



Vista Estero Fact Sheet

Vista Estero operates under affordable housing programs for individuals or families with low, very low, and extremely low incomes and is managed by MidPen Housing Property Management. This program is operated by Vista Estero without regard to race, color, sex, creed, religion, national origin, physical or mental status, familial status, age, ancestry, marital status, source of income, sexual orientation, gender, or any other arbitrary personal characteristic.

This fact sheet is only an outline of the requirements necessary to qualify for a home in this community. There may be other restrictions which apply to this community. Please refer to the **Resident Selection Criteria** for any additional requirements. The Resident Selection Criteria is available in the Management Office or can be sent electronically by request to vistaestero@midpen-housing.org.

SELECTION CRITERIA SUMMARY

Age Eligibility: One member of the household (head, co-head or spouse) must be **62** years of age or older.

Income Eligibility: Household income must be below the maximum limits indicated for this community's housing programs included on the income limit table on the next page of this document. Applicant households must meet the minimum income requirements set at two (2) times the rent for the unit (mitigating circumstances may apply). Minimum income requirements are not applicable to applicants with a Section 8 Voucher from the Housing Authority.

Minimum/Maximum Occupancy Requirements

Non-PBV Occupancy Standards

One Bedroom	1-3 occupants
Two Bedroom	2-5 occupants

PBV Occupancy Standards

OHA will reference the following charts in determining the appropriate PBV-unit size for a family:

A family with a Head of Household and **no spouse/significant other** would be allocated a subsidy size in the following manner:

UNIT SIZE	FAMILY SIZE
1 bedroom	1
2 bedroom	2
2 bedroom	3





A family with a Head of Household and a spouse/significant other would be allocated a subsidy size in the following manner:

UNIT SIZE	FAMILY SIZE
1 bedroom	2
2 bedroom	3
2 bedroom	4

Additional occupancy requirements may apply. More information is available in the Management Office or can be sent electronically by request to vistaestero@midpen-housing.org.

Priorities, Preferences and Eligibility Restrictions

1. Preference for the 82 Project Based Section 8 units shall be given to the following: *i)* applicants who live or work in the City of Oakland at the time of the application interview and/or applicants that lived or worked in the City of Oakland at the time of submitting their initial application and can verify their previous residency/employment at the applicant interview, qualify for this preference. *ii)* applicant families with two or more persons, or a single person applicant that is 62 years of age or older, or a single person applicant with a disability, qualify for this preference. *iii)* a veteran and active members of the military, qualify for this preference. *iv)* applicant families who meet the McKinney-Vento Act definition of homeless, qualify for this preference.
2. Preference for the 27 Non-Project Based Section 8 units shall be given to the following: *i)* a household in which at least one adult member has been displaced from a housing unit in Oakland. *ii)* a household with at least one adult member whose principal place of residence on the date of application is within the City of Oakland and/or who employed within the City of Oakland, owns a business located within the City of Oakland, or participates in an education or job training program located within the City of Oakland.
3. For the Project-Based Voucher Units, at least one member of the applicant household must be a citizen or national of the United States, or eligible non-citizen as defined by HUD (24CFR part 5, subpart E)
4. Credit, Criminal and Rental History: Vista Estero evaluates the credit, criminal and rental history for any person aged 18 or over and emancipated minors. Negative reports may disqualify applicants.

Please see full Resident Selection Criteria for more information available in the Management Office or electronically by request to vistaestero@midpen-housing.org.

RESIDENT SELECTION PROCESS

1. When your pre-application is considered for a unit, we will contact you to come into the Management Office for an interview and to complete a more detailed full application at that time. *Interviews and verifications may be processed in advance of unit availability. Your application may be processed in anticipation of an upcoming vacancy and will be held for the next available vacant unit.*
2. Third party verification will be obtained from all related sources to confirm certain components of the eligibility/qualification requirements; for example, income, assets, landlord references, and preference eligibility.
3. It is your responsibility to inform the management in writing of any change to the information on your pre-application or application (e.g., address, household size, and total household income). You must respond to the waitlist update letter when mailed to your address on file, which typically occurs every six months. Failure to contact the Management Office about a change in information or failure to respond to the waitlist





update letter can result in removal of your application from the waiting list.

LOTTERY PROCESS

A lottery that determines the waiting list position of applicants will be completed after the waitlist closes and all applicants are entered either by the applicant directly or by proxy. The automated and randomized lottery process assigns a lottery number to each applicant on the waitlist. Applicants will be ranked in order number after applying any community preferences and unit sizes.

The lottery will be conducted electronically and is closed to the public.

Vista Estero Apartments Income Limits & Rents

Maximum Income Per Household (2026 Area Median Income)

New Limits published by HUD 5/1/26; Income Limits at time of Move-In are used for final qualification

	1 people	2 people	3 people	4 people	5 people
30%	\$34,185- \$35,640	\$39,075- \$40,740	\$43,950- \$45,840	\$48,840- \$50,910	\$52,740- \$54,990
40%	\$47,520	\$54,320	\$61,120	\$67,880	\$73,320
50%	\$56,975- \$59,400	\$65,125- \$67,900	\$73,250- \$76,400	\$81,400- \$84,850	\$87,900- \$91,650
60%	\$68,370- \$71,280	\$78,150- \$81,480	\$87,900- \$91,680	\$97,680- \$101,820	\$105,480- \$109,980

TENANT RENT LEVELS per Unit (2026 Area Median Income)

Rent Floor - Excluding any Utility Allowance

Inquire with Management for any Maximum and Minimum Rent Clarifications

Project Based Section 8 Units

AMI	1 Bedroom	2 Bedroom
50%	Rents are determined as 30% of adjusted household income	Rents are determined as 30% of adjusted household income

Non-Project Based Section 8 Units

AMI Limit	1 Bedroom	2 Bedroom
30%	\$915- \$954	\$1,098- \$1,146
40%	\$1,273	\$1,528
50%	\$1,526- \$1,591	\$1,831 - \$1,910
60%	\$1,831- \$1,909	\$2,292- \$2,197

**All Rents are subject to change as set by the governing agency. Not all AMI Rent limits shown above are*





available for all units.

Applicant households must meet the minimum income requirements set at two (2) times the rent for the unit (mitigating circumstances may apply). Minimum income requirements are not applicable to applicants with a Section 8 Voucher from the Housing Authority.

Formula to calculate minimum income:

Minimum monthly income = Monthly Rent x 2

Minimum annual income = Monthly Rent x 2 x 12

