

# ARROYO VISTA NEWSLETTER

July, 2006

## Special Update on Redevelopment

In previous newsletters and at meetings we've explained that the Dublin Housing Commission was looking at the costs of rehabilitating Arroyo Vista as well as the possibility of demolishing the project and redeveloping the property. At its meeting on July 24, the Commission decided to redevelop the property and chose a developer team, Eden Housing and Citation Homes.

### Two Meetings

At its June 20 meeting the Housing Commission heard a report from staff on the potential *rehabilitation* of Arroyo Vista. Staff described the rehabilitation work that was needed, the estimated cost and possible sources of financing. Staff reported that the full cost of rehabilitation was about \$20 million but only \$10 million in sources could be identified.

At its July 24 meeting the Housing Commission interviewed two developer teams for *redevelopment*: 1) Eden Housing and Citation Homes and 2) Mid-peninsula Housing Coalition, Sun Valley Land Development Co. and R.W. Hertel. These were the top scoring two teams (out of eight) that responded in March to the Housing Authority's Request for Qualifications.

### Two Decisions

Both developer teams indicated that redevelopment was feasible and that sufficient financing sources were available. On the other hand, there were not enough resources to accomplish the rehabilitation. After considering all the

information and after both the Commission and the residents asked questions of the developers the Commission made two decisions: 1) to redevelop the property and 2) to select Eden Housing, a non-profit corporation based in Hayward, and Citation Homes, a for-profit developer with offices in Santa Clara, as the development team. Their proposal is *very preliminary* at this time but, in general, Eden estimates it would build 179 rental units (29 more than the 150 units now at Arroyo Vista) and Citation estimates it would build 216 for-sale homes, 15 of which would be affordable.

### But Remember...

**No resident should worry about having to move right away or wonder if they will be able to afford new housing.** The Housing Commission has stated that redevelopment is contingent on the Housing Authority obtaining from HUD Section 8 vouchers so that Arroyo Vista residents will have affordable housing when they have to move. Competition for such vouchers is keen and we do not know if the Authority will be successful in obtaining them. *For this reason in particular it is difficult to predict if and when redevelopment will occur—it could take a couple of years.*

### And Finally...

The Housing Authority and the Eden Housing/Citation Homes developer team will have more meetings with residents as new information becomes available. Notice of these meetings will be provided.

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### ARROYO VISTA REDEVELOPMENT: FREQUENTLY ASKED QUESTIONS

#### **What is a Section 8 Housing Choice Voucher?**

A Section 8 Housing Choice Voucher is a federal subsidy that allows eligible families to rent in the private market and pay approximately 30% to 40% of their income toward rent. The local housing authority pays the remainder of the rent directly to the landlord.

**How soon will Vouchers be given to Arroyo Vista residents?** Vouchers are not currently available. However, now that the Housing Commission has decided to move forward with redeveloping Arroyo Vista, the Housing Authority will prepare an application HUD for 150 Vouchers, enough for every eligible family at Arroyo Vista. Redevelopment will not occur unless there are Vouchers for all eligible families. It will likely take a year or more to obtain HUD approval.

#### **Where can I use my Section 8 Voucher?**

Vouchers can be used to rent apartments, duplexes, condominiums, and single family homes in any city in the U.S. covered by a housing authority. For example, a Voucher can be used in Hayward, Castro Valley, Dublin, Pleasanton, San Ramon, or Livermore or far away, including out of state.

#### **Will I get help in finding a new home and with moving?**

Yes, relocation assistance will be given so that families will be successful in finding a rental unit. The Alameda County Housing Authority, as well as every other housing authority operating a Section 8 program, provides listings of owners who are willing to rent to persons with a Voucher. Our rental listing can be found on the internet at [www.haca.net](http://www.haca.net) (click on Landlord Listings). In addition, we will pay for your reasonable moving costs.

**How much would my rent be under the Voucher program?** Section 8 participants generally pay about 30% of their total household income for rent. Assuming your income remains unchanged when you get a Voucher, your rent will be about the same as what you currently pay to live at Arroyo Vista.

**Can I use my Voucher to move back to the new rental units at Arroyo Vista?** Yes.

#### **Is there a time limit on finding a new home?**

Because this project involves relocation, the normal time limits for searching for a rental unit (generally 60 to 120 days) would not apply. However, you would want to be moved by the time the demolition is ready to start.

**Are there time limits on the Section 8 Voucher program?** Current program rules allow you to continue to receive Voucher assistance as long as you are income-eligible and as long as you fulfill the program obligations established by HUD. You will lose your Voucher assistance when your income rises to the point that your portion of the rent matches or exceeds the full amount of the rent.

#### **Do landlords do background checks and what if I have poor credit history?**

Landlords are encouraged to screen prospective tenants under the Section 8 program. If contacted, the Dublin Housing Authority would respond to questions regarding the timeliness of an Arroyo Vista resident's rent payment history and other questions about fulfilling lease obligations. When you moved into Arroyo Vista, a similar background check was conducted by the Housing Authority. If you have poor credit, you may have to explain your personal situation to the prospective landlord.

#### **What happens if my income or family composition changes after I get a Voucher?**

Like now, whenever your income changes or you have a change in family composition (persons moving in or out of your household) you are required to report the change to the local housing authority administering your Voucher. A determination would then be made if and when a change in rent is required.

**The developer proposed that 51 units would remain occupied during construction. Which units are these?** That was only a PROPOSAL and we do not know if this will happen. More studies and planning are required before we know.