

FAIRVIEW HOUSE

1801 FAIRVIEW STREET BERKELEY, CA 94703

THE SELECTION PROCESS

Thank you for your interest in joining our community. We have (2) one room vacancies available **June 15th, 2017**.

We require attendance at an Open House plus an application. Open Houses are scheduled for:

Monday, April 24th, 7pm – 8pm
Saturday, April 29th, 2pm – 3:30pm
Thursday, May 4th, 7pm – 8pm
Sunday, May 7th, 5pm - 6:30pm

Please check our ad on Craigslist to confirm that Open House dates and times have not changed.

The application is due no later than SUNDAY MAY 7th, 2017 at 9PM (with earlier submissions reviewed as received). You may return it via email to info@fairviewhouse.org, US Mail, or slip it through the mail slot.

INCOME RESTRICTION AT TIME OF PURCHASE:

Fairview House is a limited equity housing cooperative owned by all of us as members. In order to keep the cost of living at Fairview perpetually affordable and maintain our freedom from the speculative real estate we entered into a relationship with the Northern California Community Land Trust that sets income limits on new members at the time of move-in, and prevents the resale of the cooperative on the speculative market.

To become a member of Fairview House, your **Adjusted Gross Income** must be 60% or less of median for the Oakland Metropolitan area based on your household size. This figure changes yearly but was \$43,860 for a single individual and \$50,100 for a 2-person household in FY 2017 (with final data to be released in April 2017). Verification is provided by the Adjusted Gross Income line as reported on your federal tax return, or other similar proof of income. After receipt of the enclosed application, we will contact you and let you know whether you will be invited to interview for the vacancy.

You will be invited if you:

- satisfy the income requirements,
- possess a household size compatible with the vacancy, and
- have positive personal references.

In this packet, you will find our **Selection Criteria**, a list of potential **Interview Questions**, and **Application for Membership**. The purpose of the interview is to get to know you and to determine whether your household meets the selection criteria. During the interview, we will ask the attached written questions as well as any questions which clarify your completed application. The interview also provides you with the opportunity to ask us any questions that are important to you.

If, after the interview, we are seriously considering asking you to join our community, you will be asked for: 1) proof of recent or current income and 2) a copy of recent credit report (available online at freecreditreport.com or similar site).

Share Purchase and Carrying Charges: The cost of the shares available will be approximately \$1085 plus a deposit equal to 1 month total carrying charge. The resale price of the share is limited by CD interest rates and the value of any co-op approved improvements you make to your unit. Please review the subscription agreement and disclosure statement for more information. Currently the carrying charge is \$376 per bedroom per month. Members also pay for food / household supplies (\$250/mo) plus utilities/internet (\$69).per person. The total is \$695. Small children (as defined by the House) live for free.

SELECTION CRITERIA

The Fairview House Collective selects people to join our community based on the following criteria. We fully acknowledge that human beings are not creatures of perfection, but we seek people who fulfill many/most of these criteria.

FUTURE FAIRVIEWITES:

- Are enthusiastic about living collectively with a diverse group of people.
- Have collective living experience and/or a strong desire to live collectively.
- Have the ability and willingness to commit time for and share equally in household activities: house meetings, chores, shared dinners, grocery shopping, maintenance / renovations / repair of the land and houses, AND Fun / Social time with housemates.
- Are dedicated to a socially and environmentally responsible lifestyle.
- Contribute to the diversity of our community.
- Are kid-friendly and supportive of all types of families.
- Are able to communicate openly and honestly on a one to one basis as well as within a group setting.
- Are capable to participate in and contribute to consensus decision making.
- Respect personal boundaries and those defined by the group as a whole.
- Have a high tolerance for ambiguity.
- Have an excitement and or talent for veg and meat cooking.
- Have an enthusiasm for good food, shared meals and a partly vegetarian lifestyle (members have a variety of dietary preferences ranging from full omnivore to vegetarian. All house meals have a vegetarian option).
- Are able to make a commitment to the financial responsibilities of living at Fairview.
- Are willing and able to comply with house rules including no smoking indoors.
- Are truthful in their public and personal affairs.
- Have a commitment to non-violence.
- Have the ability and willingness to remain free of substance-abusive behaviors.
- Have an enthusiasm for life and a good sense of humor.
- Are personally compatible with current Fairview housemates.
- Have an intention to build and experience a growing, learning, supportive, challenging, and spiritually thoughtful community.
- Are willing and able to contribute to the long term sustainability of the Fairview House Collective recognizing that the decisions and actions made by current housemates may well affect the lives of people living here 5, 25, or 50 years from now.
- Are compatible with income requirements (outlined elsewhere) and have positive credit his/herstories and glowing (good) references.

