FEBRUARY 2020

# AFFORDABLE RENTAL HOUSING GUIDE

of the Tri-Valley Area

Photo by Douglas Sterling courtesy of MidPen Housing

DANVILLE

DUBLIN CALIFORNIA

LIVERMORE CALIFORNIA

THE CITY OF PLEASANTON

San Ramon

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# TRI-VALLEY AREA MAP

# INTRODUCTION

This affordable rental housing guide 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. This guide provides:

- A listing, by area, of affordable below-market rental units (also known as BMR's).
- A listing of housing-related services in the Tri-Valley area.
- Information regarding emergency housing, fair housing and other resources available to Tri-Valley residents.

## Keep in mind...

**Below-market apartments are in high demand.**

It may require persistence and time to find a complex that is affordable to your needs. You may need to make several calls and research other affordable housing opportunities such as the websites that are provided throughout this guide. There may be wait lists for housing and/or housing-related services.

**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.

# WHEN SEARCHING FOR AFFORDABLE COMPLEXES:

1

### DETERMINE YOUR INCOME CATEGORY

Use the Income Eligibility Chart on page 5 to determine your income category.

2

### LOCATION

Decide where you would like to live and search in those areas first.

3

### REVIEW THE RENTAL HOUSING CHART

Use this chart to determine the complexes that fit your income category and offer services suitable to your needs (i.e. senior housing, accesibility, etc.).

# HOW TO DETERMINE YOUR INCOME CATEGORY

## DETERMINE YOUR HOUSEHOLD SIZE

Include all members regardless of age who will be living with you.

## CALCULATE HOUSEHOLD INCOME

Add up the monthly gross* income for all household members 18 years and older, then multiply by 12. This gives you your annual household income.

(*Gross income is the amount you receive prior to any deductions. Income includes earnings from but not limited to: employment, government benefits, interest income, retirement income, child support, etc.)

## DETERMINE INCOME CATEGORY

Without going over amounts, use the income eligibility chart on the next page to determine which income category/AMI % your household fits into.

**Please note:**

Final determination of income will be determined by each complex. The above recommendations are guidelines only.

# INCOME ELIGIBILITY CHART

Alameda & Contra Costa Counties

## 2019 AMI INCOME LIMITS

*Figures are adjusted annually and are based on the Area Median Income issued by the U.S. Department of Housing and Urban Development (HUD).*

| Household Size | 30% AMI | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 120% AMI |
|---|---|---|---|---|---|---|
| 1 | $ 26,050 | $ 43,400 | $ 52,080 | $ 69,000 | $ 78,200 | $ 93,850 |
| 2 | $ 29,750 | $ 49,600 | $ 59,200 | $ 78,850 | $ 89,350 | $107,250 |
| 3 | $ 33,450 | $ 55,800 | $ 66,960 | $ 88,700 | $100,550 | $120,650 |
| 4 | $ 37,150 | $ 61,950 | $ 74,340 | $ 98,550 | $111,700 | $134,050 |
| 5 | $ 40,150 | $ 66,950 | $ 80,340 | $106,450 | $120,650 | $144,750 |
| 6 | $ 43,100 | $ 71,900 | $ 84,045 | $114,350 | $129,550 | $155,500 |
| 7 | $ 46,100 | $ 76,850 | $ 87,750 | $122,250 | $138,500 | $166,200 |

# RENTAL HOUSING CHART DEFINITIONS

Below are a list of definitions to help you better understand the Rental Housing Chart on pages 7-19.

**Income Limits**

Income limits are established by law for admission into low to moderate income housing projects or to qualify for rent supplemental assistance. Percentages are based on the most recent Area Median Income (AMI) for Alameda and Contra Costa counties. Current income limits are listed on page 5.

**BMR Units**

A Below-Market-Rate (BMR) unit is an apartment that is priced to be affordable to households that are low to moderate income.

**62+ Years**

Housing that is restricted to seniors at least 62 years of age unless otherwise noted. 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.

TOWN OF

# DANVILLE

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Danville Hotel**<br>2 Units (Studio)<br>411 Hartz Ave.<br>(925) 328-1240<br>www.castlemanagement.com | 110% AMI | 2 | | |
| **Meadow Wood at Alamo Creek**<br>120 Units (1, 2 BR)<br>3000 Damani Ct.<br>(925) 309-4670<br>www.meadowwoodatalamocreek.com | 50,80, 120% AMI | 118 | 55+ YRS ✓ | ✓ |
| **Quail Ridge Apts.**<br>13 Units (1, 2, 3 BR)<br>209 El Worthy Ranch Circle<br>(408) 219-1686 | 50% AMI | 7 | | ✓ |
| **Rose Garden Apts.**<br>55 Units (1, 2 BR)<br>802 Camino Ramon<br>(925) 855-1720<br>www.castlemanagement.com | 110% AMI | 8 | | ✓ |
| **Sequoia Grove**<br>38 Units (2 BR)<br>900-986 Podva Rd.<br>(925) 314-3003<br>www.castlemanagement.com | 110% AMI | 6 | | ✓ |
| **Sycamore Place**<br>74 Units (1, 2 BR)<br>35 Laurel Dr.<br>(925) 820-7160<br>www.bridgehousing.com/properties | 30-50% AMI | 74 | ✓ | ✓ |

