

**WEST GRAND & BRUSH
ATTACHMENT A**

PROJECT DESCRIPTION

West Grand & Brush Apartments (the "Project") is a 59-unit apartment building, located at 2201 Brush Street Oakland CA. The Project is an affordable permanent rental housing community for extremely low-income to low-income.

All units are subject to program requirements of the City of Oakland Housing and Community Development Department, County of Alameda, the California Department of Housing and Community Development (HCD), and the Oakland Housing Authority.

Referral units:

Twenty-eight (28) units will be restricted as Permanent Supportive Housing (PSH) to chronically homeless persons with special needs. Referrals for occupancy to those twenty-eight (28) Permanent Supportive Housing (PSH) units will be made through the County's Health Care Services Agency's ("HCSA") homeless Coordinated Entry System pursuant to their Implementation Policies (the "CES Units"). To qualify for any of the preferences outlined below, individuals must first enter through the County HCSA's Coordinated Entry System (CES) and meet all requirements of the system before being considered eligible for occupancy in a CES Unit.

PROJECT BASED VOUCHER SECTION 8 THROUGH OAKLAND HOUSING AUTHORITY

The 28 Referral units will have Project-Based Voucher Section 8 (PBV) subsidy administered through the Oakland Housing Authority (OHA). Applicants for the Referral units will also need to meet eligibility criteria established by OHA.

Non-Referral units:

The remaining thirty (30) units will be Non-Referral Units, which are not accessed through the CES and do not include Project-Based Voucher (PBV) subsidies. Two (2) units will be designated as non-permanent Supportive Housing homeless (NPSH) set-aside and shall be rented to persons who are homeless with special needs. Applications will be selected from a waiting list initially established through a lottery, which will prioritize Alameda County residents and workers. Refer to the preference criteria outlined below.

The housing listing will be published on <https://housing.acgov.org> and on the Eden I & R Housing database/211 referral through website: <https://achousingchoices.org/>

Applications to be considered for the lottery can be completed on the Alameda County housing portal at <http://housing.acgov.org>. Applicants who are unable to access and complete the application through the online portal may contact our leasing office at (510) 361-3327 to request a reasonable accommodation or modification during the published period of the open waiting lottery period.

One (1) unit is reserved for the on-site Resident Manager.

Definitions

"Chronic Homelessness" means the condition experienced by people defined as "Chronically Homeless" under the federal Continuum of Care Program, at 24 Code of Federal Regulations (CFR) 578.3. It also includes the condition of individuals and families:

- (1) Residing in a place not meant for human habitation, emergency shelter, or safe haven, after experiencing chronic homelessness as defined in 24 CFR 578.3 and subsequently residing in a permanent housing project within the last year;

(2) Residing in transitional housing who were experiencing chronic homelessness as defined in 24 CFR 578.3 prior to entering the transitional housing; or

(3) Residing and have resided in a place not meant for human habitation, a safe haven, or emergency shelter for at least 12 months in the last three years, but have not done so on four separate occasions.

(4) Residing in an existing supportive housing project receiving MHP funding for Rehabilitation or being replaced by an MHP-funded project, provided that, upon initial occupancy, they were experiencing chronic homeless as defined in 24 CFR 578.3 or qualified under subsections (1) through (3) above "Homeless" has the meaning set forth in the California Code of Regulations, Title 25, Section 734;

"Homeless" has the meaning set forth in the California Code of Regulations, Title 25, Section 7341;

"Homeless" means: (1) Moving from an emergency shelter; or (2) Moving from Transitional Housing; or (3) Currently Homeless which means: (A) An individual who lacks a fixed, regular, and adequate nighttime residence; or MHP – Supportive Housing Regulations, Article 6, effective 5/14/05 Page 41 of 48 (B) An individual who has a primary nighttime residence that is: (i) 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 (ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

"Special Needs Populations" has the meaning set forth in the California Code of Regulations, Title 25, Section 7301, for "Special Needs Populations". EBALDC has adopted homeless persons as the Special Need population definition.

Unless otherwise stated in the plan, the term "owner" will refer to West Grand & Brush 1, L.P.. The term "Agent" will refer to East Bay Asian Local Development Corporation (EBALDC) and the term "Project" will refer to West Grand & Brush Apartments.

Regarding project-based units, the following preferences apply:

1. For applicants who **live or work in the City of Oakland** at the time of the application interview and/or applicants that lived or worked in the City of Oakland at the time of submitting their initial application and can verify their previous residency/employment at the application interview, qualify for this preference.
2. For applicant **families** with two or more persons; or a single person applicant that is 62 years of age or older, and/or a single person applicant with a disability;
3. For **veterans** and active military personnel; and
4. Applicant families that **are homeless** at admission based on the **McKinney Vento Act** definition. Includes individuals and/or households fleeing or attempting to flee a domestic violence or stalker situation (See Addendum for McKinney Vento Act definition of homelessness.)
5. Any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions in the individual's or family's current housing situation, including where the health and safety of children are jeopardized, and who have no other residence and lack the resources or support networks to obtain other permanent housing is considered homeless.

