



# Housing Authority of the City of Alameda

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June 13, 2011

## PUBLIC NOTICE

### Housing Authority of the City of Alameda Announces Site-based Project-based Voucher (PBV) Waiting List Opening for PBV units at Esperanza (Five-bedroom only)

The Housing Authority will be accepting pre-applications for the waiting list for certain Section 8 Project-based Voucher assisted units in the City of Alameda, specifically for five-bedroom project-based voucher (PBV) units at the Esperanza apartment complex. This is NOT the Section 8 Housing Choice Voucher Waiting List. Submission of a pre-application does not guarantee placement on this waiting list, and placement on this waiting list does not guarantee eligibility or an offer of housing.

A person with a disability may require an accommodation to have equal access to this program. If a reasonable accommodation is needed, please call (510) 747-4300 to request the specific accommodation.

#### Waiting List Opening Time

The Housing Authority will open the following project-based voucher waiting list beginning Monday, June 13, 2011:

- **PBV units at Esperanza (Five-bedroom only)**

This waiting list for these project-based (PBV) units at Esperanza will remain open until further notice.

**Additional Information:** Applicants who are placed on this waiting list will only be offered five-bedroom project-based voucher units at Esperanza in the City of Alameda. Please review additional information about policies and wait list preferences on our website at [www.alamedahsg.org](http://www.alamedahsg.org). Please save this information packet for your future reference.

**Language translations** are available by viewing this announcement and the accompanying flyers on the Housing Authority's website at: [www.alamedahsg.org](http://www.alamedahsg.org)

**Paper Pre-Application Availability:** Paper pre-applications for this wait list will be available and accepted beginning June 13, 2011 during regular business hours (8:30 am – 5:00 pm) at the Housing Authority office, 701 Atlantic Avenue, Alameda, CA 94501.

**Application Submission:** Pre-applications for the PBV Units at Esperanza may be submitted in person or by mail to the Housing Authority office. NO FAXED applications will be accepted, nor will they be returned. Pre-applications will be reviewed to ensure that the applicant family qualifies for a 5 bedroom PBV unit. Incomplete or ineligible pre-applications will be returned. Eligible pre-applications will be placed on the wait list by date/time order.

**Placement on the Wait List:** Pre-applications will be reviewed to ensure that the applicant family includes the minimum number of people need to qualify for a five (5) bedroom unit under the Housing Authority's subsidy/occupancy standards. In some cases, additional information will be requested. Applicants placed on the waiting list will be notified in writing and will be advised of their requirement to notify the Housing Authority in writing about any address change; failure to respond to written notices from the Housing Authority will result in being dropped from the waiting list.

**Tenant Selection:** The order in which families will receive assistance from the waiting list is impacted in part by any selection preferences for which the family qualifies (for example, residency or employment in Alameda, Veteran status, etc.), the source of funding, and property owner obligations to house applicants with specific characteristics. When selected, applicants will be required to submit evidence of citizenship or eligible immigration status. The Housing Authority will apply its tenant selection criteria for applicant households and will determine eligibility for PBV assistance for applicants approved for tenancy.

**Eligibility and Voucher Assistance Determination**

Applicants for these project-based apartments will be subject to Section 8 HCV project-based voucher eligibility determination, including verifying income, assets, disabilities, citizenship or eligible immigration status, etc. and a criminal background check.

**OTHER INFORMATION**

**Occupancy Standards:**

For project-based voucher applicants and tenants, the Housing Authority must ensure that the family will reside in the unit size for which they qualify under the Housing Authority’s established occupancy standard.

The subsidy standard provides one bedroom for every two persons, except for:

- A family with a Head of Household and no spouse/domestic partner/significant other would be allocated a subsidy size in the following manner:

Family Size	Voucher Size
1	1 Bedroom
2	2 Bedrooms
3	2 Bedrooms
4	3 Bedrooms
5	3 Bedrooms
6	4 Bedrooms
7	4 Bedrooms
8	5 Bedrooms
9	5 Bedrooms

- A family with a Head of Household and a spouse/domestic partner/significant other would be allocated a subsidy size in the following manner:

Family Size	Voucher Size
2	1 Bedroom
3	2 Bedrooms
4	2 Bedrooms
5	3 Bedrooms
6	3 Bedrooms
7	4 Bedrooms
8	4 Bedrooms
9	5 Bedrooms
10	5 Bedrooms

- For verified reasons of health, an additional bedroom subsidy may be provided for: a live-in aide, medical equipment which requires a separate room because of size or function, or a family member who must have a separate bedroom due to other serious medical condition.
- An unborn child of the Applicant or a child expected to be adopted or for whom legal custody is to be granted, will be included when determining the proper subsidy size.

**Preferences:** applicants should indicate if they qualify for any of the following preferences, which may impact the order in which families will receive assistance:

Displaced. (due to natural disaster or government action; see HCVP Administrative Plan)

In Place. Eligible residents who reside in units at the time of the PBV property owner's proposal selection date for Project-based assistance. (Please note, this preference does not apply to this waiting list.)

Terminated. Section 8 participants who have been terminated due to overleasing or lack of federal funding.

Residency. This residency preference is limited to the jurisdictional boundaries of the city of Alameda. Use of the residency preference will not have the purpose or effect of delaying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family. Applicants who live or work in Alameda at the time of application qualify for this preference. For homeless applicants, this preference will apply if the applicant is living in a shelter or transitional housing located in Alameda or had been living in Alameda prior to becoming homeless.

Family. Family preference, which includes families with two or more persons, seniors 62 years of age or older, and families in which the head or spouse is a person with disabilities.

Veteran. A member of the military, a veteran who was discharged or released under conditions other than dishonorable, or a surviving spouse (i.e., a person of the opposite sex who was the spouse of a veteran at the time of the veteran's death and who has not remarried or (in cases not involving remarriage) has not since the death of the veteran lived with another person and held himself or herself out openly to the public to be the spouse of such other person.

At the time of pre-application, the applicant family certifies as to whether or not it is eligible for a preference, and the AHA will place the applicant on the waiting list according to the preference claimed. Before the family receives assistance, however, the AHA must verify the family's eligibility for the preference based on current circumstances.

**Income Limits and Effect of Income Targeting Requirement:**

There is no minimum income. The maximum income at admission is based on the size of your family as follows:

Family Size	Very Low Income Limits
6	\$53,550
7	\$57,250
8	\$60,950
9	\$64,600

Family Size	Very Low Income Limits
10	\$68,350

HUD requires that extremely low-income (ELI) families make up at least 75% of the families admitted to the HCV and PBV program during the AHA's fiscal year. ELI families are those with annual incomes at or below 30% of the area median income. To ensure this requirement is met, a AHA may skip non-ELI families on the waiting list in order to select an ELI family.

**Housing Choice Voucher Waiting List:** This is NOT an opening of the Section 8 Housing Choice Voucher (HCV) waiting list. If you are already on the Housing Authority's HCV waiting list, placement on a site-based PBV waiting list will not impact your position on the HCV list. You will only be removed from the Section 8 HCV waiting list IF you are selected, accept and move into a project-based unit.

**Accommodations for the Disabled:** If you have a disability that prevents you from submitting a pre-application, call (510) 747-4300 for assistance. Please advise what kind of assistance is needed.

**Provisions of the Violence Against Women Act:** Criminal activity related to domestic violence, dating violence, or stalking where a member of the household is a victim will not be used to deny occupancy. All information provided by applicants related to domestic violence, dating violence, or stalking will be retained as confidential and not entered into a shared database or shared with any related entity.

