

Accepting Pre-Applications.

Lottery June 18, 2024.

Six (6) weeks of free rent for 60% and 80% AMI units if leased by September 30, 2024. See Resident Selection Plan for detailed credit score requirements.



Mission Paradise is a brand-new seventy-six (76) unit, affordable housing development for seniors age 62 and over, with income at or below 20%-80% of the local Area Median Income (AMI).

- Fifteen (15) units are for homeless households with severe mental illness pursuant to No Place Like Home (NPLH). Alameda County Health Care Services Agency (HCSA), a county department, supportive services funding agency, will refer households to the fifteen Supportive Housing Units.
- Twenty five (25) units are project based rental assistance units that are set-aside to eligible seniors referred by the Housing Authority of Alameda County (HACA). Referred applicants from HACA will receive first priority for project rental assistance. Second priority will be offered to eligible seniors in ranking order from the general affordable lottery.
- The remaining thirty five (35) units are general affordable units for seniors with income at 30%, 40%, 60% and 80% of Area Median Income. Applicants will be selected in lottery order (through an Excel randomizer function), local preference order, and preference order for accessible units.

CONTACT—Temporary Leasing Office

638 21st Street, Oakland, CA 94612

Phone: (510) 373-0086, California Relay Service: 711

<https://www.eahhousing.org/apartments/mission-paradise>

Email: MP-management@eahhousing.org

Mission Paradise

28000 Mission Blvd.
Hayward, CA 94544

NEW AFFORDABLE HOUSING FOR SENIORS AGE 62+

Accepting pre-applications on the Alameda County Housing Portal from May 28, 2024 at 9:00 a.m. until June 11th at 5:00 p.m.

APARTMENT FEATURES:

Each apartment home has been finished with modern touches and most have balconies for resident enjoyment.

- Energy efficient appliances
- Window coverings

COMMUNITY AMENITIES:

- Bike storage room
- Community room
- Community garden
- Computer room
- Fitness room
- On-site laundry
- Parking (64 spaces)
- Rooftop deck
- Pet-friendly

RESIDENT SERVICES:

- Resident Services Coordinator
- Wellness programs

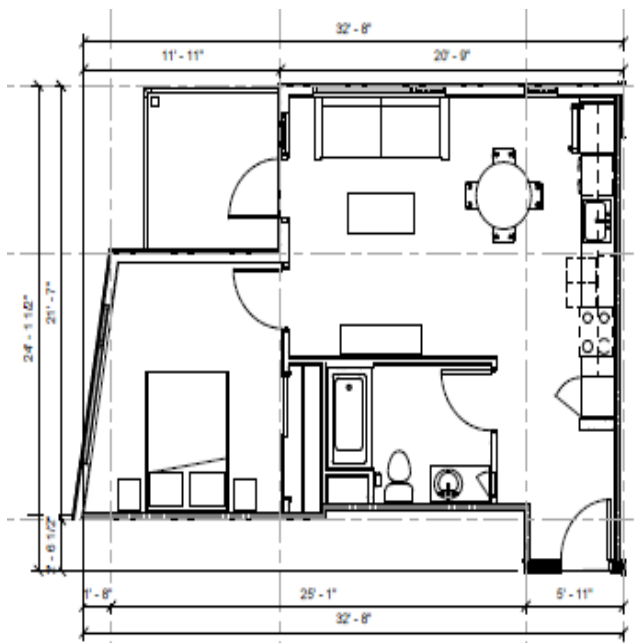
METHODS FOR OBTAINING AND SUBMITTING APPLICATIONS FOR THE GENERAL AFFORDABLE LOTTERY:

- Visit Alameda County Housing Portal at <https://housing.acgov.org> and apply online or download an application, or
- Call (510) 373-0086, and request a paper application to be mailed to you. Returned applications by mail must be post-marked by the deadline.
- All pre-applications must be received by **5:00 p.m. on June 11th.**

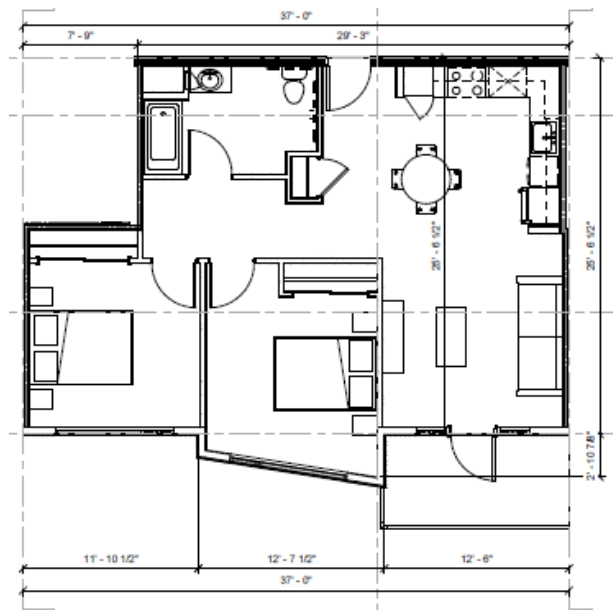
QUALIFYING CRITERIA & FLOOR PLANS

Age	Min. Occupancy Standards	Application Fee	Credit Rating
All residents must be at least 62 years old.	PSH and GA 1 BR - 1— 3 persons 2 BR - 2— 5 persons HACA PBS8 1 BR - 1— 2 persons 2 BR - 2— 4 persons	Application fee waived for PSH and PBS8 units. Application fee \$46 per person up to \$138 for general affordable units.	No credit evaluation required for PSH, PBS8 or Housing Choice (HCV) holders. Credit rating for general affordable units.
Minimum Income: Gross monthly income of 2.0 times the monthly rent. Households with fixed income/public assistance, the income minimum is 1.5 times the monthly rent.			
PBS8 and HCV holders are exempt from meeting the minimum gross income requirements. Project-based Section 8 applicants subject to additional screening by the Housing Authority of Alameda County (HACA).			