Regarding non-referral units, the following preferences apply:

1. Households displaced by City of Oakland code enforcement or redevelopment actions which, when referred by the City of Oakland, the Project shall rent the next available Assisted Unit to the household irrespective of waiting lists if the household is otherwise eligible for occupancy on the Assisted Unit. For purposes of this Section, a "displaced household" means a household in which a least one adult member has been displaced from a housing unit in Oakland as a result of any of the following:
 - i. City code enforcement activities, if the displacement has occurred within one year prior to the date of application.
 - ii. A City-sponsored or City-assisted development project, if the displacement has occurred within one year prior to the date of application.
 - iii. A "no fault" eviction from a rental unit in Oakland, if the eviction was completed eight (8) years or less prior to the date of application. For purposes of this paragraph, a "no fault" eviction means an eviction that is evidenced by an eviction notice from the property owner that does not state cause and that gives the tenant thirty (30) days or longer notice to vacate the unit; a "no fault" eviction shall include, but not be limited to an eviction as a result of an owner move-in under Municipal Code Subsection 8.22.360.A.8. or 8.22.360.A.9., owner repairs under Municipal Code Subsection 8.22.360.A.10., or owner removal of the unit from the rental market under Municipal Code Subsection 8.22.360.A.11. or Municipal Code Chapter 8.22, Article III, but shall not be limited only to evictions from units that are covered by any of the above laws. This preference shall apply to the initial rental or sale of a project unit and any subsequent rental or sale of a unit during the applicable affordability period established by the City.
2. Households who are **neighborhood residents**. For purposes of this Section, a "neighborhood resident" means a household with at least one adult member whose principal place of residence on the date of application is either within the Council District where the project is located or within a one-mile radius of said project.
3. Oakland **residents and Oakland workers**. For purposes of this Section, an "Oakland resident" means a household with at least one adult member whose principal place of residence on the date of application is within the City of Oakland. An "Oakland worker" means a household with at least one adult member who is employed by an employer located within the City of Oakland, owns a business located within the City of Oakland, or participates in an education or job training program located within the City of Oakland. This preference shall apply to the initial rental or sale of a project unit and any subsequent rental or sale of a unit during the applicable affordability period established by the City.
4. Households with at least one member who is currently an **Alameda County resident or County worker**

All preferences noted above require appropriate documentation.

Qualifying for Admission

Based on the property’s regulatory agreements, ineligible applicants may not be admitted into the housing program.

In order to be eligible, an applicant household must meet the following:

- A. The head-of-household must be 18+ years or older;
- B. The household must meet all applicable program requirements according to the unit designation;
- C. The household’s annual income must meet program income requirements, which are:

2024 RENTS & Minimum/Maximum Income Limits for Alameda County Based on Household Size

- For Project-Based Voucher (PBV) units, applicants are responsible for paying up to 30% of their adjusted income toward their rent. The remaining portion will be subsidized by the Oakland Housing Authority (OHA).
- The maximum rents listed in the table below are **net rents**, calculated after deducting the applicable **utility allowance**.

Rents	0 BR	1 BR	2 BR	3 BR
20%	\$471	\$495	\$576	\$649
30%	\$743	\$787	\$927	\$1,054
50%	\$1,288	\$1,371	\$1,627	\$1,864
70%	\$1,833	\$1,956	\$2,329	\$2,674

Minimum Income Requirements per Unit Type

Minimum Income limits do not apply to subsidized units administered through Oakland Housing Authority

Unit Type	20%	30%	50%	70%
0 BR	\$13,457	\$14,143	\$16,457	\$18,543
1 BR	\$21,229	\$22,486	\$26,486	\$30,114
2 BR	\$36,800	\$39,171	\$46,486	\$53,257
3 BR	\$52,371	\$55,886	\$66,543	\$76,400

Maximum Income Limits per Household Size

Income limits are subject to change. Project based voucher units are capped at 20% and 30% AMI.

Household Size	20%	30%	50%	70%
1 Person	\$21,800	\$32,700	\$54,500	\$76,300
2 Persons	\$24,920	\$37,380	\$62,300	\$87,220
3 Persons	\$28,033	\$42,050	\$70,100	\$98,140
4 Persons	\$31,133	\$46,700	\$77,850	\$108,990
5 Persons	\$33,633	\$50,450	\$84,100	\$117,740
6 Persons	\$36,133	\$54,200	\$90,350	\$126,490