

NEW AFFORDABLE HOUSING FOR SENIORS AGE 62+

Permanent Supportive Housing



Mission Paradise

28000 Mission Blvd., Hayward, CA 94544

Mission Paradise will receive direct referrals from Alameda County Health Care Services Agency (HCSA).

HCSA may submit referral applications to Mission Paradise beginning June 3, 2024.

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% 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.

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

APPLICATION PROCEDURES	
1	⇒ If matched to this opportunity, complete the pre-application materials provided by Home Stretch
2	⇒ Mission Paradise will coordinate schedule in-person interviews for referred applicants who completed a pre-application. ⇒ A list of all required documentation will be provided to you prior to the scheduled interview. ⇒ Bring the completed pre-application, all required documentation including proof and source of income, photo identification and social security card or ITIN to the interview.

CONTACT

HomeStretch

homestretch@acgov.org

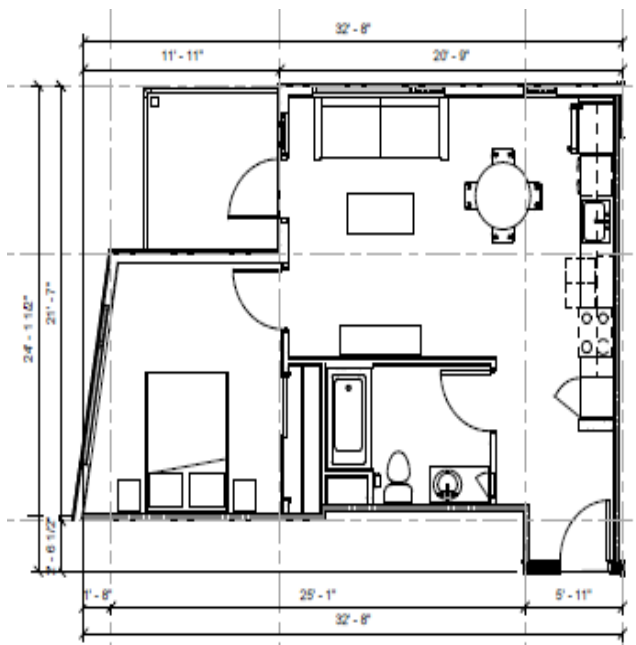


QUALIFYING CRITERIA & FLOOR PLANS

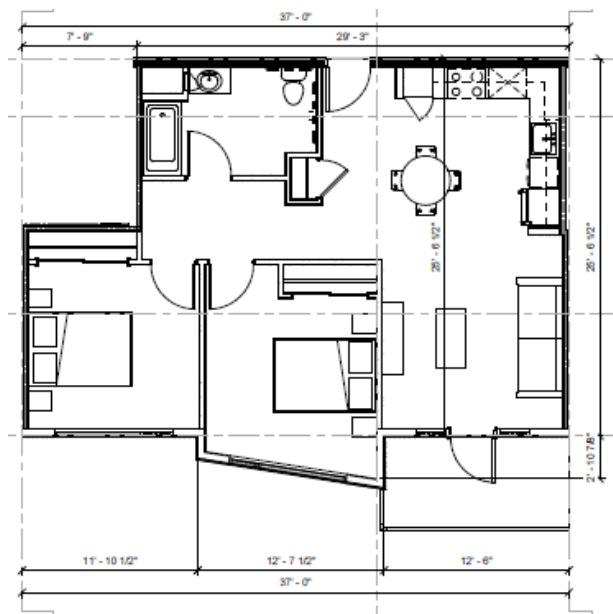
Age	Min. Occupancy Standards	Application Fee	Credit Rating
All residents must be at least 62 years old.	PSH 1 BR - 1— 3 persons 2 BR - 2— 5 persons	Application fee waived for PSH units.	No credit evaluation required for PSH units.

Applicants with an eviction or criminal record are not automatically denied. If your criminal record or poor rental history was due to a disability, then you are encouraged to submit a request for Reasonable Accommodation along with your application. If your history was due to circumstances that no longer apply, additional consideration may be requested.

Sample Unit Plans. Different unit plans are available.



Plan A1 (1 BR) 556 SQ. FT.



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

INCOME, RENT, OCCUPANCY & ACCESSIBILITY

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)	\$8,280	\$21,800.00 (1 Persons) \$24,920.00 (2 Persons) \$28,040.00 (3 Persons)	\$345	\$345
2 BR 20% AMI (use 15% AMI Rent)	\$9,576	\$24,920.00 (2 Persons) \$28,040.00 (3 Persons) \$31,140.00 (4 Persons) \$33,640.00 (5 Persons)	\$399	\$399

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

ACCESSIBLE FEATURE TYPE	1 BD	2 BD	TOTAL
MOBILITY	1	1	2
COMMUNICATION	0	1	1
TOTALS	1	2	3

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.

Pets, emotional support and service animals are allowed in residential units and throughout the property. Residents must obtain written permission before bringing pets, emotional support or service onto the property. Before approval, a signed Pet Agreement and proof of vaccinations and registration are required. Accommodation animals must receive advance approval from management prior to moving on-site. Residents are to contact management to arrange a meeting. Management will meet with both the resident and the accommodation animal. Upon management's approval of an accommodation animal, the resident and all adult members of the household must sign and adhere to the Accommodation Animals Agreement.