mayor will lead a bike ride between Memorial Park and the San Leandro BART station commencing at 8:00 a.m. Six elementary

schools and one middle school will also participate in the Bike to Work/School Day. Please see the attached memo for detailed information.

Beatles Tribute at the San Leandro Library

Sat., May 14th, 2:00 PM, Main Library, 300 Estudillo Ave.

In honor of Older American's Month, the San Leandro Library is showcasing a Beatles tribute featuring *The Plastic Onion Band*. Admission is free and no prior registration is requested.

Council Information

Alameda County Flood Control District to Perform Work in San Leandro Creek from July 2016- November 2016 (Memo Attached)

The Alameda County Flood Control and Water Conservation District will be performing tree work in the San Leandro Creek from July to November of this year. Access to the creek will be from Huff Avenue and Cary Drive, with work limits extending from just west of Huff Avenue to MacArthur Boulevard. Please see the attached memo from the Engineering and Transportation Department for detailed information.

Marea Alta Application Period is Set to Begin on April 25th (Attached)

The three week application period for Marea Alta will begin on April 25th and will run through May 13th. The 115-unit apartment complex will have 8 studios, 49 one-bedrooms, 22 two-bedrooms, and 36 three-bedroom units for very low income households and will be marketed and advertised in accordance with affirmative fair housing marketing guidelines. Marea Alta is projected to be fully leased by October of 2016.

All pre-applications received by the deadline will be randomly ordered via a computerized lottery, and only the first 1,000 pre-applications will be processed in order of lottery number and preference status. Preferences only determine the order that pre-applications are processed, and applicants will still need to meet all tenant eligibility requirements, including income-eligibility. The initial lease-up, which will include a fair resident selection procedure, will be conducted by BRIDGE Property Management Company (BPMC)-supervised personnel who are well-trained in eligibility requirements.

Outreach efforts include:

- Informational flyers, in English, Spanish, and Chinese that are available on site and have been distributed to community organizations, including the San Leandro Unified School District and San Leandro Chamber of Commerce; City employees; and local merchants, businesses, and employers.
- Application information has been mailed to all those (currently estimated at 23,000) who have expressed an interest in the property.
- Advertisements were published in the following outlets: San Leandro Times, Daily Review, SF Bayview, Vietnam Daily News, Sing Tao Daily, El Mensajero, and Craigslist for the first two weeks of the application period. All ads are published in the primary language of the newspaper and state that the property is an Equal Housing Opportunity.

Rent Review Ordinance Update

Amendments to the San Leandro Rent Review Ordinance took effect on March 17, 2016. Outreach to inform the public include the distribution of flyers at City buildings and a mailer to all tenants that requested a rent review in the last 4 years, landlords, and the Rental Housing Association and the East Bay Rental Housing Association. The amendments include:

- New eligibility threshold for a rent review of a rent increase of greater than 7%.
- Utility charges, including Ratio Utility Billing System (RUBS), upon initial conversion, will be considered a rent increase and will be used for assessing eligibility for rent review.
- Tenant-occupied duplex, triplex, and 4-plex units are now eligible for rent review.
- There is a new Required Notice of the Availability of Rent Review (see attached Notice) that landlords are required to provide to their tenants.
- Tenants have 21 calendar days after receiving their rent increase notice to submit their written request for a rent review.
- Landlords have 10 calendar days after receiving their tenants' request for rent review to submit their response form or the rent increase is void.

San Leandro Next

San Leandro Next is an initiative of the City of San Leandro Community Development Department providing news and updates on economic development and innovation. The following stories were posted since last week:

[House Kombucha Has Arrived in San Leandro](#)

[Bike SL Returns on May 1st](#)

News from Other Agencies

San Leandro Unified School District Facility Improvement Planning Meeting

Thurs. May 12th 6:00 PM, Senior Community Center, 13909 E. 14th St. Childcare and translation services will be available. For more information, visit the District's [website](#).

San Leandro Unified School District State of the District Address

Tues. May 17th, 6:00 PM, Arts Education Center, 2250 Bancroft Ave. Translation service will be available. For more information, visit the District's [website](#).



Architectural
Resources Group

NOTIFICATION OF PUBLIC MEETING CASA PERALTA IMPROVEMENTS PROJECT

Casa Peralta, located at 384 W. Estudillo Avenue, has a long and colorful history ever since it was completed in 1901. The building and grounds were originally used as a private residence by members of the Peralta family, but later became a rest home in 1938 and subsequently a sanitarium for the treatment of alcoholism in 1957. The property was purchased by the Casa Peralta Foundation in 1971 to save Casa Peralta from being demolished. The Foundation then gifted Casa Peralta to the City of San Leandro, which maintains and operates the property as a historic house museum .

A project is currently underway to develop a conceptual plan for improvements for Casa Peralta. In addition to basic repairs, the plan will identify ways to expand the use of the property for public and private events, improving the interpretation of the house museum and its exhibits, and making the property more attractive and accessible for daily visitors.

An informational meeting regarding this project is scheduled from 7:00 PM to 8:30 PM on Tuesday, May 3rd, 2016 at:

San Leandro History Museum & Art Gallery
Auditorium
320 West Estudillo Avenue
San Leandro, CA 94577

A brief background on the project will be presented at the meeting along with various ideas for improvements. Please contact the Project Manager, Kyle K. Lei, Associate Engineer, at (510) 577-3302 or at klei@sanleandro.org if you have any questions or would like more information.