Sample Unit Plans. Different unit plans are available.



Plan A1 (1 BR) 556 SQ. FT.



Plan 2B (2 BR) 827 SQ. FT.

This housing is offered without regard to race, color, national origin, sex, religion, ancestry, genetic information, source of income, age, marital status, familial status, sexual orientation or preference, gender identity, or disability, or any other basis prohibited by law.

A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, you may contact our staff for a reasonable accommodation form. The use of Mission Paradise Reasonable Accommodation Form is not required. You may provide a letter or document from a third party certifying your disability and accommodation needs.

Unit Type & Area Median Income (AMI) Designation	Minimum Monthly Income	MISSION PARADISE- Maximum Income (Most Restrictive)	Rent (Less UA) Subject to Change	Security Deposit Subject to Change
1 BR 20% AMI (use 15% AMI Rent)	\$7,848	\$21,800.00 (1 Persons) \$24,920.00 (2 Persons) \$28,040.00 (3 Persons)	\$327.00	\$327.00
1 BR 30% AMI	\$1,530 No minimum for PBV	\$32,700.00 (1 Persons) \$37,380.00 (2 Persons) \$42,060.00 (3 Persons)	\$765.00	\$765.00 \$500 for PBV
1 BR 40% AMI	\$2,114	\$43,600.00 (1 Persons) \$49,840.00 (2 Persons) \$56,080.00 (3 Persons)	\$1,057.00	\$1,057.00
1 BR 50% AMI	\$2,698 No minimum for PBV	\$54,500.00 (1 Persons) \$62,300.00 (2 Persons) \$70,100.00 (3 Persons)	\$1,349.00	\$1,349.00 \$500 for PBV
1 BR 60% AMI	\$3,282	\$65,400.00 (1 Persons) \$74,760.00 (2 Persons) \$84,120.00 (3 Persons)	\$1,641.00	\$1,641.00
1 BR 80% AMI	\$4,450	\$87,200.00 (1 Persons) \$99,680.00 (2 Persons) \$112,160.00 (3 Persons)	\$2,225.00	\$2,225.00
2 BR 20% AMI (use 15% AMI Rent)	\$8,952	\$24,920.00 (2 Persons) \$28,040.00 (3 Persons) \$31,140.00 (4 Persons) \$33,640.00 (5 Persons)	\$373.00	\$373.00
2 BR 30% AMI	\$1,798 No minimum for PBV	\$37,380.00 (2 Persons) \$42,060.00 (3 Persons) \$46,710.00 (4 Persons) \$50,460.00 (5 Persons)	\$899.00	\$899.00 \$500 for PBV
2 BR 40% AMI	\$2,500	\$49,840.00 (2 Persons) \$56,080.00 (3 Persons) \$62,280.00 (4 Persons) \$67,280.00 (5 Persons)	\$1,250.00	\$1,250.00
2 BR 50% AMI	\$3,200 No minimum for PBV	\$62,300.00 (2 Persons) \$70,100.00 (3 Persons) \$77,850.00 (4 Persons) \$84,100.00 (5 Persons)	\$1,600.00	\$1,600.00 \$500 for PBV
2 BR 80% AMI	\$5,350.4	\$99,680.00 (2 Persons) \$112,160.00 (3 Persons) \$124,560.00 (4 Persons) \$134,560.00 (5 Persons)	\$2,652.00	\$2,652.00

Mission Paradise

PSH DESIGNATED UNITS

Unit Size / AMI	# of Units	Min. Occupancy Standards
1 BR 20%	13	1 PERSON
2 BR 20%	2	2 PERSONS
TOTAL	15	

HACA PROJECT-BASED SECTION 8 DESIGNATED UNITS

Unit Size / AMI	# of Units	Occupancy Standards
1 BR 30%	10	1—2 PERSONS
1 BR 50%	10	1— 2 PERSONS
2 BR 30%	2	2—4 PERSONS
2 BR 50%	3	2 –4 PERSONS
TOTAL	25	

GENERAL AFFORDABLE DESIGNATED UNITS

Unit Size / AMI	# of Units	Min. Occupancy Standards
1 BR 30%	9	1 PERSON
1 BR 40%	12	1 PERSON
1 BR 60%	5	1 PERSON
1 BR 80%	6	1 PERSON
2 BR 40%	1	2 PERSONS
2 BR 80%	2	2 PERSONS
TOTAL	35	

ACCESSIBILITY UNITS

ACCESSIBLE FEATURE TYPE	1 BD	2 BD	TOTAL
MOBILITY	5	6	11
COMMUNICATION	7	1	8
MOBILITY + COMMUNICATION	0	1	1
TOTALS	12	8	20

