

Alameda / Contra Costa

# Tri-Valley Affordable Rental Housing Opportunities Guide

## SAN RAMON



## DANVILLE



## DUBLIN



## LIVERMORE

## PLEASANTON

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# Tri-Valley Housing Opportunities Guide

## INTRODUCTION

This directory of publicly assisted affordable rental housing resources is produced as a public service by the jurisdictions in the Tri-Valley area, including the Cities of Dublin, Livermore, Pleasanton, San Ramon, and the Town of Danville. The guide provides:

- A listing of housing-related services in the Tri-Valley area, including fair housing resources,
- A listing, by area, of affordable (below-market) rental units and,
- Information regarding emergency housing and resources available to Tri-Valley residents.

When searching for an affordable apartment, first decide where you would like to live. Review the apartment listings and, using the definitions of the different types of apartments, call the apartments that seem to meet your criteria and eligibility. You may need to make several calls and research other affordable housing opportunities on the Internet by visiting affordable housing developers' websites. Keep in mind that below-market apartments are in high demand, and it may require persistence and time to find an apartment that is affordable to your needs.

Note that not all affordable housing services are provided in all locations. Some emergency housing resources are located outside of the Tri-Valley area but are available to Tri-Valley residents. In all cases, these listings are provided for information only and are not an endorsement by Tri-Valley member jurisdictions.

Information provided may be subject to change. In addition, there may be waiting lists for housing and/or housing-related supportive services. You are encouraged to call each service or housing complex directly to obtain more information and to determine eligibility and unit availability.



# DEFINITIONS

**INCOME LIMITS** Income limits are established by law for admission into low and moderate income housing projects or to qualify for rent supplement assistance. Percentages are based on the most recent Area Median Income (AMI) for Alameda and Contra Costa Counties. Current income limits are found on page 23 of this guide.

**BELOW MARKET UNITS** A Below-Market-Rate (BMR) unit is an apartment that is priced to be affordable to households that are moderate income or below. Moderate income is defined as an annual income of 120% or less of the AMI for Alameda County and Contra Costa County and varies depending on the number of people in the household. AMI is adjusted every year. Usually, the BMR rent is lower than the rent of other units in the same development that are being sold or rented on the open market. Sometimes BMR units are priced for and restricted to households that are low income (80% or less of AMI) or very low income (50% or less of AMI).

**SENIOR HOUSING** This is housing that is restricted to seniors aged 62 and above. These communities are generally designed for seniors who are able to live on their own but desire the security and conveniences of community living. Some communities offer an enriched lifestyle with organized social and recreational programs as a part of everyday activities (Congregate Living or Retirement Communities), while others provide housing with only a minimal amount of amenities or services (Senior Apartments). Assisted living and nursing care are not included in these facilities unless otherwise noted.

**ACCESSIBLE UNITS** These are units that are fully accessible by wheelchair and incorporate specific features for persons with mobility impairments. Accessibility improvements may include features such as:

- Lower counters and cabinets
- Wheelchair passage widths and turning spaces
- Ramps
- Safety hand rails
- Grab bars
- Levers in place of door knobs
- Upgraded showers, tubs, lavatories, and kitchen sinks
- Long handled faucets
- Other features as described by the ADA Standards for Accessible Design (28 CFR Part 36)

**PUBLIC HOUSING** Housing that is financed and operated by a public agency (usually the local housing authority) with the aim of creating affordable housing. Rents are generally based on a percentage (usually 30%) of each household's monthly income.

**ACCEPTS SECTION 8** Section 8 is a federal rental assistance program (see Page 5). The acceptance of Section 8 vouchers is at the option of the individual owner or landlord. Interested persons should call to confirm the acceptance of Section 8 at each complex.

# FAIR HOUSING ASSISTANCE AND TENANT / LANDLORD COUNSELING

Housing discrimination on the basis of race, color, religion, national origin, sex, marital status, physical or mental handicap, familial status, sexual orientation, and any arbitrary reason in the sale or rental of any housing is illegal.

Tenant/Landlord Counseling programs are designed to help landlord and tenants understand their rights and responsibilities regarding rental housing. Mediation is provided where appropriate.

Fair housing and tenant/landlord issues are handled by the same agency. If you believe that you have experienced housing discrimination, please contact the appropriate fair housing service agency listed below. For more information about tenant/landlord counseling programs, please contact the appropriate agency.

| <b>RESOURCES FOR<br/>FAIR HOUSING ASSISTANCE &amp;<br/>TENANT / LANDLORD COUNSELING</b> |   |   |  |
|---|---|---|--|
| <b>Service Area</b>   | <b>Agency</b>   | <b>Telephone</b>  | <b>Web Site</b>  |
| Alameda County  | ECHO Housing  | Hayward: (510) 581-9380<br>E. Alameda Co.: (925) 449-7340 | <a href="http://www.echofairhousing.org">www.echofairhousing.org</a> |
| Contra Costa County   | Bay Area Legal Aid                                    | (510) 903-2612  | <a href="http://www.baylegal.org">www.baylegal.org</a>               |
| All   | Catholic Charities of the East Bay Housing Counseling | (925) 825-3099  | <a href="http://www.cceb.org">www.cceb.org</a>                       |
| All   | Pacific Community Services                            | (925) 439-1056  | <a href="http://www.pcsi.org">www.pcsi.org</a>                       |

# RENTAL ASSISTANCE PROGRAMS

## Section 8 Certificates and Vouchers

The federal Section 8 program provides monthly rental assistance to low-income households. Approved tenants pay a fixed percentage (approximately 30 percent) of their income directly to their landlord for housing costs. The local Public Housing Authority pays the remainder. The voucher is issued to the tenant, who can use the assistance at any property subject to acceptance by the landlord. The Section 8 program is highly competitive and the waiting list to obtain a voucher can be very lengthy. If you are interested in applying for Section 8 assistance, please contact the appropriate public housing authority listed below.