CINCO DE MAYO

Enjoy a beautiful spring evening outside City Hall as the City of San Leandro presents a fiesta for the entire family to celebrate!

.....
Thursday, May 5, 2016 - 6 PM
San Leandro Civic Center Plaza
835 E. 14th St
.....

Ballet Folklórico de Costa De Oro | Aztec Dancers | Mariachi Music
Crafts for Kids | Free Light Refreshments | Free Admission

Special thanks to the following partners for their support in helping to sponsor this very special community event:

Costa De Oro • Optimist Club of San Leandro •
Juan Martinez • Los Pericos Pelton Center •
Roccab's Café & Deli • Guadalajara Bakery

CITY OF SAN LEANDRO
RECREATION AND HUMAN SERVICES



CREATING COMMUNITY

This is a City of San Leandro
Sponsored event.
For information call: 577-3462

**Cinco de Mayo is an (ASL)
Interpreted Event**





CINCO DE MAYO

*La Ciudad de San Leandro les invita a celebrar el Cinco de Mayo.
Es una fiesta para toda la familia.*

.....
Jueves 5 de Mayo 2016 - 6 PM
San Leandro Civic Center Plaza
835 E. 14th Street
.....

Ballet Folklórico de Costa De Oro | Danza Azteca | Mariachi
Crafts for Kids | Free Light Refreshments | Free Admission

Agradecimientos:
Costa De Oro • Optimist Club of San Leandro •
Juan Martinez • Los Pericos Pelton Center •
Roccab's Café & Deli • Guadalajara Bakery

CITY OF SAN LEANDRO
RECREATION AND HUMAN SERVICES



CREATING COMMUNITY

Para Información: 577-3462
Esta actividad es patrocinada por
la ciudad de San Leandro.

**Interpretado en lenguaje
de señas Americano (ASL)**
La comunidad sordomuda.



CITY OF SAN LEANDRO

STAFF REPORT

Date: April 25, 2016

To: Chris Zapata, City Manager

From: Keith R. Cooke, P.E., Director
Engineering and Transportation Department

By: Reh-Lin N. Chen, P.E., Senior Transportation Engineer
Engineering and Transportation Department

Subject: Bike to Work/School Day - May 12, 2016

SUMMARY AND RECOMMENDATION

The City of San Leandro will celebrate Bike to Work/School Day, presented by 511.org, Kaiser Permanente and the Metropolitan Transportation Commission, on May 12, 2016. During the morning commute from 6:30 a.m. until 9:30 a.m., there will be five Energizer Stations throughout San Leandro that will provide refreshment and resources to cyclists. The Mayor will lead a bike ride between Memorial Park and the San Leandro BART station commencing at 8:00 a.m. Six elementary schools and one middle school will also participate in the Bike to Work/School Day. This report is for information only and no action is required.

BACKGROUND AND DISCUSSION

May 12, 2016 is the 22nd Anniversary of Bike to Work Day and is the 6th Bike to School Day, both of which are part of the National Bike Month. Bike East Bay, in conjunction with local jurisdictions and volunteers, will host one hundred thirty Energizer Stations along commute routes throughout the East Bay, where over 20,000 cyclists participated last year.

On May 2, 2016, the San Leandro City Council will issue a proclamation to Bike East Bay, declaring May 12, 2016 as ***Bike to Work/School Day***. The City of San Leandro is one of forty-seven proud sponsors of this event in the East Bay. To highlight this year's event, the Mayor will lead a bike ride, which will commence at 8:00 a.m. at Memorial Park and will finish at San Leandro BART Station.

The Engineering and Transportation Department will host the Energizer Station at the San Leandro BART station during the morning commute from 7:00 a.m. to 9:00 a.m. Staff will offer water, juice, coffee, and pastries to bicyclists and Bike East Bay will provide musette bags filled with goodies, coupons, and bike-related education for distribution to cyclists. In addition, staff will provide brochures for other City-sponsored programs. In addition to the City's Energizer Station, the following Energizer Stations will offer refreshment to participants at the specified times during the morning bike commute:

Location: San Leandro Marina (Monarch Bay & Fairway)

Time: 6:30-9:30 am

Host: Cherry City Cyclists

Offers: Coffee, fruit & munchies

Location: Fairway @ Kaiser San Leandro Medical Center
Time: 7:00-9:00 am
Host: Kaiser Permanente
Offers: Music, water & giveaways

Location: Memorial Park
Time: 7:00-9:00 am
Host: Healing Hands Chiropractic
Offers: Water, fruit, pastries & Zocalo coffee

Location: Bayfair BART
Time: 6:30-8:30 am
Host: Alameda County Public Works Agency

Garfield, Madison, McKinley, Roosevelt, and Wilson Elementary Schools of the San Leandro Unified School District, as well as Corvallis Elementary School, and Washington Manor Middle School of the San Lorenzo Unified School District, through the Alameda County Transportation Commission's Safe Routes to School Program, will participate in the Bike to School Day 2016 on May 12, 2016 to promote bicycling and walking traffic safety education in our schools.

For more information, to take the pledge to Bike to Work or find a map of all of the Energizer Stations, please visit the website at BikeEastBay.org/BTWD.