Interview Questions

Questions for the in-person interview are taken from this list. This list is for your information only. We DON'T expect you to make written answers to list!

- Did you have a chance to read the materials on Fairview House? Do you have any questions?
- Why did you decide to apply to Fairview House? Can you tell us what you think might be some advantages and disadvantages of being part of a collective living situation? What can Fairview House do for you? What can you do for Fairview House?
- What previous experience have you had living collectively, communally or with a group of people? Please describe.
- What other types of housing are you looking at now? Why are you moving right now?
- In what ways do you feel ready to be part of a collective that owns and is responsible for the home in which you live?
- Tell us about your worst(best) housing situation. What went wrong(right)? What are your pet peeves?
- How do you feel about having to deal with conflicts? With anger? How have you dealt with these things in the past?
- Do you have an interest in sharing playful, fun, recreational activities with your housemates? Describe a vision of this.
- How do you feel about sharing responsibility for the upkeep and improvement of our houses? How do you feel about learning work skills and making repairs (like fixing your own toilet) as part of maintenance and renovation at Fairview House?
- Do you own tools or appliances that you would be willing to share with the house?
- What is your standard for cleanliness in common spaces? What sort of chores do you like/dislike? What chores are you best at/worst at?
- What types of things do you like to cook?
- How do you feel about living in a partly vegetarian household and cooking meals that include a vegetarian option?
- How do you feel about communal dinners?
- What do you like to do for fun? What special interests or hobbies do you have? Do you have artistic skills, musical skills, theatrical skills, others?
- What organizations are you a member of that have special meaning to you?
- How do you feel about TV?
- What is your favorite book/film? What have you read/seen lately?
- Can you attend a house meeting every 2nd and 4th Monday evening of the month (2 meetings per month)?
- What do you know about and what kind of experience do you have with re-cycling, composting and other environmentally sound practices?
- How long do you plan to live at Fairview House?
- Have you ever been part of a group where members make their own decisions such as a church or school group, union, political group, cooperative or other group? Tell us about your experience.
- How do you feel about living with children? About sharing in some way in child rearing activities? In making Fairview House a child-safe and child-friendly place?
- How do you feel about living in a mixed race household?
- How do you feel about Fairview House's policy of trying to maintain a diverse mix of people regarding race, age, gender, culture, etc.?
- What would be your way of dealing with an incident in the house or on the street that you thought might be motivated by racism, sexism, or another attitude related to privilege?
- What do you know about the Fairview neighborhood? What do you like about it? What do you

dislike about it? What kind of behaviors from neighbors upset you or make you feel uncomfortable?

- What would you do if you lived here to participate in neighborhood activities? To help improve the neighborhood?
- Do you have any relationships with your current neighbors? Can you tell us about these?
- Do you have any experience in community work or organizing?
- Do you have any vision for Fairview House? Would you share this vision with us?
- What else would you like to tell us about yourself?

FAIRVIEW HOUSE

Please tell us about who is interested in living at Fairview House. Please print clearly or type all answers.

YOU:

your name	
address, city, zip	
mailing address (if different)	
home phone: ()	other phone: ()
Email:	
Website:	

YOUR HOUSEHOLD:

the official essentials on you and all who would move in with you to Fairview House.

name	sex	age

Do you have animal companions? What type and how many?

There are people in the house who are allergic to both cats and dogs. This means we may not be able to accept a pet for a given opening. Our policy is to decide about pets on a pet by pet basis.

If your pet is accepted into our community, you must be willing to be responsible: 1) for training your pet to stay outside areas of the house determined to be off limits; 2) for cleaning up after your pet; 3) for repairing/paying for any damage done by your pet; and 4) for arranging for pet care (within or outside the house) in the event that your pet is left alone in the house.

REFERENCES:

Please list at least three references, at least two of whom are not family.

name	address	phone	relation to you

WHERE YOU CURRENTLY LIVE AND HAVE LIVED:

(most recent first)

location	dates in residence	rent	landlady/lord	their phone and address
location	dates in residence	rent	landlady/lord	their phone and address
location	dates in residence	rent	landlady/lord	their phone and address

How long have you lived in the Bay Area? _____

WHY FAIRVIEW?