TOWN OF

# DANVILLE

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Willow Commons**<br>22 Units (Studio, 1, 2 BR)<br>1011 Hartz Way<br>(510) 614-6200 | 50,80, 110% AMI | 9<br>(+13 mod income) | ✓ | ✓ |
| **Villas at Monterosso**<br>96 Units (2 BR)<br>1000 Casablanca Terrace<br>(925) 208-8990<br>www.braddockandlogan-apts.com | 50,80, 120% AMI | 34 | | ✓ |

CITY OF

# DUBLIN

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Avalon Dublin Station**<br>255 Units (Studio, 1, 2, 3 BR)<br>5200 Iron Horse Pkwy.<br>(925) 828-7181<br>www.avaloncommunities.com | 120% AMI | 50 | | |
| **Avana Dublin Station**<br>177 Units (2 BR)<br>6233 Dougherty Rd.<br>(925) 803-0411<br>www.avanadublinstation.com | 120% AMI | 2 | | ✓ |
| **Camellia Place**<br>112 Units (1, 2, 3 BR)<br>5450 DeMarcus Blvd.<br>(925) 829-4900<br>www.camelliaplaceapts.com | 50-60% AMI | 111 | | ✓ |
| **Carlow Court Senior Apts. at Emerald Vista**<br>50 Units (1 BR)<br>6880 Mariposa Circle<br>(925) 361-0733<br>www.edenhousing.org | 50% AMI | 49 | ✓ | ✓ |
| **Dublin Station by Windsor**<br>305 Units (1, 2, 3 BR)<br>5300 Iron Horse Pkwy.<br>(925) 560-0709<br>www.dublinstationbywindsor.com | 120% AMI | 30 | | |
| **Oak Grove Family Apts. at Dublin Ranch**<br>304 Units (1, 2 BR)<br>4161 Keegan St.<br>(925) 829-2916<br>www.thegrovesatdublinranch.com | 50,60, 120% AMI | 243 | | ✓ |

CITY OF

# DUBLIN

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Park Sierra at Iron Horse Trail**<br>283 Units (1, 2, 3 BR)<br>6450 Dougherty Rd.<br>(925) 560-0050<br>www.sheaapapartments.com | 50% AMI | 57 | | ✓ |
| **Pine Grove 55+ Apartments**<br>322 Units (1, 2 BR)<br>3115 Finnian Way<br>(925) 560-0965<br>www.thegrovesatdublinranch.com | 50,60, 120% AMI | 292 | 55+ YRS ✓ | ✓ |
| **Tralee Village Apartments**<br>130 Units (1, 2, 3 BR)<br>6599 Dublin Blvd., Suite O<br>(925) 829-4400<br>www.traleevillageapts.com | 50,80, 120% AMI | 16 | | |

CITY OF

# DUBLIN

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Valor Crossing**<br>66 Units (1, 2, 3 BR)<br>7500 Saint Patrick Way<br>(925) 240-3940<br>www.edenhousing.com | 50-60% AMI | 65 | | ✓ |
| **Wexford Way at Emerald Vista**<br>130 Units (1, 2, 3, 4 BR)<br>6900 Mariposa Circle<br>(925) 999-8439<br>www.edenhousing.com | 50-60% AMI | 129 | | ✓ |
| **Wicklow Square Senior Apts.**<br>54 Units (1 BR)<br>7606 Amador Valley Blvd.<br>(925) 556-9424<br>www.edenhousing.com | 50% AMI | 53 | ✓ | ✓ |

