**Vacancy: 2321 10th Street #H, Berkeley 94710 – 2 Bedroom for Rent**

The Northern California Land Trust (NCLT) is a not-for-profit Community Land Trust, which provides permanently affordable homes and community facilities in a variety of models including single family homeownership, condominium developments, limited equity housing cooperative and resident managed shared housing developments as well as subsidized rental properties.

NCLT is announcing a rental vacancy in Southwest Berkeley

- **Address:** 2323 10th Street #H, Berkeley, CA 94710
- **Size:** 2 bedroom, ~ 740 sq ft
- **Rent:**
  - Section 8 rent: $2462
  - Non-subsidized rent: $1839
- **Security deposit:** $3650
- **Estimated move-in date:** March 13th, 2020
- A flight of stairs goes up to the unit
- New carpeting throughout
- New refrigerator and gas stove

ALL interested applicants must:

- Attend the open house, which will be held on **Wednesday, March 4th from 4:00 to 5:15pm.**
- Submit a complete and updated NCLT Housing Application. This includes providing the **most recent years of federal tax returns; three recent months of pay-stubs or benefit statements** for ALL household incomes; and **recent credit reports with credit score** for all adults in the household. Applications are due **Monday, March 9th by 10am.**
- Meet the income requirements listed below.

Targeted to low-income households and Section-8 recipients. Households with a minimum of 2 people are eligible to apply. The table below lists the maximum eligible GROSS ANNUAL income for this unit, which is 70% AMI pursuant to 2019 HUD Standards for Alameda County. Household total combined GROSS ANNUAL income (of all household members) cannot exceed the following amounts to be eligible to apply:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>2</th>
<th>3</th>
<th>4</th>
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<tbody>
<tr>
<td><strong>Maximum Income</strong></td>
<td>$69,440</td>
<td>$78,120</td>
<td>$86,730</td>
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*(70% Area Median Income (AMI) Table pursuant to 2019 HUD Standards for Alameda County)*

**Recommended minimum income for applicants without subsidies is $55,170**

For additional details, visit [www.nclt.org](http://www.nclt.org) or call (510) 548-7878 ext. 341.