| <b>RESOURCES FOR SECTION 8 CERTIFICATES AND VOUCHERS</b> |  |                  |  |
|--|--|------------------|--|
| <b>Service Area</b>                                      | <b>Agency</b>  | <b>Telephone</b> | <b>Web Site</b>  |
| Alameda Co.<br>Dublin<br>Pleasanton                      | Housing Authority of the<br>County of Alameda<br>22941 Atherton St.<br>Hayward, CA 94541 | (510) 538-8876   | <a href="http://www.haca.net">www.haca.net</a>   |
| Contra Costa Co.<br>Danville<br>San Ramon                | Housing Authority of<br>Contra Costa County<br>3133 Estudillo St.<br>Martinez, CA 94553  | (925) 957-8000   | <a href="http://www.contracostahousing.org">www.contracostahousing.org</a>               |
| Livermore  | Livermore Housing Authority<br>3203 Leahy Way<br>Livermore, CA 94550                     | (925) 447-3600   | <a href="http://www.livermorehousingauthority.com">www.livermorehousingauthority.com</a> |
| <b>RESOURCES FOR SHARED HOUSING &amp; REFERRAL</b>       |  |                  |  |
| Alameda Co.  | Housing and Social Services<br>Referral  | 2-1-1            | <a href="http://www.edenir.org">www.edenir.org</a>                                       |

## Tri-Valley Rapid Re-Housing Program

Through the Tri-Valley Rapid Re-Housing Program, households are placed in housing, sign a lease in their own name, and receive rental assistance for up to 12 months. During this time, the household also accesses services to help them increase income and address their barriers to housing stability. As the household's income grows, rental assistance gradually tapers off until the family or individual is able to assume the full amount of the rent upon exiting the program. The program is available to Livermore and Pleasanton residents and is administered by Abode Services. You can contact Abode Services at (510) 657-7409 or via email at [info@abodeservices.org](mailto:info@abodeservices.org)

# RENT AND DEPOSIT ASSISTANCE

**ALAMEDA COUNTY RESIDENTS:** Eden Council for Hope and Opportunity (ECHO), a nonprofit agency located in and serving Alameda County, administers a Rental Assistance Program (RAP). ECHO works with tenants who have experienced a temporary financial setback, and their landlords, to create a feasible repayment schedule for expenses such as outstanding rent or move-in costs. ECHO offers participating landlords a guarantee of repayment. The RAP program is available in Livermore and Pleasanton. If you are a family with children, elderly, permanently disabled, emancipated foster youth, a veteran, a victim of domestic violence, or a pregnant woman in her second trimester or later and are seeking assistance with security deposit or delinquent rent, please call ECHO at (925) 449-7340.

**CONTRA COSTA COUNTY RESIDENTS:** Shelter, Inc. a non-profit agency located in and serving Contra Costa County, prevents families and individuals from becoming homeless by providing one-time financial assistance with a portion of either the move-in or stay-in costs for rental housing in Contra Costa County. Shelter, Inc. also provides, on a limited basis, case management and rental support for Contra Costa households at risk of homelessness. Information can be obtained by calling (925) 338-1038. Website: [www.shelterinc.org](http://www.shelterinc.org).



# RESIDENTIAL REHABILITATION PROGRAMS

**ALAMEDA COUNTY RESIDENTS** Housing rehabilitation services are available to Tri-Valley residents through the cities of Livermore and Pleasanton and the County of Alameda (for Dublin and unincorporated areas). Housing rehabilitation programs provide financial and technical assistance to low-income homeowners for rehabilitation of owner-occupied homes, to tenants for accessibility improvements, and to owners of residential rental property where at least 51 percent of the units are occupied by low-income tenants. The following are examples of some of the services that are available through these programs:

- Minor home repair to address immediate hazards (small grants)
- Owner-occupied rehabilitation loans (low-interest deferred or payment loans)
- Exterior paint and clean-up grants
- Accessibility grants for tenants and owner-occupied residences (small grants)
- Rehabilitation of rental property units (low-interest loans)

**For more information on housing rehabilitation programs in the Tri-Valley area contact:**

|                         |                |  |
|-------------------------|----------------|--|
| Livermore               | (925) 960-4590 | <a href="http://www.cityoflivermore.net/citygov/cedd/hhs/housing/rehab">www.cityoflivermore.net/citygov/cedd/hhs/housing/rehab</a> |
| Pleasanton              | (925) 931-5013 | <a href="http://www.cityofpleasantonca.gov/resident/housing/rehab">www.cityofpleasantonca.gov/resident/housing/rehab</a>           |
| Alameda County (Dublin) | (510) 567-8280 | <a href="http://www.achhd.org/programs/housing-rehab/">www.achhd.org/programs/housing-rehab/</a>                                   |

**CONTRA COSTA COUNTY RESIDENTS** The Neighborhood Preservation Program in the Contra Costa County Building Inspection Department provides loans to low and moderate-income persons to improve their homes by correcting health and safety problems and improving livability. Housing rehabilitation loans are available throughout the entire county of Contra Costa except for the incorporated limits of the cities of Pittsburg and Richmond. For more information about this program, please call (925) 674-7207 or visit [www.co.contra-costa.ca.us/4334/Neighborhood-Preservation-Program](http://www.co.contra-costa.ca.us/4334/Neighborhood-Preservation-Program)

The Rental Rehabilitation Program of the Housing Authority of Contra Costa County provides financial and technical assistance to owners of residential rental property throughout Contra Costa County for the rehabilitation of units which are restricted as affordable to low-income tenants. Low-interest loans are made to address health and safety issues and to improve unit accessibility. For more information about this program, please call (925) 957-8000 or visit [www.contracostahousing.org](http://www.contracostahousing.org).

