

EXHIBIT 17-4: PBV DEVELOPMENT: Carmen Avenue Apartments
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Development: Carmen Avenue Apartments **Address:**

2891 Carmen Avenue, Livermore, CA 94550

Effective Date of Contract: July 1, 2018

Term of Contract: 10 years, with option for 15-year renewal

PBV Unit Description: 2 studio units; 3 one-bedroom units; 4 two-bedroom units; 3 three-bedroom units (12 units)

Accessible Units and Features:

Eight mobility accessible units

Two designated communication unit for visually/hearing impaired persons

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

Supportive Services: Yes.

Set Aside Descriptions:

MHP-SNP (Special Needs Housing)

Must qualify as one of the following:

- Orthopedically Disabled Households (wherein a person's personal mobility is impaired); or
- Physically Disabled Households (where a person's ability to obtain employment is affected or a person requires special care or facilities in the home); or
- Single Parent Households; or
- Survivors of Physical Abuse
- At-risk of homelessness: households

MHP-SH (MHP Supportive Housing)

Must have an ADULT household member with one of the following:

- Mental Illness
- HIV or AIDS
- Substance Abuse
- Long-term chronic health condition that qualifies them for:
- Eligibility under either of two Medicaid Waiver programs, the Multipurpose Senior Services Program (MSSP) or the Assisted Living Waiver Pilot Project (or its successor); or
- Eligibility for 20 or more personal care hours per week under the In-Home Supportive Services Program (IHSS); or
- Eligibility for services under the Program of All Inclusive Care for the Elderly (PACE)."

Homeless

- Moving from an emergency shelter; or
- Moving from transitional housing; or
- Currently homeless, which means:
 - An individual who lacks a fixed, regular, and adequate nighttime residence; or
 - An individual who has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and Transitional Housing for the mentally ill); or
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

At Risk of Homelessness

- Households with incomes at or below the greater of 20% SMI or AMI with no rental subsidy available to the household; or
- Households with incomes above 20% but not exceeding 30% of the greater of SMI or AMI who:
 - Face immediate eviction and have been unable to identify a subsequent residence; or
 - Face imminent release from an institution (i.e., jail, hospital or foster care system) where other housing placement resources are not available; or
 - Reside in an overcrowded setting (more than two persons per living/sleeping area) in which the household does not hold a lease; or
 - Reside in substandard housing subject to a current official vacation notice; or
 - Pay more than 50 percent of income in housing costs.

Waiting List Application and Placement: The PHA will pull from the tenant based voucher waiting list for Carmen Avenue. The PHA accepts owner referrals for the homeless/disabled designated units but does not limit applications to owner referrals.

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

Application referrals for the special designated units must be complete and have an attached verification from Coordinated Entry; Abode Services; Tri-Valley Haven; City Serve; or like agency that provides homeless services.

Unit Detail:

Apt. No.	Number of Bedrooms	Income Limit	Unit Type
2891-103	Two	20% AMI	MHP-SH
2891-207	Studio	30% AMI	MHP-SH
2891-209	Two	20% AMI	MHP-SH
2891-213	One	20% AMI	MHP-SH
2891-303	One	30% AMI	MHP-SH

2891-305	Studio	30% AMI	MHP-SH
2891-307	Two	50% AMI	MHP-SNP
2891-311	One	20% AMI	MHP-SH
2895-203	Three	20% AMI	MHP-SH
2895-205	Three	20% AMI	Tax Credit/PBV
2895-207	Three	20% AMI	MHP-SH
2895-303	Two	30% AMI	Tax Credit/PBV

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.

Income Limit: Up to 50% AMI

Utilities:

Utility	Type	Paid By (Owner/Tenant)
Heating	Gas	Tenant
Cooking	Gas	Tenant
Hot Water	Gas	Tenant
Air Conditioning	Electric	Tenant
Other Electric	Electric	Tenant
Refrigerator	Electric	Owner
Stove	Gas	Owner
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.