Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Project-Based Voucher (PBV) Wait List Opening

Frequently Asked Questions (FAQ)

What is the Project-Based Voucher (PBV) Program?

The Project-Based Voucher (PBV) Program provides rental assistance that is attached to a specific apartment community rather than to a family. If you are selected for housing, the rental assistance remains with that property.

When can I apply?

Select PBV waiting lists will open on **November 18, 2026, at 10:00 a.m.** and will close on **December 8, 2026, at 5:00 p.m.** Applications must be submitted during this period.

How do I apply?

Applications must be submitted online through the Stanislaus Regional Housing Authority website at www.stanregionalha.org. Applicants who need assistance with the application process may contact the Housing Authority at (209) 557-2053.

What if I need language assistance or a reasonable accommodation?

Applicants who require language assistance, an alternative application method, or a reasonable accommodation may contact the Stanislaus Regional Housing Authority at (209) 557-2053.

Do I need to be on another Housing Authority waiting list to apply?

No. Anyone who meets the eligibility requirements may apply during the open application period.

I am already on a Stan Regional HA waiting list. Do I need to apply for PBV?

Yes. If you are currently on another waiting list administered by the Housing Authority and wish to be considered for a PBV property, you must log in to the applicant portal and submit an application for the PBV waiting list. Being on another waiting list does not automatically place you on a PBV waiting list.

What income limits apply to these properties?

With the exception of Kansas House, all PBV properties included in this waiting list opening are limited to households with incomes at or below **50% of Area Median Income (AMI)**.

Kansas House is limited to households with incomes at or below **30% of Area Median Income (AMI)**.

Income eligibility is based on total gross household income and household size.

2026 Income Limits for Stanislaus County

Household Size	30% AMI	50% AMI
1 Person	$24,750	$41,250
2 Persons	$28,250	$47,150
3 Persons	$31,800	$53,050
4 Persons	$35,300	$58,900
5 Persons	$38,150	$63,650
6 Persons	$40,950	$68,350
7 Persons	$43,800	$73,050
8 Persons	$46,600	$77,750

Income limits are subject to HUD requirements and are based on household size.

Which properties are subject to the 50% AMI limit?

The following properties require household income at or below 50% AMI:

- Las Palmas, Patterson
- Westside Village, Newman
- Heritage Oaks, Oakdale
- Villas at Parkside, Turlock
- Waterford Gardens, Waterford
- Archway Commons, Modesto
- Avena Bella, Turlock
- Riverbank Central, Riverbank
- Riverbank Commons, Riverbank

Which property is subject to the 30% AMI limit?

- Kansas House, Modesto (Studio/Efficiency Units)

Does meeting the income limit guarantee housing assistance?

No. Meeting the income limit is only one eligibility requirement. Applicants must also meet occupancy standards and successfully complete screening for tenancy history, criminal background, and credit (each property will have a screening process). Some of properties also require additional Tax Credit eligibility.

What properties are included in this wait list opening?

Property	City	Type	Unit Sizes
Las Palmas	Patterson	Senior	1 Bedroom
Westside Village	Newman	Senior	1 & 2 Bedrooms
Heritage Oaks	Oakdale	Senior	1 & 2 Bedrooms
Villas at Parkside	Turlock	Family/Senior	1, 2 & 3 Bedrooms
Waterford Gardens	Waterford	Family/Senior	1 & 2 Bedrooms
Archway Commons	Modesto	Family/Senior	1, 2 & 3 Bedrooms
Avena Bella	Turlock	Family/Senior	2 & 3 Bedrooms
Riverbank Central	Riverbank	Family/Senior	2, 3 & 4 Bedrooms
Kansas House	Modesto	Family/Senior	Studio (Efficiency)
Riverbank Commons	Riverbank	Family/Senior	Studio, 1, 2, 3 & 4 Bedrooms

How many people can live in each unit size?

The Housing Authority and property owners use occupancy standards to help determine the appropriate unit size for a household. General occupancy guidelines are:

Unit Size	Household Size
Studio (Efficiency)	1–2 Persons
1 Bedroom	1–3 Persons
2 Bedrooms	2–5 Persons
3 Bedrooms	4–7 Persons
4 Bedrooms	6–1 Persons

Please note: These are general occupancy guidelines only. Each property may establish its own occupancy minimums and maximums in accordance with HUD

requirements, property management policies, fair housing requirements, and other applicable program rules. An applicant's household size will be reviewed to determine eligibility for specific unit sizes at each property.

Are seniors eligible to apply?

Yes. Several properties are designated for seniors, while others serve both seniors and families. Applicants must meet the eligibility criteria for the property they are applying for.

Are current residents of PBV properties eligible to apply?

Current residents who meet program requirements may apply during the open application period. Property management may identify potentially eligible residents; however, interested residents must complete an application during the waiting list opening period.

Who can I contact if I have questions?

For additional information or assistance, please contact the Stanislaus Regional Housing Authority at **(209) 557-2021**

> **Important:** Submission of an application does not guarantee placement in housing. Housing opportunities are limited, and all eligibility, occupancy, and screening requirements must be met before housing assistance can be provided