**CITY OF SAN RAMON RESIDENTS** - The Housing Rehabilitation Grant Program offers income eligible households up to \$5,000 of grant assistance to perform health and safety home repairs. For further information, call the City of San Ramon Housing Rehabilitation Grant Program at (925) 973-2580. [www.sanramon.ca.gov/housing/rehab.html](http://www.sanramon.ca.gov/housing/rehab.html)

# **Affordable Rental Complexes by City**



# Danville

| Complex Name & Address   | Income Limits<br><i>[see Definitions on p. 3]</i> | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|--|---|--------------------|--------------------------|---------------------------|---------------|
| <b>Danville Hotel</b><br><b>2 Units (Studio)</b><br>411 Hartz Ave. (925) 328-1240<br><a href="http://www.castlemanagement.com">www.castlemanagement.com</a>  | [n/a; contact office]                             | 2                  |                          | <b>X</b>                  |               |
| <b>Meadow Wood at Alamo Creek</b><br><b>120 Units (1, 2 BR)</b> <i>[Contra Costa County]</i><br>3000 Damani Ct. (925) 309-4670<br><a href="http://www.meadowwoodatalamocreek.com">www.meadowwoodatalamocreek.com</a> | 50, 80, 120% of median                            | 118                | [55+ yrs.]<br><b>X</b>   | <b>X</b>                  |               |
| <b>Quail Ridge (Elworthy West) Apts.</b><br><b>13 Units (1, 2, 3 BR)</b><br>1193 San Ramon Valley Blvd.<br>(510) 725-4775<br><a href="http://www.pinzagroup.com">www.pinzagroup.com</a>                              | 50% of median                                     | 7                  |                          | <b>X</b>                  | <b>X</b>      |
| <b>Rose Garden Village Apts.</b><br><b>55 Units (1, 2 BR)</b><br>802 Camino Ramon (925) 855-1720   | [n/a; contact office]                             | 55                 |                          | <b>X</b>                  |               |

| Complex Name & Address  | Income Limits                | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|---|------------------------------|--------------------|--------------------------|---------------------------|---------------|
| <i>[see Definitions on p. 3]</i>  |                              |                    |                          |                           |               |
| <b>Sequoia Grove</b><br><b>38 Units (2 BR)</b><br>900-986 Podva Rd. (925) 314-3003  | <i>[n/a; contact office]</i> | 38                 |                          | <b>X</b>                  |               |
| <b>Sycamore Place</b><br><b>74 Units (1 BR)</b><br>35 Laurel Dr. (925) 820-7160<br><a href="http://www.bridgehousing.com/properties">www.bridgehousing.com/properties</a>         | 50-80% of median             | 74                 | <b>X</b>                 | <b>X</b>                  |               |
| <b>Willow Commons</b><br><b>22 Units (Studio, 1, 2 BR)</b><br>1011 Hartz Way (510) 614-6200   | 50, 80, 120% of median       | 9 (+13 mod inc)    | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |
| <b>Villas at Monterosso</b><br><b>96 Units (2 BR)</b><br>1000 Casablanca Terrace (925) 208-8990<br><a href="http://www.braddockandlogan-aps.com">www.braddockandlogan-aps.com</a> | 50, 80, 120% of median       | 34                 |                          | <b>X</b>                  |               |





# Dublin

| Complex Name & Address  | Income Limits    | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8                  |
|---|------------------|--------------------|--------------------------|---------------------------|--------------------------------|
| <b>Avalon Dublin Station</b><br><b>253 Units (Studio, 1, 2, 3 BR)</b><br>5200 Iron Horse Pkwy. (925) 828-7181<br><a href="http://www.avaloncommunities.com">www.avaloncommunities.com</a>       | 120% of median   | 50                 |                          |                           |                                |
| <b>Avana Dublin Station</b><br><b>177 Units (2 BR)</b><br>6233 Dougherty Rd. (925) 803-0411<br><a href="http://www.avanadublinstation.com">www.avanadublinstation.com</a>                       | 120% of median   | 2                  |                          | <b>X</b>                  |                                |
| <b>Camellia Place</b><br><b>112 Units (1, 2, 3 BR)</b><br>5450 DeMarcus Blvd. (925) 829-4900<br><a href="http://www.camelliaplaceapts.com">www.camelliaplaceapts.com</a>                        | 80% of median    | 111                |                          | <b>X</b>                  | <b>X</b>                       |
| <b>Carlow Court Senior Apts. at Emerald Vista - 50 Units (1 BR)</b><br>6880 Mariposa Circle (925) 361-0733<br><a href="http://www.edenhousing.org">www.edenhousing.org</a>                      | 50% of median    | 49                 | <b>X</b>                 | <b>X</b>                  | <i>Project based Section 8</i> |
| <b>Dublin Family Apts. – Coming Soon 2017!</b><br><b>66 Units (1, 2, 3 BR)</b><br>6707 Golden Gate Drive (510) 582-1460<br><a href="http://www.edenhousing.com">www.edenhousing.com</a>         | 50-60% of median | 65                 |                          | <b>X</b>                  | <b>X</b>                       |
| <b>Eclipse at Dublin Station</b><br><b>305 Units (1, 2, 3 BR)</b><br>5300 Iron Horse Pkwy. (855) 616-6442<br><a href="http://www.eclipseatdublinstation.com">www.eclipseatdublinstation.com</a> | 120% of median   | 30                 |                          |                           | <b>X</b>                       |

