

PROJECT SPECIFIC COVERSHEET

The below specifications take precedence over the general Resident Selection Plan. This Coversheet and the Resident Selection Plan will be made available to anyone upon request.

Project Name: Tistilal Village
7651 N Hereford Avenue.
Portland, OR 97203

Project Specific Eligibility Requirements:

58 Low Income Housing Tax Credit Units- 7 Studios; 19 one bedrooms; 21 two bedrooms; 11 three bedrooms 0-50% AMI

Waitlist Preferences:

34 units at or below 50% AMI: 7 Studios; 17 one-bedrooms; 8 two-bedrooms; 2 three-bedrooms.

These units are open to the general public taking priority preference to those households referred through an established agreement with community partners for the purpose of providing culturally specific service-enriched housing.

8 PBV units at or below 30% AMI: 4 two-bedrooms & 4 three-bedrooms These units are open to the general public taking priority preference based on the point system below. All applicants must qualify based on income and family size to be approved for a unit (as well as passing screening criteria; Project based units must also pass HAP screening criteria). The Project Based Voucher program follows all waitlist VAWA regulations as it pertains to emergency transfers as outlined in the Tenant Selection Plan. Applicants from PBV waitlist are selected by date/time and the preference points below.

15 points – Extenuating Circumstance

5 points – Households referred through an established agreement with community partners for the purpose of providing culturally specific service-enriched housing.

2 points – At or below 30% AMI.

There are no transfers between PBV units. Transfers will only be granted through Reasonable Accommodation and Extenuating Circumstances approved by Home Forward. Current residents not living in a PBV unit will need to apply and have their names added to a separate PBV waitlist and wait until their name is pulled from the waitlist before having access to the subsidy.

PBV OCCUPANCY REQUIREMENTS:

1. One bedroom for the head of household or a couple living together in a spousal-type relationship
2. One more bedroom for each 2 additional people
3. If the family chooses, up to 2 more people are allowed in a unit with a living room space
4. Exceptions can be considered due to reasonable accommodation or other extenuating circumstances. Please see Home Forward's Section 8 Administrative Plan if you need more information about subsidy standards: <http://homeforward.org/residents/section-8-handbook/policy-document>

PBV Occupancy Eligibility Requirement

Two Bed = 2 to 6 Pers

Three Bed = 4 to 8 Pers

2025 PBV Income Limits

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	26,070	29,790	33,510	37,230	40,230	43,200	46,170	49,170



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16 OHCS PSH units at or below 30% AMI: 2 one-bedrooms; 2 two-bedrooms; 5 three-bedrooms.

These units are open to the general public taking priority preference to households that are 30% or below AMI, and are referred through the regional Coordinated Entry System for the purposes of providing culturally specific service-enriched housing. The Permanent Supportive Housing program follows all waitlist VAWA regulations as it pertains to emergency transfers as outlined in the tenant selection plan.

Opening and Closing the Waitlists

Three (3) separate waitlists will be maintained. These waitlists may be temporarily closed if the estimated wait time is more than one year. The waiting lists will be reopened once the estimated wait time drops below 3 months.

GENERAL INFORMATION:

General Occupancy Eligibility Requirement							
Studio = 1 to 2 Pers	One Bed = 1 to 3 Pers	Two Bed = 2 to 5 Pers	Three Bed = 3 to 7 Pers				

2024 - Tenant Rents							
Studio = \$930	One Bed = \$990	Two Bed = \$1,200	Three Bed = \$1,380				

Security Deposits							
Studio = \$500	One Bed = \$600	Two Bed = \$700	Three Bed = \$800				

Pet Deposits (<i>must be under 35lbs</i>) **does not apply to assistance animals**							
Studio = \$300	One Bed = \$300	Two Bed = \$300	Three Bed = \$300				

2025 50% Multn. Income Limits							
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers
50%	43,450	49,650	55,850	62,050	67,050	72,000	76,950