CITY OF

# LIVERMORE

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Ageno Apartments**<br>171 Units (1, 2, 3 BR)<br>1001-1097 Westwind St.<br>(925) 275-5567<br>www.affordableaptsvascostation.com | 40-50% AMI | 35 | | |
| **Arbor Vista**<br>80 Units (1 BR)<br>1300 S. Livermore Ave.<br>(925) 454-9605<br>www.arborvistalivermore.com | 50% AMI | 80 | ✓ | ✓ |
| **Arroyo Del Valle Commons**<br>12 Units (1 BR)<br>1140 Mocho St.<br>(925) 443-6662<br>www.edenhousing.org | 50% AMI | 11 | | For developmentally disabled adults |
| **Bluebell Apts.**<br>18 Units (2 BR)<br>1023, 1031, 1057, 1063 Bluebell Dr.<br>(925) 858-3162<br>www.ivermoreha.org | 50% AMI | 9 | | ✓ |
| **Carmen Avenue Apts.**<br>30 Units (Studio, 1, 2, 3 BR)<br>2891 Carmen Ave.<br>(925) 606-8031<br>www.sahahomes.org | 30% AMI | 29 | | ✓ |
| **Chestnut Apartments**<br>6 Units (2 BR)<br>2260, 2262, 2264, 2276, 2278, 2280 Chestnut St.<br>(925) 447-3600 x202<br>www.livermoreha.org | 50-60% AMI | 6 | | |

CITY OF

# LIVERMORE

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Chestnut Square Senior Apts**<br>72 Units (Studio, 1 BR)<br>1651 Chestnut Street<br>(925) 532-1601<br>www.midpen-housing.org | 30-60% AMI | 71 | ✓ | ✓ |
| **Gardella Plaza Apartments**<br>3 Units (1, 2 BR)<br>3068 Gardella Plaza<br>(925) 443-4881 | 80% AMI | 1 | | |
| **Heritage Estates**<br>250 Units (Studio, 1, 2 BR)<br>900 E. Stanley Blvd.<br>(925) 373-3636<br>www.heritageestatesretirement.com | 50-60% AMI | 102 | Assisted living (continuum of care) | ✓ |
| **Heritage Estates Apartments**<br>130 Units (1, 2 BR)<br>800 E. Stanley Blvd.<br>(925) 371-2300<br>www.heritageestatesretirement.com | 50-60% AMI | 55 | ✓ | ✓ |
| **Heritage Park**<br>167 Units (Studio, 1, 2 BR)<br>1089 Bluebell Dr.<br>(925) 449-4344<br>www.heritageparklivermore.com | 80% AMI | 33 | ✓ | ✓ |
| **Hillcrest Gardens**<br>54 Units (Studio, 1, 2 BR)<br>550 Hillcrest Ave.<br>(925) 449-1111<br>www.hillcrestgardenslivermore.com | 50% AMI | 54 | ✓ | |

CITY OF

# LIVERMORE

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Las Posadas**<br>9 Units (3 BR)<br>353 North I St.<br>(925) 447-3600<br>www.livermoreha.org | 50-60% AMI | 9 | | |
| **Leahy Square**<br>125 Units (1-5 BR)<br>3203 Leahy Way<br>(925) 447-3600<br>www.livermoreha.org | 50-80% AMI | 125 | | |
| **Maralisa Meadows**<br>50 Units (1, 2, 3 BR)<br>6175 Water Lily Commons<br>(925) 455-6522<br>www.maralisameadows.com | 80% AMI | 31 | | ✓ |
| **Oak Street Apts.**<br>8 Units (1, 2 BR)<br>2174 Oak St. | 50% AMI | 2 | | |
| **Outrigger Apts.**<br>42 Units (Studio, 1, 2 BR)<br>1020 Dolores Ave.<br>(925) 454-1092 | 30-80% AMI | 28 | | |
| **Owl's Landing**<br>72 Units (1, 2, 3 BR)<br>860 Herman Ave.<br>(925) 443-6662<br>www.edenhousing.org | 60% AMI | 72 | | |

CITY OF

# LIVERMORE

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Stoney Creek Apts.**<br>70 Units (2, 3 BR)<br>5896 East Ave.<br>(925) 447-6962<br>www.edenhousing.org | 50-60% AMI | 70 | | |
| **Vandenburgh Villa**<br>40 Units (1 BR)<br>3300 Gardella Plaza<br>(925) 454-0580<br>www.edenhousing.org | 50% AMI | 40 | ✓ | |
| **Vineyard Village**<br>73 Units (1 BR)<br>3700 Pacific Ave.<br>(925) 443-9270<br>www.vineyardvillagelivermore.com | 50% AMI | 73 | ✓ | |

