

EXHIBIT 20-xx: PBV DEVELOPMENT: Chestnut Square Senior Apartments
--

Development: Chestnut Square Senior Apartments

Address: 1651 Chestnut Street, Livermore, CA 94550

Effective Date of Contract: July 1, 2019

Term of Contract: 15 years, with option for 15-year renewal

PBV Unit Description: 2 studio units; 28 one-bedroom units (30 units)

Accessible Units and Features:

Three mobility accessible units

One designated communication unit for visually/hearing impaired persons

Target Population: Elderly households, with five units designated for homeless elderly households.

Supportive Services: Yes.

Preferences: Except as noted below, preferences are as shown in Chapter 4 of the PHA’s Administrative Plan.

Five units are designated for elderly households who are homeless at the time of waiting list selection. The PHA will offer the homeless elderly household preference only when one (or all) of the previous households that received the homeless preference vacate the development. In order to qualify for the homeless preference, the household must have been referred by City-approved homeless services agencies.

For purposes of this preference, the term “homeless” generally means— (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence; (2) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including but not limited to, a car, park, abandoned building, bus or train station, airport, or camping ground; or (3) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing, or other temporary care facilities/institutions and lacks the resources and support networks needed to obtain housing.)

Preference Verification: The PHA will verify that the referring entity is a City-approved homeless services agency and will verify the household is a homeless household through review of the agency’s referral documents.

All other preferences will be verified in accordance with Chapter 7 of the PHA’s Administrative Plan.

Livermore Housing Authority
Proposed Amendment to HCV Administrative Plan – Chapter 20

Waiting List Application and Placement: The PHA maintains a separate waiting list for Chestnut Square. The PHA accepts owner referrals but doesn't not limit applications to owner referrals.

When the waiting list is open, applications will be available online at <http://livermoreha.org> or <http://property.midpen-housing.org/leasingnow>.

Applications must be submitted to MidPen Housing, in person or by mail at the location and in the time period specified in the announcement. Applications must be complete in order to be accepted. Applications are only accepted during the open application period specified. Applications postmarked by the closing date but received after the closing date will be rejected.

All completed applications will be placed on the Chestnut Square Senior waiting list. Applications will be sorted into preference point groups. A random lottery system will then be applied to each group. This will ensure families with the highest preference points are selected first.

Applicants who have submitted applications by the deadline will be notified after the lottery.

Income Limit: Up to 50% AMI

Utilities:

Utility	Type	Paid By
Heating	Electric	Tenant
Cooking	Electric	Tenant
Hot Water	Electric	Owner
Air Conditioning	Electric	Tenant
Other Electric	Electric	Tenant
Refrigerator Appliance		Owner provides appliance
Stove Appliance		Owner provides appliance
Sewer		Owner
Water		Owner
Garbage		Owner

Vacancy Payments: The PHA will provide vacancy payments for a maximum of two months when requirements for vacancy payments are met as outlined in the PHA's Administrative Plan.