| Complex Name & Address  | Income Limits     | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|---|-------------------|--------------------|--------------------------|---------------------------|---------------|
| <b>Oak Grove Family Apts. at Dublin Ranch</b><br><b>305 Units (1, 2 BR)</b><br>4161 Keegan St. (925) 829-2916<br><a href="http://www.thegrovesatdublinranch.com">www.thegrovesatdublinranch.com</a> | 60% of median     | 243                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Park Sierra at Iron Horse Trail</b><br><b>283 Units (1, 2, 3 BR)</b><br>6450 Dougherty Rd. (925) 560-0050<br><a href="http://www.sheaapartments.com">www.sheaapartments.com</a>                  | 60% of median     | 57                 |                          | <b>X</b>                  | <b>X</b>      |
| <b>Pine Grove 55+ Apartments</b><br><b>322 Units (1, 2 BR)</b><br>3115 Finnian Way (925) 560-0965<br><a href="http://www.thegrovesatdublinranch.com">www.thegrovesatdublinranch.com</a>             | 60% of median     | 292                | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |
| <b>Tralee Village Apartments</b><br><b>130 Units (1, 2, 3 BR)</b><br>6599 Dublin Blvd., Suite O (925) 829-4400<br><a href="http://www.traleevillageapts.com">www.traleevillageapts.com</a>          | 50-120% of median | 16                 |                          |                           |               |
| <b>Wexford Way at Emerald Vista</b><br><b>130 Units (1, 2, 3, 4 BR)</b><br>6900 Mariposa Circle (925) 999-8439<br><a href="http://www.edenhousing.com">www.edenhousing.com</a>                      | 50-80% of median  | 129                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Wicklow Square Senior Apts.</b><br><b>54 Units (1 BR)</b><br>7606 Amador Valley Blvd. (925) 556-9424<br><a href="http://www.edenhousing.com">www.edenhousing.com</a>                             | 60% of median     | 53                 | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |





# Livermore

| Complex Name & Address   | Income Limits<br><i>[see Definitions on p. 3]</i> | Below Market Units | Senior Housing (62+ yrs)                   | Includes Accessible Units                  | Accepts Sec 8 |
|--|---|--------------------|--|--|---------------|
| <b>Arbor Vista</b><br><b>80 Units (1 BR)</b><br>1300 S. Livermore Ave. (925) 454-9605<br><a href="http://www.abhow.com">www.abhow.com</a>  | 50% of median                                     | 80                 | <b>X</b>                                   | <b>X</b>                                   | <b>X</b>      |
| <b>Arroyo Del Valle Commons</b><br><b>12 Units (1 BR)</b><br>1140 Mocho St. (925) 443-6662<br><a href="http://www.edenhousing.org">www.edenhousing.org</a>                                       | 50% of median                                     | 11                 |  | <i>For developmentally disabled adults</i> |               |
| <b>Bluebell Apts.</b><br><b>18 Units (2 BR)</b><br>1023-1045 Bluebell Dr. (925) 858-3162<br><a href="http://www.livermorehousingauthority.com">www.livermorehousingauthority.com</a>             | 50% of median                                     | 9                  |  |  | <b>X</b>      |
| <b>Carmen Avenue Apts.</b><br><b>30 Units (Studio, 1, 2, 3 BR)</b><br>2891 Carmen Ave. (925) 649-8500<br><a href="http://www.ahainc.org">www.ahainc.org</a>                                      | 30% of median                                     | 29                 |  | <b>X</b>                                   | <b>X</b>      |
| <b>Chestnut Apts.</b><br><b>6 Units (2 BR)</b><br>2264 Chestnut St. (925) 447-3600 x202<br><a href="http://www.livermorehousingauthority.com">www.livermorehousingauthority.com</a>              | 50-60% of median                                  | 6                  |  |  | <b>X</b>      |
| <b>Heritage Estates</b><br><b>250 Units (Studio, 1, 2 BR)</b><br>900 E. Stanley Blvd. (925) 373-3636<br><a href="http://www.heritageestatesretirement.com">www.heritageestatesretirement.com</a> | 50-60% of median                                  | 102                | <i>Assisted living (continuum of care)</i> | <b>X</b>                                   | <b>X</b>      |

| Complex Name & Address  | Income Limits<br><i>[see Definitions on p. 3]</i> | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8                  |
|---|---|--------------------|--------------------------|---------------------------|--------------------------------|
| <b>Heritage Estates Apartments</b><br><b>130 Units (1, 2 BR)</b><br>800 E. Stanley Blvd. (925) 371-2300<br><a href="http://www.heritageestatesretirement.com">www.heritageestatesretirement.com</a> | 50-60% of median                                  | 55                 | <b>X</b>                 | <b>X</b>                  | <b>X</b>                       |
| <b>Heritage Park</b><br><b>167 Units (Studio, 1, 2 BR)</b><br>1089 Bluebell Dr. (925) 449-4344<br><a href="http://www.heritageparklivermore.com">www.heritageparklivermore.com</a>                  | 80% of median                                     | 33                 | <b>X</b>                 | <b>X</b>                  | <b>X</b>                       |
| <b>Hillcrest Gardens</b><br><b>54 Units (Studio, 1, 2 BR)</b><br>550 Hillcrest Ave. (925) 449-1111<br><a href="http://www.abhow.com">www.abhow.com</a>  | 50% of median                                     | 54                 | <b>X</b>                 |                           | <i>Project based Section 8</i> |
| <b>Las Posadas</b><br><b>9 Units (3 BR)</b><br>353 North I St. (925) 447-3600<br><a href="http://www.livermorehousingauthority.com">www.livermorehousingauthority.com</a>                           | 50-60% of median                                  | 9                  |                          |                           | <b>X</b>                       |
| <b>Leahy Square</b><br><b>125 Units (1-5 BR)</b><br>3203 Leahy Way (925) 447-3600<br><a href="http://www.livermorehousingauthority.com">www.livermorehousingauthority.com</a>                       | 50-80% median; <u>Public Housing</u>              | 125                |                          |                           | <b>X</b>                       |
| <b>Maralisa Meadows</b><br><b>50 Units (1, 2, 3 BR)</b><br>6715 Water Lily Commons (925) 455-6522<br><a href="http://www.maralisameadows.com">www.maralisameadows.com</a>                           | 80% of median                                     | 31                 |                          | <b>X</b>                  |                                |
| <b>Oak Street Apts.</b><br><b>8 Units (1, 2 BR)</b><br>2174 Oak St.   | 50% of median                                     | 2                  |                          |                           |                                |
| <b>Outrigger Apts.</b><br><b>42 Units (Studio, 1, 2 BR)</b><br>1020 Dolores Ave.<br>(925) 454-1092  | 35-80% of median                                  | 28                 |                          |                           | <b>X</b>                       |