CITY OF

# PLEASANTON

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Anton Hacienda**<br>168 Units (1, 2, 3 BR)<br>5727 W. Las Positas Blvd.<br>(925) 251-1800<br>www.antonhacienda.com | 50% AMI | 35 | | ✓ |
| **Civic Square**<br>298 Units (1, 2 BR)<br>4800 Bernal Ave.<br>(925) 484-1011<br>www.braddockandlogan-apts.com | 80-120% AMI | 36 | | |
| **Division St. Senior Apts.**<br>20 Units (1 BR)<br>443 Division St.<br>(925) 484-3833 | 50-80% AMI | 20 | ✓ | ✓ |
| **Galloway Hacienda**<br>251 Units (Studio, 1, 2, 3BR)<br>5789 Gibraltar Drive<br>(650) 295-0424<br>www.essexapartmenthomes.com | 50% AMI | 38 | | ✓ |
| **Galloway Owens**<br>255 Units (Studio, 1, 2, 3 BR)<br>4863 Willow Road<br>(866) 430-9524<br>ww.essexapartmenthomes.com | 50% AMI | 38 | | ✓ |
| **The Gardens at Ironwood**<br>172 Units (1, 2 BR)<br>3431 Cornerstone Ct.<br>(925) 485-3728<br>www.gardensatironwood.com | 50-60% AMI | 138 | ✓ | ✓ |

CITY OF

# PLEASANTON

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **The Kensington Apts.**<br>100 Units (1, 2 BR)<br>1552 East Gate Way<br>(925) 846-8882<br>www.the-kensington.net | 50-80% AMI | 31 | | ✓ |
| **Kottinger Gardens - Phase I**<br>131 Units (1, 2 BR)<br>240 Kottinger Dr.<br>(925) 574-1701<br>www.midpen-housing.org | 30-60% AMI | 131 | ✓ | ✓ |
| **Kottinger Gardens - Phase II**<br>54 Units (1, 2 BR)<br>251 Kottinger Dr.<br>(925) 574-1701<br>www.midpen-housing.org | 30-60% AMI | 54 | ✓ | ✓ |
| **The Mason Flats**<br>210 Units (1, 2, 3 BR)<br>1605 Lexington Lane<br>(925) 426-2766<br>www.themasonapartments.com | 50-60% AMI | 32 | | ✓ |
| **Park Hacienda**<br>540 Units (1, 2, 3 BR)<br>5650 Owens Dr.<br>(925) 398-7368<br>www.equityapartments.com | 80% AMI | 135 | | ✓ |
| **Parkview Assisted Living**<br>105 Units (1, 2 BR)<br>100 Valley Ave.<br>(925) 461-3042<br>www.eskaton.org/parkview.html | 25-50% AMI | 31 | Assisted Living ✓ | ✓ |

CITY OF

# PLEASANTON

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **The Promenade**<br>146 Units (1, 2, 3 BR)<br>5300 Case Ave.<br>(925) 461-1948<br>http://epmi-co.com/properties/the-promenade/ | 50-60% AMI | 68 | | ✓ |
| **Ridge View Commons**<br>200 Units (1, 2 BR)<br>5200 Case Ave.<br>(925) 484-5131<br>www.edenhousing.org | 25-60% AMI | 200 | ✓ | ✓ |
| **Stanley Junction Senior Apts.**<br>86 Units (1 BR)<br>4031 Stanley Blvd.<br>(925) 462-6180 | 50, 60, 80% AMI | 86 | ✓ | ✓ |

CITY OF

# SAN RAMON

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Canyon Oaks at Windemere**<br>250 Units (1, 2, 3 BR)<br>1 Amberstone Ln.<br>(866) 626-2703<br>www.essexapartmenthomes.com | 120% AMI | 250 | | ✓ |
| **Cornerstone at Gale Ranch**<br>266 Units (1, 2, 3 BR)<br>2200 Brookcliff Circle<br>(925) 648-1005<br>www.cornerstonegaleranch.com | 50,80, 120% AMI | 266 | | ✓ |
| **Deer Creek (North) Apts.**<br>261 Units (1, 2, BR)<br>17115 & 17225 Bollinger Canyon Road<br>(925) 968-9175<br>www.deercreekatsanramon.com | 50-120% AMI | 261 | 55+ YRS ✓ | ✓ |
| **Falcon Bridge at Gale Ranch**<br>256 Units (1, 2, 3 BR)<br>500 Copperset Rd.<br>(925) 968-1175<br>www.falconbridgeapts.com | 120% AMI | 256 | | ✓ |
| **Highlands Point at Windemere**<br>293 Units (1, 2, 3 BR)<br>2311 Ivy Hill Way<br>(888) 779-3262<br>www.highlandspointapts.com | 50,80, 120% AMI | 293 | | ✓ |
| **Mill Creek at Windemere**<br>400 Units (1, 2, 3 BR)<br>2100 Waterstone Place<br>(866) 557-0608<br>www.essexapartmenthomes.com | 120% AMI | 400 | | |