騎自行車上班日

2016年5月12日



I LIKE TO RIDE MY BICYCLE

ALAMEDA • CONTRA COSTA • SAN MATEO • SANTA CLARA • SONOMA • NAPA • MARIN • SOLANO • SAN FRANCISCO

齊來與我們共享全年最盛大的騎士日吧!

- * 騎車上班可獲贈禮品
- * 凡到訪「加油站」的騎士, 均可獲贈免費帆布袋一個
- * 敬請參加「騎士歡樂時光」



BikeEastBay.org/BTWD

SUPPORTED BY





DÍA DE IR EN BICI AL TRABAJO 12 de MAYO, 2016



I LIKE TO RIDE MY BICYCLE

ALAMEDA • CONTRA COSTA • SAN MATEO • SANTA CLARA • SONOMA • NAPA • MARIN • SOLANO • SAN FRANCISCO

¡Únase a la diversion en el día de la bicicleta mas grande del año!

- * Comprométase a andar en bici para ganar premios
- * Visite su Estación Energizante local y recibe una bolsa de lienzo gratis
- * Celebre con otros ciclistas en La Hora Feliz de Bicicletas



BikeEastBay.org/BTWD

SUPPORTED BY

	METROPOLITAN TRANSPORTATION COMMISSION			KAISER PERMANENTE®		BAY AREA AIR QUALITY MANAGEMENT DISTRICT						
	KPIX		CANARYCHALLENGE SEPTEMBER 24 2016 SALGO ALTO CA		Clear Channel Outdoor			Sports Basement pedaling since 1998		CITY OF HAYWARD HEART OF THE BAY		LAW OFFICE OF DANIEL H. ROSE BIKE INJURY LAWYERS www.danroselaw.com
	Bayer HealthCare		CITY OF Fremont		ALAMEDA County Transportation Commission		CITY OF BERKELEY		SUNPOWER®		UnionBank®	



Daniel Woldesenbet, Ph.D., P.E., Director

399 Elmhurst Street • Hayward, CA 94544 • (510)670-5480 • www.acgov.org/pwa

April 15, 2016

Notice of Upcoming Tree Work along San Leandro Creek

Dear Resident,

Alameda County Flood Control and Water Conservation District (District) will be conducting tree pruning and removal work along San Leandro Creek in the vicinity of Huff Avenue to MacArthur Boulevard. The first phase of this work is the construction of two access ramps within the District property at the end of Huff Avenue and Cary Drive, followed by tree pruning/removal work. The anticipated project schedules along with a location map are provided for your reference.

Anticipated Tree Work and Access Ramps Schedules

Access Ramps Construction:

Contractor to begin work:	July 2016
Expected completion:	August 2016

Tree Work:

Contractor to begin work:	September 2016
Expected completion:	November 2016

If you have any questions about this project, please contact Moses Tsang at 510-670-6549 or Karina Rivera from Supervisor Wilma Chan's Office at 510-278-0367.

CITY OF SAN LEANDRO

STAFF REPORT

Date: April 26, 2016

To: Chris Zapata, City Manager

From: Keith Cooke, P.E., Director
Engineering and Transportation Department

By: Vibha Deshmukh, P.E., Associate Engineer
Engineering and Transportation Department

Subject: **Alameda County Flood Control District Tree Work within San Leandro Creek, July through November 2016**

SUMMARY AND RECOMMENDATION

The Alameda County Flood Control and Water Conservation District will be performing tree work within San Leandro Creek this summer. Access to the creek will be from Huff Avenue and Cary Drive, and the work limits extend from just west of Huff Avenue to MacArthur Boulevard. This report is for information only and no action is required.

BACKGROUND AND DISCUSSION

Periodic tree pruning and removal work within San Leandro Creek is necessary to remove obstructions and assure flow capacity in preparation for winter storms. The flood control district plans to perform this work beginning in July. To access the creek, minor grading work on district property at the north end of Huff Avenue and the east end of Cary Drive is necessary to create access ramps for the pruning equipment. The anticipated work schedule is as follows:

- 1) District contractor to begin minor grading work in July 2016
- 2) District contractor to begin tree pruning/removal work in September 2016
- 3) Expected completion will be in November 2016

