



What is an EveryOne Home Housing Opportunity?

The EveryOne Home Plan to end homelessness in Alameda County released in 2006 calls for the identification and creation of 15,000 additional housing opportunities within Alameda County over the course of 15 years. The term housing opportunity refers to either a specific affordable housing unit or a housing subsidy for an individual household. The Plan calls for the creation of a range of affordable and available housing opportunities for key EveryOne Home target populations – individuals and families that are homeless or at-risk of homelessness, extremely low income households impacted by serious mental health issues, and extremely low income households living with HIV/AIDS. Some of the housing opportunities created will specifically target one or more of these groups. Other housing opportunities will not be specifically targeted but will be affordable and available to members of these groups. The Plan calls for the creation of some housing opportunities that include supportive services and some without formal supportive service linkages. EveryOne Home will collect and document information related to these housing opportunities over time. By the end of 2020, EveryOne Home seeks to have a list of 15,000 unique housing opportunities as described above that meet ALL of the following criteria:

- 1) **Permanent.** Each household may stay as long as they pay their share of rent and comply with the terms of their rental and/or subsidy agreement; AND
- 2) **Affordable.** The housing opportunity is affordable to extremely low income households (See more detailed definition of affordability on next page); AND
- 3) **Tenancy Housing.** Tenants have a rental and/or subsidy agreement in their name(s) and are responsible for paying their own share of rent AND the housing provider is required to comply with applicable local, state, and federal laws governing the landlord-tenant relationship; AND
- 4) **Housing Choice.** Tenants have their own private bedroom or apartment AND they define the individual(s) that live with them in their room or apartment; AND
- 5) **Voluntary Services.** Service participation is not a condition of tenancy; some level of service participation may be required to acquire and maintain a housing subsidy.

Affordability Standard

Occupancy is restricted to households with incomes (at move-in) at or below 30% of area median income and the rent is no more than 30% of 30% of area median income, except that for 1-person households rent is no more than 50% of the current SSI/SSP rate in California for independent living toward housing costs

Number of Persons in Household	1	2	3	4	5	6	7	8
<i>Maximum Annual Gross Household Income (30% of AMI)</i>	\$18,750	\$21,450	\$24,100	\$26,800	\$28,950	\$31,100	\$33,250	\$35,400
<i>Maximum Monthly Rent</i>	\$422*	\$536	\$602	\$670	\$723	\$778	\$831	\$885

*Calculation based on current California SSI/SSP rate (November 2009) of \$845 for individuals living independently.

OR

Occupancy is restricted to households with incomes (at move-in) at or below 50% of area median income and rent is set at no more than 30% of the household's adjusted gross income.

Number of Persons in Household	1	2	3	4	5	6	7	8
<i>Maximum Annual Gross Household Income (50% of AMI)</i>	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950