

WAITLIST EXTENSION FOR
PUBLIC HOUSING LOW INCOME SENIOR APARTMENTS

Palo Vista Gardens
6401 Fenham Street
Oakland, California 94621

Rent will not exceed 30% of applicant's income



PALO VISTA GARDENS

an Oakland Housing Authority Public Housing Development for Seniors, is accepting applications for Studio and 1-bedroom units.

Palo Vista Gardens Public Housing Development is comprised of 3 one-story and 2 three-story buildings with 100 units. The property has many amenities including a community room with a fully equipped kitchen, social activities for residents, access to public transportation, ample parking space, a community garden, and a computer lab.

We are able to offer affordable rents because Palo Vista Gardens Public Housing Development is funded by the U.S. Department of Housing and Urban Development (HUD). HUD and Oakland Housing Authority (OHA) require that all applicants must be carefully screened to qualify based on annual income (including income from assets), household size, credit, and rental history.

Eligibility for an affordable unit is determined by HUD and OHA guidelines for resident selection. Your income and asset information will be verified through third parties to determine the household's combined annual income in accordance with HUD Public Housing Program requirements. The eligibility guidelines require that the head of household be 62 years or older.

Please refer to occupancy requirements and income limits listed below.

Bedroom Size	Minimum Number of Persons in Household	Maximum Number of Persons in Household
Studio	1	1
1 Bedroom	1	3

Maximum income limits (subject to change):

AMI (Area Median Income)	1 Person	2 Persons	3 Persons
80%	\$78,550	\$89,750	\$100,950

To complete an online pre application or receive instructions please visit:

<https://www.oaklandhousingauthority.com/>

Available Monday, March 25th –Friday, April 19th , 2024

Online applications completed by 11:59 PM April 19th, 2024 or paper applications postmarked by May 3rd will be entered in a lottery.

This is not a first-come, first-served process.

You will be informed of your wait list position within 120 days.

Telephone number for the hearing-impaired: (415) 345-4470.

If you have a disability that prevents you from fully participating in this process, please call 510-270-6268 before Friday 4:00 p.m., April 19th, 2024.

If you have a disability that does not allow you to fill out electronic pre-application(s), please call 510-270-6268 before Friday 4:00 p.m. April 19th, 2024 for a paper application. Paper pre applications must be postmarked by May 3rd, 2024.

Thank you!