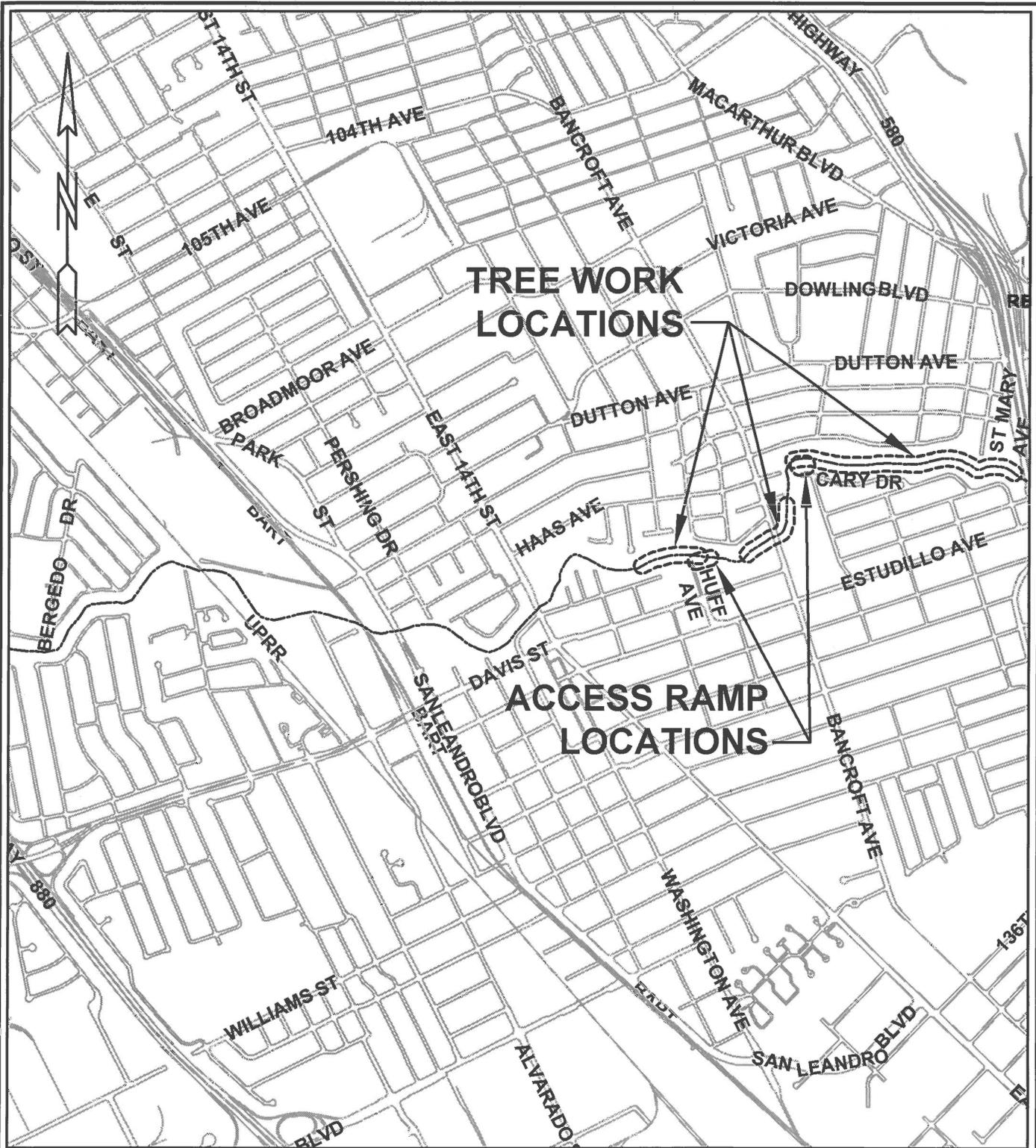
Location of Tree Pruning and Removal Work



Property owners were notified in early April via the attached Neighborhood Notice. Direct any questions to Alameda County Flood Control District Engineer Moses Tsang at 510-670-6549.

Attachments: Neighborhood Notice
Location Map

N:\C3D\FLOOD\F13C32-Haz_Tree_Mgt\Sheets - Access Ramps\01-Title.dwg 4-04-16 11:16:29 AM danielc



W.O. NO. F13C32

SPEC. NO. FC 13-44

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

ZONE NO. 13 PROJECT
SAN LEANDRO CREEK TREE WORK AND ACCESS RAMPS
VICINITY OF HUFF AVENUE TO MACARTHUR BLVD
LOCATION MAP

DRAWN DTC	CHECKED TJM	DATE MAY 2016	SCALE NONE	FILE NO. -	SHEET NO. L-1
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MAREA ALTA

租務熱線

510-357-7035

辦公時間

星期一至星期五

上午9時至下午5時

租務辦公室

1400 San Leandro Blvd.

San Leandro, CA 94577

網站地址

www.bridgehousing.com/properties/sifa

TTY: 888-877-5379 或

加州中轉熱線 (711)

加州中轉熱線 (711)

設施包括：

- 全電氣化廚房
- 洗碗機
- 社區活動室—附設廚房
- 洗衣房
- 戶外庭園
- 幼兒康樂設施
- 自行車存放室
- 專業物業管理

2016年4月25日至5月13日接受預先申請!

Marea Alta 屋苑位處聖萊安德羅 (San Leandro) 捷運站附近，共有115間全新可負擔房屋單位。這些優質的可負擔房屋由BRIDGE 房屋企業、聖萊安德羅市政府、HOME投資夥伴項目、可負擔房屋項目和住房及社區發展部共同開發。這棟美麗的屋苑，將以可負擔房屋形式出租，提供包括開放式單房、一睡房、兩睡房和三睡房的公寓單位。我們鼓勵殘疾人士提交申請，屋苑內提供數個為行動不便和聽障人士特別設計的單位。

Marea Alta 屋苑為至少有一家庭成員在聖萊安德羅市轄區內居住或工作的家庭提供優先權。*

所有在2016年5月13日前接收的預先申請表，會進行隨機排序。該隨機順序與優先權將決定預先申請處理的先後次序。**鑒於民眾對 Marea**

Alta屋苑的高度關注，下一階段，將處理排號順序將由1到1000號的預先申請表。獲編順序號為1000號以上的申請人士，將收到預先申請不予受理的通知函件。屋苑單位的先後分配，會按照符合資格的申請人順序進行。



