

## EXHIBIT 17-3: PBV DEVELOPMENT: Chestnut Square Family Apartments

**Development:** Chestnut Square Family Apartments

**Address:** 1665 Chestnut Street, Livermore, CA 94551

**Effective Date of Contract:** October 1, 2020

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

**PBV Unit Description:** 2 one-bedroom, 5 two-bedroom, and 3 three-bedroom units (10 units total)

**Accessible Units and Features:** 1 handicap accessible unit.

**Target Population:** Homeless families who are at 20-30 percent of the AMI.

**Supportive Services:** Yes.

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

All units are designated for households who are homeless at the time of waiting list selection. The PHA will offer the homeless 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.

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

When the waiting list is open, applications will be available online at <http://livermoreha.org>.

Applications must be submitted to the PHA, in person, by mail, or email in the time period specified in the announcement. Applications must have a homeless verification/referral form attached in order to be considered 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 Family 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 30% 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		Tenant
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.