

Rica Vista Apartments: Summary of Affordable Program (Sept. 2023)

Affordable Program:

136 of the 186 apartments at Rica Vista Apartments will remain affordable for moderate income (80% of Area Median Income) families and individuals for a period of fifty-five years, thanks to an agreement between the Housing Authority of the City of Alameda (AHA) and the Rica Vista property owner.

Resident Eligibility for Rica Vista Affordable Program:

Tenant household must meet the residency criteria and their incomes must be lower than the below chart, which will be revised once per year based on information from HUD.

Tenants need to qualify based on household income adjusted for their household size at the time of their initial lease. Income is defined as the gross amount of income anticipated to be received by all members of the household, with some exceptions, during the twelve (12) month period following the certification.

The leasing staff will verify all sources of income when you apply and will re-certify your income every year while you live here. You will need to provide income documentation annually as requested by staff.

Program Year 2023-2024 Last updated June 2023	Household Size	Maximum Allowable Household Income
	1	\$82,880
	2	\$94,720
	3	\$106,560
	4	\$118,320
	5	\$127,840
	6	\$137,280
	7	\$146,720
	8	\$156,240

Rents & Occupancy Standards:

Tenant rents will be limited to no more than the 80% AMI max rents as determined by TCAC. Current rents for the Affordable Program, inclusive of all utilities, are:

Program Year 2023-2024 Last Updated June 2023	Unit Type	Rent	Minimum Persons per Household	Maximum Persons per Household
	1	\$2,220	1	3
	2	\$2,664	2	5

Other Property Information:

Please see RicaVista.com for additional property information including neighborhood and site amenities, floor plans, and photos.

Our community supports equal housing opportunity, including federal, state, and local laws that prohibit discrimination in housing based on race, color, religion, sex, national origin, familial status, sexual orientation, gender identity, or disability. Our community does not discriminate on the basis of any federal, state, or locally protected characteristics.

Tenants utilizing rental vouchers are welcome, subject to meeting other eligibility requirements.

Units will be inspected by the AHA.

Note: the above brochure is for informational purposes only and does not constitute comprehensive information regarding the Rica Vista Affordable Program. For additional information on the program, please see the Rental Application, Tenant Selection Plan, Sample Lease and the Rica Vista / AHA Regulatory Agreement (to be provided upon request).