| Complex Name & Address   | Income Limits    | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8                  |
|--|------------------|--------------------|--------------------------|---------------------------|--------------------------------|
| <b>Owl's Landing</b><br><b>72 Units (1, 2, 3 BR)</b><br>860 Herman Ave. (925) 443-6662<br><a href="http://www.edenhousing.org">www.edenhousing.org</a>   | 60% of median    | 72                 |                          |                           | <b>X</b>                       |
| <b>Stoney Creek Apts.</b><br><b>70 Units (2, 3 BR)</b><br>5896 East Ave. (925) 447-6962<br><a href="http://www.edenhousing.org">www.edenhousing.org</a>  | 50-60% of median | 70                 |                          |                           | <b>X</b>                       |
| <b>Vandenburgh Villa</b><br><b>40 Units (1 BR)</b><br>3300 Gardella Plaza (925) 454-0580<br><a href="http://www.edenhousing.org">www.edenhousing.org</a> | 50% of median    | 40                 | <b>X</b>                 |                           | <i>Project based Section 8</i> |
| <b>Vineyard Village</b><br><b>73 Units (1 BR)</b><br>3700 Pacific Ave. (925) 443-9270<br><a href="http://www.abhow.com">www.abhow.com</a>                | 50% of median    | 73                 | <b>X</b>                 |                           | <i>Project based Section 8</i> |





# Pleasanton

| Complex Name & Address<br><i>[see Definitions on p. 3]</i>   | Income Limits     | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|--|-------------------|--------------------|--------------------------|---------------------------|---------------|
| <b>Anton Hacienda</b><br><b>168 Units (1, 2, 3 BR)</b><br>5725 W. Las Positas Bl. (925) 251-1800<br><a href="http://www.antonhacienda.com">www.antonhacienda.com</a> | 50% of median     | 35                 |                          | <b>X</b>                  | <b>X</b>      |
| <b>Civic Square</b><br><b>298 Units (1, 2 BR)</b><br>4800 Bernal Ave. (925) 484-1011<br><a href="http://www.rent-civicsquare.com">www.rent-civicsquare.com</a>       | 80-120% of median | 36                 |                          |                           | <b>X</b>      |
| <b>Division St. Senior Apts.</b><br><b>20 Units (1 BR)</b><br>443 Division St.<br>(925) 484-3833   | 50-80% of median  | 20                 | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |
| <b>Galloway Pleasanton</b><br><b>254 Units (Studio, 1, 2 3 BR)</b><br>4863 Willow Road<br>(866) 430-9524   | 50% AMI           | 38                 |                          | <b>X</b>                  | <b>X</b>      |

| Complex Name & Address   | Income Limits<br><i>[see Definitions on p. 3]</i> | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|--|---|--------------------|--------------------------|---------------------------|---------------|
| <b>The Gardens at Ironwood</b><br><b>172 Units (1, 2 BR)</b><br>3431 Cornerstone Ct. (888) 210-8896<br><a href="http://www.gardensatironwood.com">www.gardensatironwood.com</a>  | 50-60% of median                                  | 138                | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |
| <b>Gatewood Apartments</b><br><b>200 Units (1, 2 BR)</b><br>3992 Stoneridge Dr.<br>(925) 426-0700  | 80% of median                                     | 50                 |                          |                           | <b>X</b>      |
| <b>The Kensington Apts.</b><br><b>100 Units (1, 2 BR)</b><br>1551 East Gate Way (925) 846-8882<br><a href="http://www.the-kensington.net">www.the-kensington.net</a>   | 50-80% of median                                  | 31                 |                          |                           |               |
| <b>Kottinger Place (Closed for Reconstruction)</b><br>240 Kottinger Dr.<br><i>For future leasing info please contact :</i><br>MidPen Housing<br>(855) 278-7669 Press #5 at prompt for info<br><a href="http://www.cityofpleasantonca.gov/resident/housing/seniors/kottinger.asp">www.cityofpleasantonca.gov/resident/housing/seniors/kottinger.asp</a> | 55% of median;<br><u>Public Housing</u>           |                    | <b>X</b>                 | <b>X</b>                  |               |
| <b>Park Hacienda</b><br><b>540 Units (1, 2, 3 BR)</b><br>5650 Owens Dr. (925) 398-7368<br><a href="http://www.equityapartments.com">www.equityapartments.com</a>   | 80% of median                                     | 135                |                          | <b>X</b>                  |               |
| <b>Parkview Assisted Living</b><br><b>105 Units (Studio, 1, 2 BR)</b><br>100 Valley Ave. (925) 461-3042<br><a href="http://www.eskaton.org/parkview.html">www.eskaton.org/parkview.html</a>  | 25-50% of median                                  | 31                 | <b>X</b>                 | <b>X</b>                  |               |

| Complex Name & Address   | Income Limits<br><i>[see Definitions on p. 3]</i> | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|--|---|--------------------|--------------------------|---------------------------|---------------|
| <b>Pleasanton Gardens</b><br><b>40 Units (Studio, 1 BR)</b><br>251 Kottinger Dr.<br>(925) 846-3050   | 50-80% of median                                  | 40                 | <b>X</b>                 | <b>X</b>                  |               |
| <b>The Promenade</b><br><b>146 Units (1, 2, 3 BR)</b><br>5300 Case Ave. (925) 461-1948<br><a href="http://epmi-co.com/properties/the-promenade/">epmi-co.com/properties/the-promenade/</a> | 50-60% of median                                  | 68                 |                          | <b>X</b>                  | <b>X</b>      |
| <b>Ridge View Commons</b><br><b>200 Units (1, 2 BR)</b><br>5200 Case Ave.<br>(925) 484-5131  | 25-60% of median                                  | 200                | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |
| <b>Stanley Junction Senior Apts.</b><br><b>86 Units (1 BR)</b><br>4031 Stanley Blvd.<br>(925) 462-6180   | 50, 60, 80% of median                             | 86                 | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |

