

## 330 Distel Circle Frequently Asked Questions



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**How are tenants selected? Who ensures compliance?**

For units funded through SCC Measure A - Santa Clara County Coordinated Entry System. Other rules may apply based on funding but typically a lottery system due to high demand.

**Can people who live or work in Los Altos be prioritized to move in?**

Fair housing laws prohibit a local preference for this development.

**How does EAH prevent overcrowding?**

Every tenant will sign a lease; occupancy standards are typically 2 person/bedroom + 1. We do not allow persons not listed on the lease to live on the premises.

**What is considered "Special Needs, Permanent Supportive or Focused Population Housing"?**

A type of housing program that provides permanent affordable housing and supportive services to individuals (and their families) who have disabling conditions.

**What is the definition Chronically Homeless?**

An individual or family who lacks a fixed, regular, and adequate nighttime residence and has a disabling condition.

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### What is Area Median Income (AMI)?

Area Median Income is the midpoint of a region's income distribution, meaning that half of households in a region earn more than the median and half earn less than the median. In 2021 100% of Area Median Income is \$165,000 for a family of four.

### Will any of the units be for sale?

All units will be for rental only. All rents will be set to serve residents who earn 30%-80% area median income (AMI).

### Will Section 8 be accepted?

Yes, EAH welcomes Section 8 voucher holders.

### Will extremely low income units be included?

Yes, this development will include units set aside for extremely low income (30% AMI).

### Will mental health and wrap-around services be provided on site. If not, will transportation be provided for off-site services?

EAH Housing will provide an on-site Service Coordinator who will work individually with residents on goals, as well as coordinate community events and activities. We will utilize community spaces to host a variety of specialized services, including offering mental health and wraparound support services. Case management and mental health services will also be provided by qualified partners. If a resident has a local provider they are already working with, the Service Coordinator and Case Management team will work together to help with a transportation plan.

### Will all of the units count towards Los Altos RHNA requirements?

Yes, per the MOU between the City of Los Altos and Santa Clara County.

### What funding sources are you using to build this project?

Currently we are using Santa Clara County Measure A funding, City of Los Altos fee waivers and Low Income Housing Tax Credits. There may be additional sources needed.

### I don't think there is enough parking?

We are looking into the parking question and will have more details in upcoming community meetings.

### How do I contact EAH?

Please email us at [330Distel@eahhousing.org](mailto:330Distel@eahhousing.org)

### Will legal status be considered for prospective residents?

Legal status is currently not a prerequisite for affordable housing, therefore we do not ask prospective residents to disclose their status.