開放式單房公寓

3個單位 租金: \$640 最低收入*: \$20,757 最高收入: 1人家庭 \$27,320 2人家庭 \$31,200	3個單位 租金: \$785 最低收入*: \$25,459 最高收入: 1人家庭 \$32,750 2人家庭 \$37,400	2個單位 租金: \$890 最低收入*: \$28,865 最高收入: 1人家庭 \$37,565 2人家庭 \$42,900
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一睡房公寓

5個單位 租金: \$505 最低收入*: \$16,378 最高收入: 1人家庭 \$20,490 2人家庭 \$23,400 3人家庭 \$26,340	7個單位 租金: \$685 最低收入*: \$22,216 最高收入: 1人家庭 \$27,320 2人家庭 \$31,200 3人家庭 \$35,120	18個單位 租金: \$840 最低收入*: \$27,243 最高收入: 1人家庭 \$32,750 2人家庭 \$37,400 3人家庭 \$42,100	19個單位 租金: \$955 最低收入*: \$30,973 最高收入: 1人家庭 \$37,565 2人家庭 \$42,900 3人家庭 \$48,290
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兩睡房公寓

3個單位 租金: \$600 最低收入*: \$19,459 最高收入: 2人家庭 \$23,400 3人家庭 \$26,340 4人家庭 \$29,250 5人家庭 \$31,590	3個單位 租金: \$810 最低收入*: \$26,270 最高收入: 2人家庭 \$31,200 3人家庭 \$35,120 4人家庭 \$39,000 5人家庭 \$42,120	6個單位 租金: \$985 最低收入*: \$31,946 最高收入: 2人家庭 \$37,400 3人家庭 \$42,100 4人家庭 \$46,750 5人家庭 \$50,500	10個單位 租金: \$1,245 最低收入*: \$40,378 最高收入: 2人家庭 \$46,800 3人家庭 \$52,680 4人家庭 \$58,500 5人家庭 \$63,180
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三睡房公寓

4個單位 租金: \$690 最低收入*: \$22,378 最高收入: 3人家庭 \$26,340 4人家庭 \$29,250 5人家庭 \$31,590 6人家庭 \$33,930 7人家庭 \$36,270	11個單位 租金: \$945 最低收入*: \$30,649 最高收入: 3人家庭 \$35,120 4人家庭 \$39,000 5人家庭 \$42,120 6人家庭 \$45,240 7人家庭 \$48,360	21個單位 租金: \$1,175 最低收入*: \$38,108 最高收入: 3人家庭 \$42,100 4人家庭 \$46,750 5人家庭 \$50,500 6人家庭 \$54,250 7人家庭 \$58,000
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租金及收入規限如有修改，恕不另行通知。公佈的租金已包括垃圾清理費和水費；其他雜費及服務費（包括電費、電話費與有線電視費）將由住戶自行負擔。

收入和其他限制適用。

*持有第八章憑證的申請人士，將不會有最低收入要求。





MAREA ALTA

TELÉFONO PARA ALQUILERES

510-357-7035

HORARIO DE ATENCIÓN

De lunes a viernes
9am-5pm

OFICINA DE ALQUILER

1400 San Leandro Blvd.
San Leandro, CA 94577

EN LA WEB

www.bridgehousing.com/properties/slfa

TTY: 888-877-5379 o

Servicio de Retransmisión de
California (711)

COMODIDADES INCLUIDAS:

- cocinas completamente eléctricas
- lavaplatos
- salón comunitario con cocina
- lavandería en el edificio
- jardín exterior
- área de juegos para niños
- almacén de bicicletas
- administración profesional en las instalaciones

Se aceptan solicitudes anticipadas del 25/4/2016 al 13/5/2016!

Marea Alta presenta 115 nuevos apartamentos económicos adyacentes al BART de San Leandro. Este complejo de vivienda económico de calidad ha sido desarrollado por BRIDGE Housing Corporation en conjunto con la Ciudad de San Leandro, HOME Investment Partnerships Program, Affordable Housing Program y el Departamento de Vivienda y Desarrollo Comunitario. Esta hermosa propiedad nueva ofrecerá estudios y apartamentos de una, dos y tres habitaciones con alquileres económicos. Se anima a los solicitantes con discapacidades a solicitar; esta propiedad ofrece varias unidades con características especiales para personas con impedimentos de la movilidad y la audición.

Marea Alta ofrece preferencia a los hogares donde al menos un miembro viva o trabaje en los límites de la jurisdicción de la Ciudad de San Leandro.**

Todas las solicitudes anticipadas recibidas para el 6 de mayo de 2016 se ordenarán al azar. El ordenamiento al azar junto con el estado preferencial permitirá determinar el orden en que se tramitarán las solicitudes anticipadas. **Debido al alto nivel de interés en Marea Alta, las solicitudes anticipadas con números de lotería del 1 al 1,000 pasarán a la próxima etapa en el proceso.** A los solicitantes con un número de lotería por encima de 1,000 se les notificará que su solicitud anticipada no se tramitará. Los apartamentos se ofrecen conforme a los primeros que califiquen y según se ofrezcan. Solo se aceptará una solicitud por hogar; las solicitudes adicionales serán rechazadas.