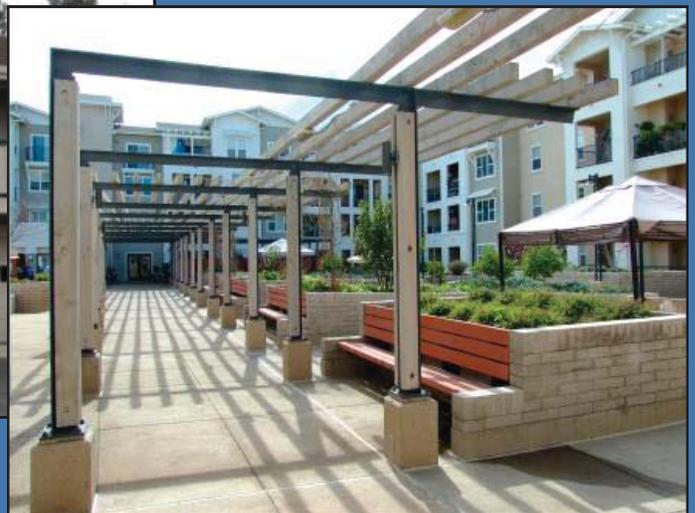
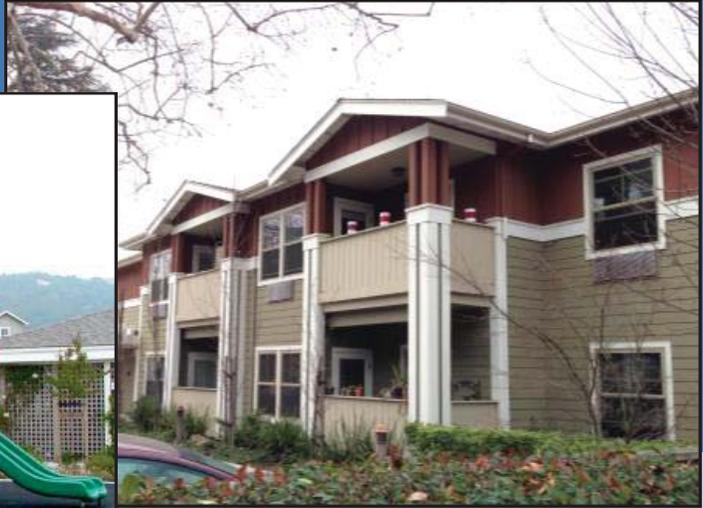


# San Ramon

| Complex Name & Address   | Income Limits          | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|--|------------------------|--------------------|--------------------------|---------------------------|---------------|
| <b>Canyon Oaks at Windemere</b><br><b>250 Units (1, 2, 3 BR)</b><br>1 Amberstone Ln. (866) 626-2703<br><a href="http://www.essexapartmenthomes.com">www.essexapartmenthomes.com</a>          | 120% of median         | 250                |                          | <b>X</b>                  |               |
| <b>Cornerstone at Gale Ranch</b><br><b>266 Units (1, 2, 3 BR)</b><br>2200 Brookcliff Circle (925) 648-1005<br><a href="http://www.cornerstonegaleranch.com">www.cornerstonegaleranch.com</a> | 50, 80, 120% of median | 266                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Falcon Bridge at Gale Ranch</b><br><b>256 Units (1, 2, 3 BR)</b><br>500 Copperset Rd. (925) 968-1175<br><a href="http://www.falconbridgeapts.com">www.falconbridgeapts.com</a>            | 120% of median         | 256                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Highlands Point at Windemere</b><br><b>293 Units (1, 2, 3 BR)</b><br>2311 Ivy Hill Way (888) 779-3262<br><a href="http://www.highlandspointapts.com">www.highlandspointapts.com</a>       | 50, 80, 120% of median | 293                |                          | <b>X</b>                  | <b>X</b>      |

| Complex Name & Address   | Income Limits<br><i>[see Definitions on p. 3]</i> | Below Market Units | Senior Housing (62+ yrs) | Includes Accessible Units | Accepts Sec 8 |
|--|---|--------------------|--------------------------|---------------------------|---------------|
| <b>Mill Creek at Windemere</b><br><b>400 Units (1, 2, 3 BR)</b><br>2100 Waterstone Place (866) 557-0608<br><a href="http://www.essexapartmenthomes.com">www.essexapartmenthomes.com</a>                  | 120% of median                                    | 400                |                          | <b>X</b>                  |               |
| <b>Muirlands at Windemere</b><br><b>350 Units (1, 2, 3 BR)</b><br>1108 Crestfield Dr. (877) 817-9552<br><a href="http://www.muirlands-aps.com">www.muirlands-aps.com</a>                                 | 50-60% of median                                  | 350                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Seville at Gale Ranch</b><br><b>165 Units (1, 2, 3 BR)</b><br>2000 Bellas Artes Circle (925) 736-9100<br><a href="http://www.thesevilleapts.com">www.thesevilleapts.com</a>                           | 50 - 80% of median                                | 165                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Valencia Apartments at Gale Ranch</b><br><b>186 Units (1, 2, 3 BR)</b><br>1200 Golden Bay Ave. (925) 968-9073<br><a href="http://www.valenciaaptsatgaleranch.com">www.valenciaaptsatgaleranch.com</a> | 50-120% of median                                 | 186                |                          | <b>X</b>                  | <b>X</b>      |
| <b>Valley Vista</b><br><b>104 Units (1, 2 BR)</b><br>20709 San Ramon Valley. Blvd.<br>(925) 551-3300<br><a href="http://www.valleyvistasanramon.com">www.valleyvistasanramon.com</a>                     | 50 - 80% of median                                | 104                | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |
| <b>Villa San Ramon</b><br><b>120 Units (Studio, 1, 2 BR)</b><br>9199 Fircrest Ln. (925) 803-9100<br><a href="http://www.vintagesenior.com">www.vintagesenior.com</a>                                     | 50 - 60% of median                                | 24                 | <b>X</b>                 | <b>X</b>                  | <b>X</b>      |





