Chestnut Square Senior Fact Sheet

Chestnut Square Senior 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 Chestnut Square Senior 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 Chestnutsquare@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

Studio	1-2 occupants
One Bedroom	1-3 occupants

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

Priorities, Preferences and Eligibility Restrictions

1. Preference will be given for 5 units to homeless households referred by agencies participating in homeless programs supported and approved by the City of Livermore.
2. First preference will be given on 30 1-bedroom units to households who currently live in City of Livermore as primary residence first.
3. Second preference will be given on 30 1-bedroom units to households who currently work in City of Livermore at least twenty hours per week (or if currently less than 20/week, hours over the previous year prior to application average a minimum of 20 hours per week.

4. Credit, Criminal and Rental History: Chestnut Square Senior 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 Chestnutsquare@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.

A full, detailed **Resident Selection Criteria** describing application and qualification processes is available to all applicants in the Management Office or electronically by request to Chestnutsquare@midpen-housing.org.

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 of lottery number after applying any community preferences and unit sizes.

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

Chestnut Square Senior Apartments
Income Limits & Rents

Maximum Income Per Household (2026 Area Median Income)
New Limits published by HUD 5/1/2026; Income Limits at time of Move-In are used for final qualification

	1 people	*2 people*	*3 people*
30%	**$35,640**	**$40,740**	**$45,840**
40%	**$47,520**	**$54,320**	**$61,120**
50%	**$59,400**	**$67,900**	**$76,400**
60%	**$71,280**	**$81,480**	**$91,680**

TENANT RENT LEVELS per Unit (2026 Area Median Income)
Inquire with Management for any Maximum and Minimum Rent Clarifications

AMI Limit	*Studio*	*1 Bedroom*
30%	**$820**	**$869**
40%	**$1,117**	**$1,188**
50%	**$1,414**	**$1,506**
60%	**$1,711**	**$1,824**

**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