Estudios

3 unidades	3 unidades	2 unidades
Alquiler: \$640	Alquiler: \$785	Alquiler: \$890
Ingreso mínimo*: \$20,757	Ingreso mínimo*: \$25,459	Ingreso mínimo*: \$28,865
Ingreso máximo:	Ingreso máximo:	Ingreso máximo:
1 persona \$27,320	1 persona \$32,750	1 persona \$37,565
2 personas \$31,200	2 personas \$37,400	2 personas \$42,900

Apartamentos de 1 habitación

5 unidades	7 unidades	18 unidades	19 unidades
Alquiler: \$505	Alquiler: \$685	Alquiler: \$840	Alquiler: \$955
Ingreso mínimo*: \$16,378	Ingreso mínimo*: \$22,216	Ingreso mínimo*: \$27,243	Ingreso mínimo*: \$30,973
Ingreso máximo:	Ingreso máximo:	Ingreso máximo:	Ingreso máximo:
1 persona \$20,490	1 persona \$27,320	1 persona \$32,750	1 persona \$37,565
2 personas \$23,400	2 personas \$31,200	2 personas \$37,400	2 personas \$42,900
3 personas \$26,340	3 personas \$35,120	3 personas \$42,100	3 personas \$48,290

Apartamentos de 2 habitaciones

3 unidades	3 unidades	6 unidades	10 unidades
Alquiler: \$600	Alquiler: \$810	Alquiler: \$985	Alquiler: \$1,245
Ingreso mínimo*: \$19,459	Ingreso mínimo*: \$26,270	Ingreso mínimo*: \$31,946	Ingreso mínimo*: \$40,378
Ingreso máximo:	Ingreso máximo:	Ingreso máximo:	Ingreso máximo:
2 personas \$23,400	2 personas \$31,200	2 personas \$37,400	2 personas \$46,800
3 personas \$26,340	3 personas \$35,120	3 personas \$42,100	3 personas \$52,680
4 personas \$29,250	4 personas \$39,000	4 personas \$46,750	4 personas \$58,500
5 personas \$31,590	5 personas \$42,120	5 personas \$50,500	5 personas \$63,180

Apartamentos de 3 habitaciones

4 unidades	11 unidades	21 unidades
Alquiler: \$690	Alquiler: \$945	Alquiler: \$1,175
Ingreso mínimo*: \$22,378	Ingreso mínimo*: \$30,649	Ingreso mínimo*: \$38,108
Ingreso máximo:	Ingreso máximo:	Ingreso máximo:
3 personas \$26,340	3 personas \$35,120	3 personas \$42,100
4 personas \$29,250	4 personas \$39,000	4 personas \$46,750
5 personas \$31,590	5 personas \$42,120	5 personas \$50,500
6 personas \$33,930	6 personas \$45,240	6 personas \$54,250
7 personas \$36,270	7 personas \$48,360	7 personas \$58,000

Los alquileres y límites de ingreso están sujetos a cambios sin previo aviso. Los alquileres divulgados incluyen recogido de basura y servicios de agua; todos los demás servicios públicos, como electricidad, teléfono y cable, son responsabilidad del residente. Se aplican límites de ingreso y otras restricciones.

*No hay requisito de ingreso mínimo para los solicitantes con vale de la Sección 8.

**Las direcciones no incorporadas a San Leandro no calificarán para la preferencia local.





MAREA ALTA

LEASING PHONE

510-357-7035

OFFICE HOURS

Monday-Friday
9am-5pm

LEASING OFFICE

1400 San Leandro Blvd.
San Leandro, CA 94577

ON THE WEB

www.bridgehousing.com/properties/slfa

TTY: 888-877-5379 or
CA Relay Service (711)

AMENITIES INCLUDE:

- All-electric Kitchens
- Dishwashers
- Community room w/ Kitchen
- On-site Laundry
- Outdoor Courtyard
- Children's Play Structure
- Bicycle Storage Room
- On-site Professional Management

Pre-applications accepted 4/25/16 to 5/13/16!

Marea Alta presents 115 new affordable apartments adjacent to San Leandro BART. This quality affordable housing has been developed by BRIDGE Housing Corporation and in conjunction with the City of San Leandro, HOME Investment Partnerships Program, Affordable Housing Program, and the Department of Housing and Community Development. This beautiful new property will offer studio, one, two, and three bedroom apartments with affordable rents. Disabled applicants are encouraged to apply; this property offers several units with special features for people with mobility and hearing impairments.

Marea Alta offers a preference for households where at least one member lives/works in the jurisdictional boundaries of the City of San Leandro.**

All pre-applications received by 05/13/2016 will be randomly ordered. The random ordering along with the preference status will determine the order in which pre-applications are processed. **Due to the high level of interest for Marea Alta, pre-applications with lottery numbers 1 to 1,000 will continue to the next stage in the process.** Applicants with a lottery number above 1,000 will be notified that their pre-application will not be processed. Apartments are offered on a first-qualified, first offered basis. Only one pre-application will be accepted per household; additional applications will be denied.