# INCOME ELIGIBILITY CHART FOR ALAMEDA AND CONTRA COSTA COUNTIES

Use this chart to determine, generally, if you are income-eligible for the apartment complexes listed. *[Figures are adjusted annually and are based on the Area Median Income issued by the U.S. Department of Housing and Urban Development (HUD). ]*

## MAXIMUM ANNUAL INCOME (ADJUSTED BY HOUSEHOLD SIZE) 2016

| Household Size | 30% AMI  | 50% AMI  | 60% AMI  | 80% AMI  | Area Median Income (AMI) | 120% AMI  |
|----------------|----------|----------|----------|----------|--------------------------|-----------|
| 1              | \$20,500 | \$34,150 | \$40,980 | \$52,650 | \$65,500                 | \$78,600  |
| 2              | \$23,400 | \$39,000 | \$46,800 | \$60,150 | \$74,900                 | \$89,850  |
| 3              | \$26,350 | \$43,900 | \$52,680 | \$67,650 | \$84,250                 | \$101,050 |
| 4              | \$29,250 | \$48,750 | \$58,500 | \$75,150 | \$93,600                 | \$112,300 |
| 5              | \$31,600 | \$52,650 | \$63,180 | \$81,200 | \$101,100                | \$121,300 |
| 6              | \$33,950 | \$56,550 | \$67,860 | \$87,200 | \$108,600                | \$130,250 |



**ECHO Housing's Pre-Purchase Counseling and Housing Opportunity Center (HOC)** provides housing counseling and education for persons purchasing homes within the cities of Livermore and Pleasanton. The HOC provides financial education, assesses homebuyer preparedness, and provides information and linkage to affordable homeownership opportunities and down payment assistance programs for first-time homebuyers.

The HOC works with prospective homebuyers to identify barriers to homeownership, create an action plan with the potential homebuyers; assess their preparedness for the purchase, and prepare them for the responsibility of being homeowners, (including steps to cleaning up adverse credit and budgeting).

The HOC also offers assistance with early delinquency/foreclosure recovery, education and referrals, and post-purchase workshops.

Livermore and Pleasanton residents who are interested in receiving more information about the HOC programs and services, or want to register to attend a HOC Program Orientation, can call (925) 1-855-ASK-ECHO or visit the HOC's website at: <http://www.echofairhousing.org/> .

**ECHO Housing's Pre-Purchase Counseling and Housing Opportunity Center**

141-A N. Livermore Avenue  
Livermore, CA 94550  
Phone: (855) ASK-ECHO



# HOUSING AND SERVICES FOR PERSONS WITH SPECIAL NEEDS

The cities and counties of the Tri-Valley work collaboratively with a large number of agencies and housing providers to coordinate housing and services for persons with special needs and disabilities. Specific information on housing opportunities and services can be obtained by contacting the agencies and complexes described in this section.

## **Bay Area Community Services (BACS)**

Through its Valley Wellness Center, BACS provides supportive services to persons with mental health-related disabilities. BACS owns and operates housing units throughout Alameda County including shared housing in Livermore and a six-unit apartment complex in downtown Pleasanton. Rental opportunities are administered directly by BACS. Contact: (925) 484-8457; [www.bayareacs.org](http://www.bayareacs.org)

## **Carmen Avenue Apartments, Livermore**

This 30-unit complex provides 100% ADA accessible rental housing for low-income persons with disabilities and special needs and for formerly homeless individuals and families. The complex is owned by Satellite Affordable Housing Associates. Leasing inquiries should be directed to the on-site management office. Contact: (925) 606-8031; [www.sahahomes.org](http://www.sahahomes.org)

## **Fremont Oak Gardens, Fremont**

This 51-unit complex provides rental housing for low-income deaf senior citizens and is a regional housing resource. Leasing inquiries should be directed to the on-site management office. Contact: (510) 490-4013; [www.satellitehousing.org/pages/housing.html](http://www.satellitehousing.org/pages/housing.html)

## **Housing Consortium of the East Bay (HCEB)**

HCEB is a non-profit housing developer that owns and operates affordable shared housing for persons with developmental disabilities and mental health-related disabilities. HCEB currently owns and operates shared housing units throughout Alameda County, including Livermore. Contact: (510) 832-1315; [www.hceb.org](http://www.hceb.org)

## **Lorenzo Creek, Castro Valley**

This 28-unit complex provides rental housing for formerly homeless and chronically disabled persons and is a regional housing resource. Leasing inquiries should be directed to the on-site management office. Contact: (510) 881-7622; [www.abodeservices.org](http://www.abodeservices.org)

## **Promenade Apartments, Pleasanton**

This 146-unit complex includes 68 below-market rent units. Four (4) units on the ground floor are prioritized for persons with physical disabilities and include universal design features to promote accessibility and independent living. Leasing is administered directly by on-site management staff. Contact: (925) 461-1948; [epmi-co.com/properties/the-promenade](http://epmi-co.com/properties/the-promenade)

## REACH

Formerly known as HOUSE, Inc., REACH provides housing in Pleasanton and Livermore for extremely low income adults with developmental disabilities who are able to live independently with supportive services. Housing inquiries should be directed to REACH.

Contact: [www.trivalleyreach.org](http://www.trivalleyreach.org)

## Assisted Living Facilities

Housing opportunities for persons with disabilities are also available through several assisted living facilities that have been developed in the Tri-Valley in recent years. For more information, contact the appropriate housing offices in each city (see below).

