



## 2207 Haste Street Berkeley CA

NCLT, a local nonprofit with a mission to provide permanently affordable housing opportunities, has an **8 bedroom / 3 bathroom house at 2207 Haste Street available for lease to a group or program serving extremely low income individuals (30% AMI)**, just 3 blocks from the UC Berkeley campus.

### **House Description:**

- 8 bedrooms
- 3 full bathrooms (2 with tubs and 1 with stand up shower)
- 3 story wood frame
- 2600 square feet
- Built in 1885, remodeled in 2000
- Elevator accessibility to all 3 floors
- Hardwood floors
- Available starting September 1, 2021

**Contact for tour** - 510-548-7878 x369,  
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### **House History:**

This property has historically been used to operate a transitional home for 7 individuals at or below 30% AMI, with one unit for a resident manager. All 8 units share a common kitchen, common spaces and bathrooms. The property was leased through a master lease, where the lessee was responsible for all utilities and regular maintenance. NCLT has been responsible for capital improvements, insurance, debt service and property taxes.



### **Group or program scenarios:**

NCLT requires that the new organization provide oversight, if necessary, such as a resident manager or case management services, and either contract with a property management firm, or manage the property itself (i.e. perform regular maintenance and emergency repairs, keep the utilities paid and connected, collect rents, fill vacancies as they occur, follow through Shelter Plus Care and Berkeley Housing Authority paperwork/inspections, if there are Shelter Plus Care and BHA tenants, etc.)

### **Rent:**

- \$5832 per month

**Lease Term:** Negotiable, but 5 years minimum is preferable.

### **Location:**

- 6 ½ blocks from the downtown Berkeley BART station.
- 3 ½ blocks from the UC Berkeley campus
- 1 ½ blocks East of Shattuck between Fulton and Ellsworth Streets

### **Affordability requirements:**

- Individuals renting a single room occupancy cannot exceed 30% of the Area Median Income, (AMI)\*, which is currently \$28,800 per year