CITY OF

# SAN RAMON

| Complex Name & Address | Income Limits | BMR Units | 62+ Years | Accessible Units |
|---|---|---|---|---|
| **Muirlands at Windemere**<br>350 Units (1, 2, 3 BR)<br>1108 Crestfield Dr.<br>(877) 817-9552<br>www.muirlands-apts.com | 50-80% AMI | 350 | | ✓ |
| **Seville at Gale Ranch**<br>165 Units (1, 2, 3 BR)<br>2000 Bellas Artes Circle<br>(925) 736-9100<br>www.thesevilleapts.com | 50-80% AMI | 165 | | ✓ |
| **Valencia Apts. at Gale Ranch**<br>186 Units (1, 2, 3 BR)<br>1200 Golden Bay Ave.<br>(925) 968-9073<br>www.valenciaaptsatgaleranch.com | 50-120% AMI | 186 | | ✓ |
| **Valley Vista**<br>104 Units (1, 2 BR)<br>20709 San Ramon Valley. Blvd.<br>(925) 551-3300<br>www.valleyvistasanramon.com | 50-80% AMI | 104 | ✓ | ✓ |
| **Villa San Ramon**<br>120 Units (Studio, 1 BR)<br>9199 Fircrest Ln.<br>(925) 803-9100<br>www.vintagesenior.com | 50-80% AMI | 32 | 55+ YRS ✓ | ✓ |

# PROGRAMS & RESOURCES

## RENTAL ASSISTANCE

### SECTION 8

The Section 8 program provides monthly rental assistance to low-income households. The Section 8 program is highly competitive and the waiting list to obtain a voucher can be very lengthy and isn't open very often. 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.

### Section 8 has two types of vouchers:

**1) Housing Choice Voucher** – issued to tenant and may be used in any unit where landlord will accept.

**2) Project Based Voucher** – is for use only in a specific property/unit. It "stays" with the property and can not be used in another other property.

**If you are interested in applying for Section 8 assistance, please contact the appropriate housing authority listed below:**

Alameda County

**Housing Authority of the County of Alameda**
22941 Atherton st.
Hayward, Ca 94541
(510) 538-8876
www.haca.net

Contra Costa County

**Housing Authority of Contra Costa County**
3133 Estudillo St.
Martinez, CA 94553
(925) 957-8000
www.contracostahousing.org

Livermore

**Livermore Housing Authority**
3203 Leahy Way
Livermore, CA 94550
(925) 447-3600
www.livermoreha.org

# Rental Assistance Programs

Programs that offer direct financial assistance to households for the payment of monthly rental or initial deposit costs.

**FOR ALAMEDA COUNTY:**

## Description of Program

### Alameda County Social Services Agency

(510) 272-3700

www.alamedasocialservices.org

**Seasons of Sharing**

Provides one-time crisis-based assistance for housing and critical family needs to Alameda County residents. The program aims to help eligible households regain stability after experiencing an unforseen emergency situation beyond their control.

### Community Resources for Independent Living (CRIL)

(510) 881-5743

www.crilhayward.org

**Housing Assistance**

Assists people with disabilities and seniors with functional limitations with understanding the process in obtaining accessible, affordable and subsidized housing, primarily within Alameda County.

### Abode Services

(510) 657-7409

www.abodeservice.org

**Tri-Valley Rapid Re-housing**

Households are placed in housing and given rental assistance for up to 12 mos. during which they access services to help increase their income and address barriers to housing stability. As household's income grows, rental assistance gradually tapers off until household is able to assume the full amount of rent upon existing the program.

## Alameda County Housing Secure

(510) 437-1554

www.achousingsecure.org

**AC Housing Secure**

Housing Secure exists to help prevent displacement by providing emergency financial assistance to low-income tenants. A one-time grant is available for tenants facing imminent risk of losing their home and who are experiencing an event that made them temporarily unable to pay their housing costs.

**FOR LIVERMORE & PLEASANTON:**

## ECHO Housing

(925) 449-7340

www.echofairhousing.org

**Rental Assistance Program (RAP)**

Assists in helping tenants experiencing a temporary financial setback and their landlords, to create a repayment schedule for expenses such as outstanding rent or move-in costs. ECHO offers participating landlords a guarantee of repayment. Available to families with children, elderly, permanently disabled, emancipated foster youth, veterans, victims of domestic violence, or a pregnant woman in 2nd trimester or later.

**Project Share**

Helps formulate housemate agreements between home seekers and home providers. Some participants provide services in exchange for full or partial rent. Special arrangements can be made to meet the needs and preferences of all parties.

# Senior Support Services

There are various organizations who can provide support services for Seniors seeking housing in the Tri-Valley area. Below are agencies who can help locate the right type of housing for seniors.

## Senior Support Program of the Tri-Valley

(925) 931-5379

www.ssptv.org

Senior Support Program of the Tri-Valley is a non-profit agency serving seniors over the age of 60 in Pleasanton, Dublin, Livermore and Sunol. They can provide information and referral to local facilities.