## Residential Care Facilities

Residential care facilities licensed by the State generally accommodate up to six (6) residents in a neighborhood setting and are licensed for a particular type of care or shelter (e.g., elderly, disabled, youth, etc.). Information on licensed facilities in the Tri-Valley area can be obtained from the State of California Community Care Licensing Division. Contact: (510) 286-4201; [www.cclld.ca.gov](http://www.cclld.ca.gov)

The following agencies provide services to persons with disabilities and special needs:

|  |  |
|--|--|
| Community Resources for Indep. Living (CRIL) | (925) 371-1531; <a href="http://www.crilhayward.org">www.crilhayward.org</a>               |
| Eden Council for Hope and Opportunity (ECHO) | (925) 449-7340; <a href="http://www.echofairhousing.org">www.echofairhousing.org</a>       |
| 2-1-1 Community Services Hotline             | Dial "2-1-1"; <a href="http://www.211.org">www.211.org</a>                                 |
| East Bay Innovations                         | (510) 618-1580; <a href="http://www.eastbayinnovations.com">www.eastbayinnovations.com</a> |
| Regional Center of the East Bay (RCEB)       | (510) 383-1200; <a href="http://www.rceb.org">www.rceb.org</a>                             |
| Easter Seals Bay Area                        | (925) 828-8857; <a href="http://bayarea.easterseals.com">bayarea.easterseals.com</a>       |
| Keystone Adult Learning Center               | (925) 484-5330; <a href="http://www.kalc.org">www.kalc.org</a>                             |

The following table lists the individual housing offices for Tri-Valley city and county jurisdictions:

|  |  |
|--|--|
| Town of Danville, 510 LaGonda Way              | (925) 314-3300; <a href="http://www.danville.ca.gov">www.danville.ca.gov</a>               |
| City of Dublin, 100 Civic Plaza                | (925) 833-6610; <a href="http://www.dublin.ca.gov">www.dublin.ca.gov</a>                   |
| City of Livermore, 1052 So. Livermore Ave.     | (925) 960-4580; <a href="http://www.cityoflivermore.net">www.cityoflivermore.net</a>       |
| City of Pleasanton, 200 Old Bernal Ave.        | (925) 931-5007; <a href="http://www.cityofpleasantonca.gov">www.cityofpleasantonca.gov</a> |
| City of San Ramon, 2401 Crow Canyon Rd.        | (925) 973-2560; <a href="http://www.sanramon.ca.gov">www.sanramon.ca.gov</a>               |
| County of Alameda, 224 W. Winton Ave., Hayward | (510) 670-5404; <a href="http://www.acgov.org/cda/hcd">www.acgov.org/cda/hcd</a>           |
| County of Contra Costa, 30 Muir Rd., Martinez  | (925) 674-7208; <a href="http://www.ccreach.org">www.ccreach.org</a>                       |

# SHELTER INFORMATION & REFERRAL

For information on housing and social services availability, and housing and shelter referral, **DIAL 2-1-1 from any telephone** or:

**Alameda County:** Dial 888-886-9660 or visit [www.211alamedacounty.org](http://www.211alamedacounty.org).  
**Contra Costa County:** Dial 800-830-5380 or visit [www.crisis-center.org](http://www.crisis-center.org).  
**Bay Area HELPLINK:** Dial 800-273-6222 or visit [www.211bayarea.org](http://www.211bayarea.org) (San Francisco, San Mateo, Santa Cruz, Solano, Marin and Napa Counties).

## **ALAMEDA COUNTY:**

*(Shelters marked \* also take clients outside of Alameda County)*

| Name                        | Location    | Phone          | Target Population             |
|-----------------------------|-------------|----------------|-------------------------------|
| Berkeley Emer Food & Hsng   | Berkeley*   | (866) 960-2132 | Singles and families          |
| Harrison House              | Berkeley    | (510) 843-3780 | Singles and families          |
| AASRA (Fed. of Indo. Am.)   | Fremont     | (510) 502-1245 | S. Asian battered women/chld. |
| SAVE, Inc.                  | Fremont*    | (510) 794-6055 | Domestic violence victims     |
| Abode / Sunrise Village     | Fremont     | (510) 252-0910 | Singles and families          |
| Emergency Shelter Program   | Hayward     | (888) 339-SAFE | Women and children            |
| FESCO                       | Hayward     | (510) 581-3223 | Families with children        |
| Human Outreach Agency       | Hayward     | (510) 582-1172 | Single men w/ A.C. voucher    |
| So. County Homeless Project | Hayward     | (510) 732-5956 | Mentally disabled singles     |
| Shepherd's Gate             | Livermore*  | (925) 487-4147 | Women and children            |
| Sojourner House             | Livermore   | (925) 449-2510 | Families w/ children/teens    |
| Tri-Valley Haven            | Livermore   | (800) 884-8119 | Domestic violence victims     |
| Second Chance               | Newark      | (510) 792-HELP | Single adults and families    |
| 24 Hour Emergency Shelter   | Oakland     | (510) 534-6030 | Women w/ or w/o children      |
| A Safe Place                | Oakland*    | (510) 536-7233 | Domestic violence victims     |
| City Team Ministries        | Oakland*    | (510) 452-3758 | Single men                    |
| E. Oakland Comm. Project    | Oakland     | (510) 532-3211 | Singles and families          |
| Building Futures            | San Leandro | (866) 292-9688 | Women and children            |

**CONTRA COSTA COUNTY:** *If you need shelter, call (800) 808-6444 to get on the Homeless Hotline Waitlist (Mon-Fri 8:00am-12:00pm; 1:00-4:00pm).*

|                         |           |                |                        |
|-------------------------|-----------|----------------|------------------------|
| Love a Child Shelter    | Bay Point | (925) 458-5663 | Families and children  |
| Shepherd's Gate         | Brentwood | (925) 308-7507 | Families and singles   |
| Concord Shelter         | Concord   | (800) 799-6599 | Single adults          |
| Mountain View House     | Martinez  | (925) 228-6920 | Families               |
| SAFE Place              | Martinez  | (800) 718-4357 | Youth, 9-17            |
| Shelter, Inc.           | Martinez  | (925) 335-0698 |                        |
| Bay Area Rescue Mission | Richmond  | (510) 215-4860 | Families & singles     |
| Brookside Shelter       | Richmond  | (800) 799-6599 | Single adults          |
| Calli House             | Richmond  | (800) 610-9400 | Youth, 14-21           |
| Winter Shelter Program  | Richmond  | (510) 233-2141 | Families with children |