Studio Apartments

3 Units		3 Units		2 Units	
Rent:	\$640	Rent:	\$785	Rent:	\$890
Minimum Income*:	\$20,757	Minimum Income*:	\$25,459	Minimum Income*:	\$28,865
Maximum Income:		Maximum Income:		Maximum Income:	
1 person	\$27,320	1 person	\$32,750	1 person	\$37,565
2 people	\$31,200	2 people	\$37,400	2 people	\$42,900

1 Bedroom Apartments

5 Units		7 Units		18 Units		19 Units	
Rent:	\$505	Rent:	\$685	Rent:	\$840	Rent:	\$955
Minimum Income*:	\$16,378	Minimum Income*:	\$22,216	Minimum Income*:	\$27,243	Minimum Income*:	\$30,973
Maximum Income:		Maximum Income:		Maximum Income:		Maximum Income:	
1 person	\$20,490	1 person	\$27,320	1 person	\$32,750	1 person	\$37,565
2 people	\$23,400	2 people	\$31,200	2 people	\$37,400	2 people	\$42,900
3 people	\$26,340	3 people	\$35,120	3 people	\$42,100	3 people	\$48,290

2 Bedroom Apartments

3 Units		3 Units		6 Units		10 Units	
Rent:	\$600	Rent:	\$810	Rent:	\$985	Rent:	\$1,245
Minimum Income*:	\$19,459	Minimum Income*:	\$26,270	Minimum Income*:	\$31,946	Minimum Income*:	\$40,378
Maximum Income:		Maximum Income:		Maximum Income:		Maximum Income:	
2 people	\$23,400	2 people	\$31,200	2 people	\$37,400	2 people	\$46,800
3 people	\$26,340	3 people	\$35,120	3 people	\$42,100	3 people	\$52,680
4 people	\$29,250	4 people	\$39,000	4 people	\$46,750	4 people	\$58,500
5 people	\$31,590	5 people	\$42,120	5 people	\$50,500	5 people	\$63,180

3 Bedroom Apartments

4 Units		11 Units		21 Units	
Rent:	\$690	Rent:	\$945	Rent:	\$1,175
Minimum Income*:	\$22,378	Minimum Income*:	\$30,649	Minimum Income*:	\$38,108
Maximum Income:		Maximum Income:		Maximum Income:	
3 people	\$26,340	3 people	\$35,120	3 people	\$42,100
4 people	\$29,250	4 people	\$39,000	4 people	\$46,750
5 people	\$31,590	5 people	\$42,120	5 people	\$50,500
6 people	\$33,930	6 people	\$45,240	6 people	\$54,250
7 people	\$36,270	7 people	\$48,360	7 people	\$58,000

Rents and income ranges are subject to change without notice. The published rents include trash and water services; all other utilities and services including electricity, telephone & cable are the responsibility of the resident. Income and other restrictions apply.

*There is no minimum income requirement for applicants with a Section 8 Voucher.

**Addresses in unincorporated San Leandro will not be eligible for the local preference.





Required Notice Per City of San Leandro Municipal Code Title 4, Chapter 32, Relating to the Review of Rent Increases by the Rent Review Board

Aviso requerido según el Código municipal de la Ciudad de San Leandro Título 4, Capítulo 32, en relación con la Revisión de aumentos al alquiler por parte de la Junta de Revisión de Alquileres

要求通知 聖利安卓市市政法 標題 4，第 32 章，有關租金審查委員會所進行之租金上漲檢討

Under Civil Code Section 827(b) a landlord must provide a tenant with thirty (30) days notice prior to a rent increase of ten percent (10%) or less and sixty (60) days notice of a rent increase of greater than ten percent (10%). Under Title 4, Chapter 32 of the San Leandro Municipal Code, a landlord must at the same time as a notice under Civil Code 827(b) and other qualifying rent increases under the Municipal Code, provide this notice of the City's rent review procedure before demanding or accepting any increase in rent. You are encouraged to contact the owner or manager of your rental unit to discuss the rent increase and any maintenance or repair work that needs to be done in your rental unit. However, if you have received notice of a rent increase that 1) will increase your rent more than seven percent (7%) above the base rent you paid last month or 2) follows one or more prior rent increases within the past twelve months, you may request that the San Leandro Rent Review Board review the increase. Such a request must be submitted in writing within twenty one (21) calendar days of your receiving notice of the rent increase (or post marked within 21 calendar days of receipt if mailed). You must submit a copy of the Notice of Increase at the same time you submit the Hearing Request. If you request review of the rent increase, you and your landlord will be required to appear before the Board for a hearing on your rent dispute. After hearing from you and your landlord the Board will make a non-binding recommendation for resolution of the rent dispute. To request review of your rent increase, please contact the Board through the Community Development Department of the City of San Leandro, 835 East 14th Street, San Leandro, CA 94577. Under Civil Code Section 1942.5, it is illegal for a landlord to retaliate against a tenant for lawfully and peaceably exercising his or her legal rights.

