



## New Affordable Apartments for Veterans

605 Willow Road, Menlo Park, CA 94025

Opening in January 2016



*Willow Housing is a 60-unit affordable rental community designed for veterans of the United States military who are homeless or at risk of imminent homelessness. Willow Housing is currently under construction with an anticipated completion date of January 2016.*

Rent Range: \$554–\$748 per month | Security Deposit: \$300

Minimum & maximum income limits apply. (See next page.)

Small pets welcomed: No pet deposit required.

### APARTMENT FEATURES

- Accessible units
- Energy efficient appliances
- Window coverings
- Double-paned windows
- LEED SILVER Certification
- Non-smoking policy: Smoking permitted only in designated outdoor areas

### BUILDING AMENITIES

- On-site professional staff
- Elevator access
- Public transportation & VA shuttle available
- Computer center
- Recreational activities
- Fitness center
- On-site laundry
- Community room

### OUTDOOR AMENITIES

- Walking paths
- Mature oak trees
- Raised-bed vegetable gardens

Managed by:  
EAH Housing, BRE #00853495

### APPLICATION TIMELINE

- I. September 15-30, 2015:* Applications distributed.
- II. October 1-15, 2015:* Completed applications accepted.
- III. October 22, 2015:* Lottery held. Applicants will be notified thereafter.

**Questions?** Please contact the Willow Housing Leasing Office at (650) 561-6283, TTY: (800) 735-2929.

### OBTAIN AN APPLICATION

(Sept. 15–Sept. 30)

**ONLINE.** To download and print a copy, visit:  
[www.thecorecompanies.com](http://www.thecorecompanies.com) or  
[www.eahhousing.org/pages/apartmentdetail/123](http://www.eahhousing.org/pages/apartmentdetail/123)

**BY MAIL.** To request a copy by mail, call:  
Leasing office: (650) 561-6283 | TTY: (800) 735-2929

### SUBMIT YOUR APPLICATION

(Oct. 1–Oct. 15)

**IN PERSON.** Bring it to the temporary leasing office:  
961 Hamilton Avenue, Menlo Park, CA 94025  
Open hours: 9:00 am to 4:00 pm, Monday-Friday

**BY MAIL.** Send your application package to:  
405 El Camino Real #629, Menlo Park, CA 94025-5240

Willow Housing is an Equal Opportunity Housing provider,  
admitting applicants in accordance with Local, State and Federal Fair Housing Laws.



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### INCOME REQUIREMENTS

30% of Area Median Income					
Household Size	# of Bedrooms	Proposed Rental Rate (Net)	Maximum Income	(A) Minimum Income*	(B) Minimum Income less 10%**
1 person	Studio	\$554	\$24,630	\$13,296	\$11,966
2 person	Studio	\$554	\$28,140	\$13,296	\$11,966

40% of Area Median Income					
Household Size	# of Bedrooms	Proposed Rental Rate (Net)	Maximum Income	(A) Minimum Income*	(B) Minimum Income less 10%**
1 person	Studio	\$748	\$32,840	\$17,952	\$16,157
2 person	Studio	\$748	\$37,520	\$17,952	\$16,157

**\*Participants in subsidized rental assistance programs need not meet the minimum income limit.**

*\*\*If annual household income does not meet or exceed the minimum level shown in column (A), but is greater than column (B), the apartment may be rented if proof is obtained indicating satisfactory and timely rental payment history for the past twelve (12) months in the amount equal to or greater than the rent charged for that unit size.*

Applications must be received by October 15th, 2015 to be entered into the random lottery selection process.

Affordable rents are restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program.

See Resident Selection Plan for breakdown of unit allocations and preferences.

  
THE CORE companies

