

Colonnade Affordable Housing Information Page

We are pleased you have inquired about our affordable housing program. The eligibility for BMR (Below Market Rate) applicants will be prioritized according to the BMR Priority Ranking Policies & Procedures identified by the City of Los Altos.

Colonnade will have 17 Below Market Rate Apartments for Very Low and Low Income Households

Income Qualifying Information

The 17 affordable apartments at Colonnade are restricted to those households with incomes of no more than 50% (Very Low) and 80% (Low) respectively of the Santa Clara County median income. The allowable household income is adjusted based on the number of people in your household. The maximum allowable rent is 30% of the income limit for the applicable income category as established by the California Department of Housing and Community Development (HCD).

<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

Residents are subject to annual recertification.

Income and Rental Limits:

Very Low Income (50%)		Low Income (80%)	
Income Limits	Rent Limits	Income Limits	Rent Limits
1 Person - \$37,150	1 Bedroom = \$1,061	1 Person - \$59,400	1 Bedroom = \$1,698
2 People - \$42,450	2 Bedroom = \$1,193	2 People - \$67,950	
3 People - \$47,750		3 People - \$76,400	
4 People - \$53,050			
5 People - \$57,300			

Occupancy limits are as follows:

1-Bedroom unit maximum 3 people

2-Bedroom unit maximum 5 people

The initial release of these units will be done through a lottery process. Once the application process begins, all persons on the interest list will be notified by email, providing the opportunity to submit an application and be included in the lottery.

To be added to our interest list follow this link:

<http://www.leasealtos.com/interest-list/>

Priority of eligibility for Eligible renters shall be ranked as set forth in the following list. Except as otherwise specified, the rankings will be based on individual or family status as of date of application. Rankings for a family shall be determined based on the family member with the highest priority. If a person or family has two or more members who qualify in one or more priority categories, the City's published priority determination rules shall provide for increased priority based thereon. Where different qualifications are listed within a priority, all shall have equal priority.

FIRST PRIORITY

- Persons who salaried School District employees who have been employed by a school that serves Los Altos residents, including the following schools outside of City limits: Springer Elementary, Mountain View High, Cupertino High, Alta Vista High, and West Valley Elementary, for a period of no less than 12 months prior to the time of application.
- Persons who are salaried City employees as defined in the City's personnel rules, who have been employed by the City for a period of no less than 12 months prior to the application.
- Persons who are salaried Santa Clara County Fire Department employees who are assigned to the two fire stations located in the City of Los Altos.

SECOND PRIORITY

- Persons who reside in the City of Los Altos at time of application and who have lived in the City for at least the prior two years.
- Persons who have lived in the City of Los Altos for at least two years who have moved out of the City within the five years prior to the time of application.
- Persons who are disabled and have lived in the City for at least the prior two years.
- Persons who reside in the City of Los Altos at time of application have been required to relocate their residence as a result of Council action.
- Persons who parents or children that live in the City at time of the application and such persons have lived in the City at some prior time.

THIRD PRIORITY

- Persons who work in the City at time of application and have worked in the City for at least two years.

FOURTH PRIORITY

- Persons who work in the City of Los Altos at the time of application.

FIFTH PRIORITY

- Persons who live or work within Santa Clara County at the time of application.