

VISTA ESTERO

Apply to the wait list for affordable PBV Section 8 and non-PBV 1- and 2-bedroom apartments for seniors (62+)

Vista Estero is an affordable housing community for seniors (62+) located along the Oakland waterfront.

This vibrant community features amenities to support healthy, active lifestyles and aging in place. Additional amenities include:

COMMUNITY AMENITIES



Community Room



Computer Lab



Laundry Facilities



Parking Garage

APARTMENT AMENITIES

- Modern kitchens
- Ample storage
- Electric appliances
- Dining area

APPLICATION INFORMATION

Applications will be accepted from 9:00am, September 18, 2026 to 5:00pm, October 9, 2026.

Apply online (preferred), in person, or by mail at the address below.
Applications submitted by mail must be postmarked no later than October 9, 2026.

QUALIFICATIONS & PREFERENCES

Applicants receive priority if they meet one or more of these conditions:

PBV Section 8 Preferences

- Live or work in Oakland
- Family preference
- A veteran
- A homeless preference

Non-PBV Preferences

- Displaced households
- Live or work in Oakland



Please visit our website to apply



Vista Estero

VISTA ESTERO: Income, Occupancy, and Rent

NON-PROJECT BASED SECTION 8 UNITS - MAXIMUM GROSS MONTHLY INCOME

Income Limit (AMI*)	1 Person	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

NON-PROJECT BASED SECTION 8 UNITS - OCCUPANCY AND RENT

AMI	1 Bedroom (1 - 3 People)	2 Bedroom (2 - 5 People)
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

PROJECT BASED SECTION 8 UNITS - RENT

AMI	1 Bedroom (1 - 3 People)	2 Bedroom (2 - 5 People)
50%	Rents are determined as 30% of adjusted household income	Rents are determined as 30% of adjusted household income

PROJECT BASED SECTION 8 UNITS - OCCUPANCY STANDARDS

	FAMILY SIZE	
Unit Size	Head of Household + Spouse/Significant Other	Head of Household, no Spouse/Significant Other
1 Bedroom	2	1
2 Bedroom	3	2
2 Bedroom	4	3

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

Minimum required income is 2X monthly rent. No minimum income required for Section 8 Voucher holders.

For a full list of qualifications, please refer to the application packet and Resident Selection Criteria which are available online or at the above listed leasing office.

For more information, please visit <https://www.midpen-housing.org/property/vista-estero/>

MidPen Property Management Corporation, BRE# 00822390.

Please visit our website to apply



[Vista Estero](https://www.midpen-housing.org/property/vista-estero/)