## DayBreak Adult Care Center

(510) 834-8314

www.daybreakcenters.org

DayBreak offers free information and assistance to the public and healthcare professionals about care options and community resources, including detailed information about adult care centers, program eligibility, enrollment and payment options. Their website offers a list of assisted and independent living communities in Alameda County.

## State Community Care Licensing Division

(916) 651-8848

www.ccld.ca.gov

Information on state-certified board and care facilities can be obtained from the State Community Care Licensing Division.

# Housing for Persons with Disabilities

The Tri-Valley jurisdictions in this booklet work with various agencies to coordinate housing and services for persons with disabilities such as, physical, mental-health, and developmental disabilities. The following is a list of Housing Providers who operate housing units for persons with disabilities. For housing inquiries, contact the agency directly.

## Bay Area Community Services (BACS)

(925) 484-8457

www.bayareacs.org

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.

## Housing Consortium of the East Bay (HCEB)

(510) 832-1315

www.hceb.org

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.

## Tri-Valley REACH

www.trivalleyreach.org

Tri-Valley 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 for Persons with Disabilities (cont'd)

## Fremont Oak Gardens

2681 Driscoll Rd,
Fremont, CA 94539

(510) 490-4013

www.satellitehousing.org

**(For Deaf Seniors)**

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.

## Assisted Living Facilities

An assisted living facility is a housing facility for people with disabilities or for adults who cannot live independently. For more information, contact the appropriate housing offices in each city (see pg. 30).

## Residential Care Facilities

(510) 286-4201

www.ccld.ca.gov

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.

# Support Services for Persons with Disabilities

The agencies referenced below can provide housing information and referral services to community resources for persons with disabilities.

## "211" Community Services Hotline

211

www.211.org

The 211 system connects you to a community resource specialist in your area who can help you find local services & resources, such as: food banks, shelter and housing options, support for persons with disabilities, etc.

## Community Resources for Independent Living (CRIL)

(925) 371-1531
TTY (925) 371-1532

www.crilhayward.org

CRIL is a non-profit organizationthat will help you find your own accessible and affordable and subsidized housing. CRIL's Housing Coordinator will teach you how to look for appropriate housing, identify resources that can support independent living, negotiate with your landlord, understand tenant rights and responsibilities, learn how to improve your credit report and how to identify possible resources for a security deposit. CRIL keeps a current list of local rentals. CRIL does not own housing or run its own residential facility.

# Support Services for Persons with Disabilities (cont'd)

## Regional Center of the East Bay (RCEB)

(510) 618-6100

www.rceb.org

Individuals who have a developmental disability, or are at risk or developing one are eligible for services, as well as parents of children who are at risk. Support services include adaptive equipment and supplies, behavioral intervention programs, child care, counseling services, day programs, early intervention and prevention, nursing services, parenting training, respite services, residential services and more.

## East Bay Innovations

(510) 618-1580

www.eastbayinnovations.com

East Bay Innovations is a non-profit agency that is dedicated to empowering individuals with disabilities to live in their own homes, work in jobs of their choosing, and be a part of their community. Services provided are: Employment Services, Independent Living Services, and Supported Living Services.

# Fair Housing Assistance & Landlord/Tenant 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, or for more information about landlord/tenant counseling programs, please contact the appropriate agency.

## ALAMEDA COUNTY

### ECHO Housing

(510) 581-9380
or
(925) 449-7340

www.echofairhousing.org

## CONTRA COSTA COUNTY

### Bay Area Legal Aid

(510) 903-2612

www.baylegal.org

## ALL AREAS

### Catholic Charities of the East Bay Housing Counseling

(925) 449-7340

www.cceb.org

### Pacific Community Services

(925) 439-1056

www.pcsi.org

# Homeless or At-Risk

Coordinated Entry System is to ensure that all people experiencing a housing crisis have easy access to available resources. If you're HOMELESS or AT-RISK of being homeless in Alameda County or Contra Costa County, Coordinated Entry can help.