Bajo el Código Civil, Sección 827(b) un arrendador debe proporcionar al arrendatario un aviso con treinta (30) días de anticipación para realizar un aumento del alquiler de diez por ciento (10%) o menos y un aviso con sesenta (60) días de anticipación de un aumento de alquiler mayor de diez por ciento (10%). Bajo el Título 4, Capítulo 32 del Código Municipal de San Leandro, un arrendador debe, al mismo tiempo que envía el aviso bajo el Código Civil 827(b) y otros aumentos del alquiler que califican bajo el Código Municipal, proporcionar este aviso del procedimiento de revisión del alquiler de la ciudad antes de demandar o aceptar cualquier aumento al alquiler. Le incentivamos a que se comunique con el propietario o administrador de su unidad de vivienda en alquiler para hablar sobre el aumento del alquiler y cualquier trabajo de mantenimiento o reparación que se deba hacer en su unidad de vivienda en alquiler. Sin embargo, si ya recibió un aviso del aumento del alquiler indicando que 1) su alquiler aumentará más de siete por ciento (7%) sobre el alquiler base que pagó el último mes o 2) se realiza después de uno o más aumentos del alquiler anteriores en un plazo de los últimos doce meses, puede solicitar que la Junta de Revisión de Alquileres de San Leandro revise el aumento. Esta solicitud se debe enviar por escrito en un plazo de veintiún (21) días calendario, a partir de la fecha en que recibió el aviso del aumento en el alquiler (o franqueo marcado dentro de 21 días calendario de haberlo recibido, si se le envió por correo postal). Debe enviar una copia del Aviso de aumento al mismo tiempo que envíe la solicitud de audiencia. Si solicita una revisión del aumento de alquiler, usted y su arrendador deberán presentarse ante la Junta para una audiencia sobre la disputa de alquiler. Después de escucharlo a usted y a su arrendador, la Junta hará una recomendación no vinculante para la resolución de la disputa de la renta. Para solicitar la revisión del aumento de la renta, comuníquese con la Junta a través del Departamento de Desarrollo de la Ciudad de San Leandro, 835 East 14th Street, San Leandro, CA 94577. Bajo el Código Civil Sección 1942.5, es ilegal que un arrendador tome represalias contra un arrendatario por ejercer sus derechos legales de manera pacífica y legal.

根據民法第 827 (b) 節，業主必須於租金上漲百分之十 (10%) 或以下時提前三十 (30) 日通知承租人，並於漲租超過百分之十 (10%) 以上時於六十 (60) 日前通知承租人。在聖利安卓市政法標題 4 第 32 章，房東必須同時遵循民法 827 (b) 條和市政法的規範來發出漲租通知，在要求或接受任何租金上漲前，提供此租金審查程序通知給承租人。我們鼓勵您聯絡您承租單位的業主或管理者，討論任何與您承租單位有關的漲租，和任何維修或修補工作。然而，如果您已經收到符合下列情況的漲租通知 1) 租金將會上漲超過您前一個月所付基本租金的百分之七 (7%)，或 2) 過去十二個月內已有超過一次以上的漲租發生，您可以要求聖利安卓租金審查委員會審查此漲租情形。此要求必須於您收到漲租通知的二十一 (21) 日曆日內 (信件則以郵戳為憑) 以書面申告提出。您必須於提出聽證會申請的同時附上漲租通知的副本。如果您要求審查漲租事宜，您和您的房東將需要出席審議此租金糾紛的審查委員會。在聽取您和您房東的說明後，委員會將會提出解決此租金糾紛的不具約束力的建議。如果您要求審查您的漲租事宜，請透過聖利安卓市社區發展部 (Community Development Department, 835 East 14th Street, San Leandro, CA 94577) 聯絡本委員會。依民法 1942.5 節，承租人得以合法且和平行使自身合法權利，房東若加以報復則是違法行為。

For more information, contact ECHO Housing, the City's Rent Review Program Administrator, at 510-581-9380 or at mary@echofairhousing.org.

Para obtener más información, comuníquese con ECHO Housing, el Administrador del Programa revisión de alquileres de la ciudad, llamando al 510-581-9380 o a mary@echofairhousing.org.

若您需要更多資訊，請聯絡 ECHO Housing，本市的租金審查計畫執行單位，電話 510-581-9380 或來信 mary@echofairhousing.org。



ALERT

Amendments to the San Leandro Rent Review Ordinance are effective March 17, 2016

Prominent changes include:

- ◆ New eligibility thresholds for a rent review hearing:
 1. A rent increase greater than 7%, or
 2. At least 2 rent increases in a 12-month period.

- ◆ Utility charges, including Ratio Utility Billing System (RUBS), upon initial conversion, is *now* considered a rent increase and will be used for assessing eligibility for review by the Rent Review Board.

- ◆ Eligible residential properties for rent review *now* include tenant-occupied duplex, triplex, and 4-plex units.

- ◆ Landlords are *now* required to:
 - Provide tenants the Notice of Availability of Rent Review in English, Spanish, and Chinese – see attached.
 - Properly re-notice tenants if they provided improper rent increase notices.
*CA Civil Code Sections 827(b)(1)(B),(2),(3); Code of Civil Procedure Section 1013 require a landlord to **either** personally deliver the rent increase notice to tenant **or** post **and** mail the rent increase notice to tenant and give additional 5 days' notice.*
 - Submit their response forms within 10 calendar days from their receipt of their tenants' rent review hearing request forms (or rent increase is void).

- ◆ Tenants are *now* required to:
 - Request a rent review hearing within 21 calendar days of receipt of a notice of rent increase.
 - Pay the rent increase on the effective date (or another agreed upon date), but may receive rental credit.

- ◆ Retaliatory Eviction provision is *now* incorporated in a new, separate section. Eviction proceedings against a tenant for exercising his or her rights under the Ordinance is considered a retaliatory eviction.