We like to know what kind of living situation you're coming from, and, what brings you to Fairview. What's good and what's bad about your current living situation? Are you living collectively, independently...? Why are you looking to move right now? What interests you about Fairview? *Please feel free to attach a separate page if you require more space for the following questions.*

In your current or prior neighborhoods have you been involved with any community organizations?.

WHERE YOU ARE CURRENTLY EMPLOYED AND HAVE BEEN EMPLOYED PREVIOUSLY:

Please be as accurate as possible, we do not discriminate based on how you support yourself. We do however care whether or not you can pay the rent and whether or not you are compatible with our income requirements as defined by the City of Berkeley and the Northern California Land Trust. Your Adjusted Gross household income can be no more than 60% of the median income for the Oakland Metropolitan Statistical Area as defined by HUD for your household size as of the date you purchase a share which was \$43,860 for a single person, and \$50,100 for a two person household.

Tell us about how the adults in your household financially support and have supported themselves over the past five years.

name of family member	employer phone #, contact	date: from-to	position and salary	reason for leaving

How many hours per week do you commit to your job? _____

What is your usual work schedule (e.g. days and times) and do you have control over it?

If you're not currently working or you do not currently have your 'dream' job---- What sort of employment would you like to have?

OTHER INCOME:

List other income, including AFDC, Social Security, child support, food stamps, etc.

source	monthly income

TOTAL INCOME:

Give the **total gross** income for members of your household who would move in.
(include net schedule C income if self-employed)

CURRENT monthly income from all employment	\$
CURRENT monthly income from all other sources	\$
Last Years ANNUAL ADJUSTED GROSS INCOME	\$

DEBTS:

creditor	balance	monthly payment	further info

COLLECTIVE LIVING:

Like any other house Fairview requires some work from its inhabitants. Your stove probably doesn't cook you dinner of its own accord right now (if it does please bring it with you!). Unfortunately, our stove doesn't either. This means that everyone at Fairview shares in the household responsibilities. This involves at minimum: Cooking for the house twice a month; shopping twice a month for the house; taking an equal share of daily and deep cleaning; sharing in ownership tasks such as bookkeeping and official correspondence; attending 2 house meetings per month; and participating in some way in maintenance, renovation, and repair of the houses. We estimate this involves about 20 hours per month.

Are there particular skills or interests you have in any of these areas?

Building a strong, healthy and fun community requires some care, some commitment, and some chortling. What do you feel you can bring to Fairview on this level?

Some household tasks (like shopping) are greatly aided by transportation other than foot. Do you have other transportation? and if so, what kind?

If not are you comfortable using public transport for these activities?

FAIR HOUSING AND FAIRVIEW:

Fairview is a non-profit corporation, which proudly complies with the provisions of federal, state, and local law prohibiting discrimination in housing. Fairview does not discriminate in housing. Fairview does not discriminate on the basis of marital status, race, color, religion, gender, sexual orientation, age, national origin, Acquired Immune Deficiency Syndrome (AIDS), or AIDS related conditions or any physical handicap.

If there is anything else you think we should know about your background, housing situation, financial situation or any other special circumstances of your household, please describe them on a separate sheet of paper.

AFFIDAVIT:

I/We certify that this information is true to the best of my/our knowledge. I/We authorize Fairview House to verify this information and to obtain my/our credit and past rental reports.

applicant signature(s)	date

If you are chosen as a possible candidate, you will be asked for a copy of a recent pay stub, and/ or a copy of your last year's Federal tax returns to verify compliance with our income restrictions and charitable purpose. All of these items are due prior to your interview. A credit check fee and social security numbers of adult household members will be requested if you/your household is being seriously considered to join our community. If you have any questions or need help with part of the application please email us at info@fairviewhouse.org.

Our application deadline is **is MAY 7th, 2017 at 9pm (with earlier submission greatly encouraged).**

Please check this application for completeness and accuracy then return it:

via email: info@fairviewhouse.org (w/ a subject of "Application")

or

via U.S. mail or slip it through the mail slot:

Attn: Application
 Fairview House
 1801 Fairview Street
 Berkeley, CA 94703

Many thanks!