## HOMELESS:

### IF YOU'RE:

- Sleeping outdoors
- Staying in your car
- Living somewhere not meant for people to live
- Leaving an institution (where you were for less than 90 days and you were homeless before)
- Fleeing domestic violence, sexual assault or human trafficking

**CALL 211 or drop in at your local access center - see next page for locations.**

## AT RISK of being homeless:

### IF YOU'RE:

- Couch-surfing
- Staying with friends
- Having roommate dispute
- Just received an eviction/foreclosure notice

**CALL 211 or drop in at your local access center - see next page for locations.**

### If you're a VETERAN

**CALL 855-862-1804** for Veteran's services, shelter, and housing information.

### If you're fleeing DOMESTIC VIOLENCE, SEXUAL ASSAULT OR HUMAN TRAFFICKING

**CALL 211** or the hotline **800-799-7233** for safe, confidential assistance from Coordinated Entry.

### If you're a YOUNG ADULT (18-24 YRS)

**CALL 211** -There may be shelter and housing options just for you.

# HOW DO I ACCESS COORDINATED ENTRY?

If you are facing a housing crisis, CALL 211 or visit any of the following Coordinated Entry access centers during the times listed below:

## ACCESS CENTERS

### ALAMEDA COUNTY

**Tri-Valley Housing Resource Centers**
Serving Families, Adults & Young Adults
Operated by Abode Services
Message Line: 510-371-0447

**PLEASANTON**
**BACS Valley Wellness Center**
3900 Valley Ave, Ste B.
Thu, 11AM–1:30PM

**LIVERMORE**
**Multi-Service Center**
3311 Pacific Ave.
Wed, 12PM–4PM

**LIVERMORE**
**Abode HOPE Mobile Health Clinic**
Vineyard Christian
460 N. Livermore Ave.
Mon, 9AM–12PM

### CONTRA COSTA COUNTY

**CONCORD**
**Anka Behavioral Health**
(next to Concord Adult Shelter)
2047-A Arnold Industrial Way
Mon-Fri, 8AM-5PM

**CONCORD**
**Monument Crisis Center**
1990 Market St.
Walk in hours:
Mon-Thu, 9AM–12PM
Tue, 5PM-7PM

**WALNUT CREEK**
**Trinity Center**
1924 Trinity Ave.
Mon-Fri, 8AM-5PM

**SAN PABLO**
**Anka Behavioral Health**
1515 Market St.
Mon-Fri, 8AM-5PM

# ALAMEDA COUNTY
# Shelter Information & Referral

**DIAL 2-1-1** from any phone for information on housing, shelter referral, and social services availability

**Alameda County:**
(888) 886-9660
www.211alamedacounty.org.

**Bay Area HELPLINK:**
(800) 273-6222 or visit
www.211bayarea.org

| AGENCY | LOCATION | PHONE | TARGET POPULATION |
|---|---|---|---|
| Berkley Emer Food & Housing | Berkeley* | (866) 960-2132 | Singles & Families |
| Harrison House | Berkeley | (510) 843-3780 | Singles & Families |
| AASRA (Fed of Indo.Am.) | Fremont | (510) 502-1245 | S. Asian battered women/children |
| SAVE Inc. | Fremont* | (510) 794-6055 | Domestic violence victims |
| Abode/Sunrise Village | Fremont | (510) 252-0910 | Singles & 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 |

Shelters marked * also take clients outside of Alameda County

# Shelter Information & Referral
(Cont'd)

| AGENCY | LOCATION | PHONE | TARGET POPULATION |
|---|---|---|---|
| So. County Homeless Project | Hayward | (510) 732-5956 | Mentally disabled singles |
| Shepherd's Gate | Livermore* | (925) 487-4147 | Women & Children |
| Sojourner House | Livermore | (925) 449-2510 | Families with children/teens |
| Tri-Valley Haven | Livermore | (800) 884-8119 | Domestic violence victims |
| Second Chance | Neward | (510) 792-HELP | Single adults and families |
| 24 Hour Emergency Shelter | Oakland | (510) 534-6030 | Women w/ or w/o children |
| 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 with Families |
| Building Futures | San Leandro | (866) 292-9688 | Women and children |
| Abode Services | Livermore | (510) 657-7409 | |

Shelters marked * also take clients outside of Alameda County

## CONTRA COSTA COUNTY

# Shelter Information & Referral

**DIAL 2-1-1** from any phone for information on housing, shelter referral, and social services availability

**Contra Costa Crisis Center**
(800) 830-5380
www.crisis-center.org

**Homeless Hotline Waitlist**
(800) 808-6444
Mon-Fri 8:00am-12:00pm;
1:00pm-4:00pm

| AGENCY | LOCATION | PHONE | TARGET POPULATION |
|---|---|---|---|
| Love a Child Shelter | Bay Point | (925) 458-5663 | Families and children |
| Shepherd's Gate | Brentwood | (925) 487-4147 | Families & 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 | (510) 534-6030 | |
| 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 |

# Affordable Housing Developers

Below is a list of non-profit organizations that develop, own, and manage affordable housing in the East Bay. For a list of properties and for information regarding open application periods, please visit the websites below:

**BRIDGE HOUSING**
Phone: (415) 989-1111
www.bridgehousing.com

**HUMAN GOOD**
Tel: (925) 924-7100
www.humangood.org

**CHRISTIAN CHURCH HOMES**
Phone: (510) 6326712
www.cchnc.org

**MIDPEN HOUSING**
Phone: (650) 356-2900
www.midpen-housing.org

**COMMUNITY HOUSING DEVELOPMENT CORP.**
Phone: (510) 412-9290
www.communityhdc.org

**RESOURCES FOR COMMUNITY DEV. (RCD)**
Phone: (510) 841-4410
www.rcdhousing.org

**EAH HOUSING**
Phone: (415) 258-1800
www.eahhousing.org

**SAHA**
Phone: (510) 647-0700
www.sahahomes.org

**EAST BAY ASIAN LOCAL DEVELOPMENT CORP.**
Phone: (510) 287-5353
www.ebaldc.org

**EDEN HOUSING**
Phone: (510) 582-1460
www.edenhousing.org

One Home provides up-to-date affordable housing listings in the Bay Area. Learn more about these opportunities at **onehomebayarea.org**

# Tri-Valley City & County Housing Offices

Below are individual housing offices for Tri-Valley city and county jurisdictions.

## TOWN OF DANVILLE

510 LaGonda Way, Danville
(925) 314-3300
www.danville.ca.gov

## CITY OF LIVERMORE

1052 S. Livermore Ave., Livermore
(925) 960-4580
www.cityoflivermore.net/housing

## CITY OF DUBLIN

100 Civic Plaza, Dublin
(925) 833-6610
www.dublin.ca.gov

## CITY OF SAN RAMON

2401 Crow Canyon Rd., San Ramon
(925) 973-2560
www.sanramon.ca.gov

## CITY OF PLEASANTON

200 Old Bernal Ave., Pleasanton
(925) 931-5007
www.cityofpleasantonca.gov

## COUNTY OF ALAMEDA

224 W. Winton Ave., Hayward
(510) 670-5404
www.acgov.org/cd/hcd

## COUNTY OF CONTRA COSTA

30 Muir Rd., Martinez
(925) 674-7208
www.co.contra-costa.ca.us

# Frequenty Asked Questions FAQ's

**How do I know if I qualify for an affordable unit?**
You may qualify if you have a gross income that falls within the applicable income guidelines of the housing you are applying for. Some apartments for example, serve households who are 50% of the Area Median Income (AMI) or below. In order to determine your AMI income category, follow the instructions on page 3-5 of this guide. Once you know your income category you can use the rental housing chart on pages 7-19 to search for complexes that offer housing in your income category. Also, keep in mind, the acceptance criteria is at the sole discretion of the property owner and other determining factors such as, credit and background are also considered.

**What types of housing are available at each complex?**
The rental housing chart on pages 7-19 checks off the types of housing available at each complex. The check marks will show if the property for example, is 62+yrs only, if it accepts Section 8, or has accessible units. The chart also tells you how many BMR units each site has.

**What is the amount of rent?**
The amount of rent for each complex will vary based on the location, household income and the bedroom size of each unit. To find out the current rent amount for each complex, call or visit the apartment's website. Some jurisdictions may also post the maximum rent limits on their websites.

**Why are the waitlists so long?**
Because of the high demand of affordable housing, and comparatively low supply, it is not rare to be on a waiting list for several years. Often the waitlists are closed and rarely open up for people to apply. Try to get on as many waitlists as you can, and monitor when a waitlist might open up. Some properties and jurisdictions offer an interest list that will notify you when waitlists open up. Visit each city's website or the property's website, to find out more about their interest lists.

# Frequenty Asked Questions FAQ's

**What is the difference between Section 8 rentals and below market rate units?**
Section 8 is funded by the U.S. Dept. of Housing and Urban Development (HUD) and administered by cities and counties through local housing authorities. The resident only pays 30% of their income toward their rent. There is a lengthy process to apply for Section 8 (see pg. 20).

Below Market Rate units are available through developers who build affordable housing properties. There are maximum income limit requirements for these units. The rent is capped at a maximum amount that is affordable to those who are low to moderate income based on the area's median income (AMI). Tenants are required to income qualify each year.

**What is the difference between Assisted Living and Independent Living Facilities?**
Assisted Living facilities provide nurses, meals, and/or housekeeping as needed. Independent living is similar to assisted living, though seniors don't require daily care and assistance. Residents within an independent living community are typically able to perform everyday tasks

**What is a Residential Care (AKA board and care) Facility?**
More than 90% of the residential care homes are licensed for six or fewer residents housed in a private residential home setting. The residential care system was established to provide non institutional home based services to dependent care groups such as the elderly, developmentally disabled, mentally disordered and child care centers under the supervision of the Department of Public Social Services.